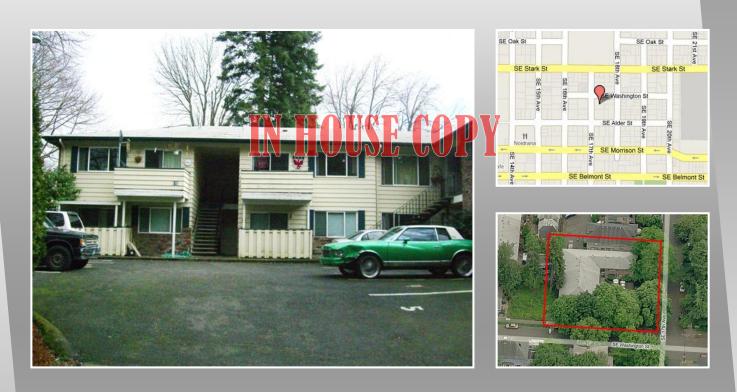
Confidential

610 SE 17th Avenue

Portland, Oregon 97214



\$1,000,000

Units	10	For further information, please contac
Price per Unit	\$100,000	Bernard Gehret
Year Built	1968	(503) 546-9390
Building Sq. Ft.	8,234	bgehret@josephbernard.net



5200 SW Macadam Avenue, Suite 300 • Portland, OR 97239

Buyer's Estimated Income and Expense Pro Forma

610 SE 17th Avenue

Portland, Oregon 97214

Scheduled Monthly Rents

					P	rojected Monthly
Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Market	Income
2	1 Bedroom / 1 Bath	N/A	\$525	\$1,050	\$700	\$1,400
8	2 Bedroom / 1 Bath	N/A	\$750	\$6,000	\$800	\$6,400
10			Estimated Total	\$7,050		\$7,800

 Scheduled Gross Income
 \$84,600
 \$93,600

 Less: Vacancy (5%)
 -\$4,680

 Effective Gross Income
 \$80,370
 \$88,920

Estimatea	Expenses

		Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount	
Taxes	12.16%	\$977	\$9,771	10.99%	\$977	\$9,771	
Insurance	2.49%	\$200	\$2,000	2.25%	\$200	\$2,000	
Utilities	8.09%	\$650	\$6,500	7.31%	\$650	\$6,500	
¹ Professional Management	7.00%	\$563	\$5,625	6.33%	\$563	\$5,625	
Repairs	3.42%	\$275	\$2,750	3.09%	\$275	\$2,750	
Turnover Reserves	1.74%	\$140	\$1,400	1.57%	\$140	\$1,400	
Capital Reserves	2.49%	\$200	\$2,000	2.25%	\$200	\$2,000	
Total Estimated Annual Expenses	37.38%	\$3,005	\$30,046	33.79%	\$3,005	\$30,046	
	of EGI	Per Unit		of EGI	Per Unit		

Estimated Net Operating Income (NOI)	\$50,324	\$58,874
Cap Rate	5.03%	5.89%
Debt Service	\$40,000	\$40,000
Cash Flow	\$10,324	\$18,874
Cash Return	5.16%	9.44%

Proposed Seller Financing

Down Payment

φ=00,000
20%
\$800,000
5.00%
10 yr. fix. / Interest Only

Listing Summary

Price	\$1,000,000
Units	10
Building Sq. Ft.	8,234
Price per Unit	\$100,000
Price per Sq. Ft.	\$121.45

Footnotes

1 Owner self-manages.

For further information, please contact:

Bernard Gehret

(503) 546-9390

bgehret@josephbernard.net

