

Exclusive Listing

Roger's Plaza

615 SE 187th Avenue
Portland, Oregon 97233



\$875,000

Units	16
Price per Unit	\$54,688
Year Built	1970
Building Sq. Ft.	12,783

For further information, please contact:

Bernard Gehret

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INVESTMENT REAL ESTATE

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Buyer's Estimated Income and Expense Pro Forma

Roger's Plaza

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Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Highest Level in Building	Projected Monthly Income
16	2 Bedroom / 1 Bath	790	\$553	\$8,840	\$635	\$10,160
16			Estimated Total	\$8,840		\$10,160
			Scheduled Gross Income	\$106,080		\$121,920
			▪ Less: Vacancy (5%)	-\$5,304		-\$6,096
			Effective Gross Income	\$100,776		\$115,824
			▪ Plus: Laundry	+\$2,400		+\$2,400
			▪ Plus: Utility Billback	+\$7,039		+\$7,039

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	11.77%	\$742	\$11,865	10.24%	\$742	\$11,865
Insurance	2.78%	\$175	\$2,800	2.42%	\$175	\$2,800
Utilities	13.47%	\$848	\$13,574	11.72%	\$848	\$13,574
Professional Management	7.00%	\$441	\$7,054	7.00%	\$507	\$8,107
Repairs	4.76%	\$300	\$4,800	4.14%	\$300	\$4,800
Turnover Reserves	2.38%	\$150	\$2,400	2.07%	\$150	\$2,400
Capital Reserves	3.18%	\$200	\$3,200	2.76%	\$200	\$3,200
Total Estimated Annual Expenses	45.34%	\$2,856	\$45,693	40.36%	\$2,922	\$46,746
	of EGI	Per Unit		of EGI	Per Unit	
	Estimated Net Operating Income (NOI)		\$64,522			\$78,517
	Cap Rate		7.37%			8.97%
	Debt Service		\$40,488			\$40,488
	Cash Flow		\$24,034			\$38,029
	Cash Return		10.99%			17.38%

Proposed Financing¹

Down Payment	\$218,750
Percent Down	25%
Loan Amount	\$656,250
Interest Rate	4.625%
Loan Description	3 yr. fix/30 yr. am.

Listing Summary

Price	\$875,000
Units	16
Building Sq. Ft.	12,783
Price per Unit	\$54,688
Price per Sq. Ft.	\$68.45

Footnotes

¹ Loan rates are current WAFED rates and terms, call listing agent for details.

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