

Exclusive Listing



Peterson Court

2560-2590 SE 167th Avenue, Portland, Oregon 97236 | josephbernard.net/peterson-court

Washer / Dryer Hookups | Wood-Burning Fireplaces | Private Backyards | Same Owner Since 1974
New Windows | New Sliders | New Front Doors

Price: \$850,000

Units: 12 | Price/Unit: \$70,833

Sq Ft: 9,360 | Price/Sq Ft: \$90.81

Year Built: 1974 | Cap Rate: 6.93%

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Joseph Bernard 
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5200 SW Macadam Avenue, Suite #300 • Portland, Oregon 97239

INCOME & EXPENSE

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Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income
12	2 Bed / 1 Bath	780	\$655	\$7,860
12			Estimated Total	\$7,860

Scheduled Gross Income	\$94,320
▪ Less: Vacancy (5%)	-\$4,716
Effective Gross Income	\$89,604
▪ Plus: RUBS	+\$11,184
Effective Annual Income	\$100,788

Summary

Price	\$850,000
Units	12
Building Sq Ft	9,360
Price/Unit	\$70,833
Price/Sq Ft	\$90.81
Year Built	1974

Proposed Financing

Down Payment	\$255,000
Down Payment %	30%
Debt Service	\$33,574
Loan Amount	\$595,000
Interest Rate	3.875%
Term	7 yr. fix/30 yr. am.

Footnotes

Estimated Expenses

	Current		
	%EGI	Per/Unit	Amount
Taxes	7.93%	\$592	\$7,110
Insurance	2.68%	\$200	\$2,400
Utilities	15.06%	\$1,125	\$13,494
Professional Management	7.00%	\$523	\$6,272
Maintenance & Repairs	6.70%	\$500	\$6,000
Turnover Reserves	2.68%	\$200	\$2,400
Landscaping	1.34%	\$100	\$1,200
Capital Reserves	3.35%	\$250	\$3,000
Total Est. Annual Expenses	46.73% <i>of EGI</i>	\$3,490 <i>Per Unit</i>	\$41,876

Investment Summary

Net Operating Income (NOI)	\$58,912
Cap Rate	6.93%
Debt Service	\$33,574
Cash Flow	\$25,338
Cash Return	9.94%

For further information, please contact

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Joseph Bernard LLC
INVESTMENT REAL ESTATE

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