

Exclusive Listing



N Greeley Duplex

5558 N Greeley Ave, Portland, OR 97217

Price: \$550,000

Units: 2 | Price/Unit: \$275,000

Sq Ft: 1,960 | Price/Sq Ft: \$280.61

Year Built: 1915 | GRM: 14.35

Hunter Brookshier

Broker

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Joseph Bernard LLC
INVESTMENT REAL ESTATE

The Professional Approach to Apartment Investing



5200 S Macadam Avenue, Suite #300 • Portland, Oregon 97239

INCOME & EXPENSE

N Greeley Duplex

5558 N Greeley Ave
Portland, OR 97217



Summary

Price	\$550,000
Units	2
Building Sq Ft	1,960
Price/Unit	\$275,000
Price/Sq Ft	\$280.61
Year Built	1915

Proposed Financing

Down Payment	\$165,000
Down Payment %	30%
Debt Service	\$20,107
Loan Amount	\$385,000
Interest Rate	3.25%
Term	30 yr am

Footnotes

- 2020 Taxes w/ 3% Oregon Pre-pay Discount
- Actual 2021 Insurance; Owners have a policy with Safeco
- 2020 Actuals; Owners pay W/S/G
- Owner self-manages
- Actual 2020
- Estimate

Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Market	Monthly Income
1	2BD/1BA	1,100	\$1,900	\$1,900	\$2,100	\$2,100
1	1BD/1BA	860	\$1,295	\$1,295	\$1,400	\$1,400
2 Estimated Total				\$3,195		\$3,500
Scheduled Gross Income				\$38,340		\$42,000
▪ Less: Vacancy (2%)				-\$767		-\$840
Effective Gross Income				\$37,573		\$41,160
Effective Annual Income				\$37,573		\$41,160

Estimated Expenses*

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
1 Taxes	8.70%	\$1,635	\$3,270	7.94%	\$1,635	\$3,270
2 Insurance	3.17%	\$596	\$1,192	2.90%	\$596	\$1,192
3 Utilities	5.61%	\$1,054	\$2,108	5.12%	\$1,054	\$2,108
4 Professional Management	N/A	N/A	N/A	N/A	N/A	N/A
5 Maintenance & Repairs	2.61%	\$491	\$982	2.39%	\$491	\$982
6 Turnover Reserves	1.33%	\$250	\$500	1.21%	\$250	\$500
5 Landscaping	3.83%	\$720	\$1,440	3.50%	\$720	\$1,440
6 Capital Reserves	1.33%	\$250	\$500	1.21%	\$250	\$500
Total Est. Annual Expenses	26.59% <i>of EGI</i>	\$4,996 <i>Per Unit</i>	\$9,992	24.28% <i>of EGI</i>	\$4,996 <i>Per Unit</i>	\$9,992

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$27,581	\$31,168
Gross Rent Multiplier	14.35	13.10
Debt Service	\$20,107	\$20,107
Cash Flow	\$7,474	\$11,061
Cash Return	4.53%	6.70%

For further information, please contact

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