

Exclusively Listed:

The Arboretum Apartments

3865 Liberty Road S, Salem, Oregon



Price: \$2,100,000 Units: 23 Year Built: 2009 Cap Rate: 6.55%

- New Construction, Stabilized Income, Quality Property
- 2 Miles from Downtown Salem
- Convenient to all Transportation Services
- Air Conditioning, W/D in each unit, Storage, Decks and Patios
- Top Quality finishes, Counters, Appliances and Cabinets

For More Information on This or Other Listings, Please Contact:

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3865 Liberty Road S, Salem, Oregon

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APARTMENT INVESTMENT ANALYSIS FOR:

The Arboretum Apartments
3865 Liberty Road S, Salem, OR

Price: \$2,100,000

Physical Data:

Year Built:	2009	Roof:	Comp	Lot (acres):	0.95	Range/Refrig:	Yes/Yes
Stories:	2 & 3	Exterior:	Hardy-Board	Units/acre:	24	Dishw/Disp:	Yes/Yes
Apt. Bldgs:	3	Windows:	Vinyl	Parking	35	Washer/Dryer:	Provided

Cash Flow Summary & Value Indicator Analysis:

Scheduled Gross Income:	\$207,360	Price Per Unit:	\$91,304
Less: Vacancy:	(\$10,368)	Price Per Rentable Sq. Ft:	\$116.04
Plus: Other Income:	\$380		
Effective Gross Income:	\$197,372		
		Down payment :	\$525,000
Less: Expenses:	(\$59,818)	(25%)	
		Gross Rent Multiplier:	10.13
Net Operating Income:	\$137,554		
		Capitalization Rate:	6.55%
Less: Loan Payments:	(\$95,203)		
		Cash on Cash (%):	8.07%
Before Tax Cash Flow:	\$42,351		

Suggested New Financing

Type:	Balance:	Monthly Payment:	Int. Rate:	Term (Yr.)	Amort. (Yr.)	Lender
New 1st	\$1,575,000	(\$7,934)	4.45%	7	30	Quote
Total:	\$1,575,000	(\$7,934)	Total Annual Debt Service :			(\$95,203)

All information is from sources deemed reliable, including market rate projections, but not guaranteed by agent.

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PRICE:	\$2,100,000
PER UNIT:	\$91,304
CAP RATE:	6.55%
G.R.M.:	10.13

Bdrms	Baths	# Units	Appx. Sq. Ft.	Avg. Rent	\$/NRSF	Total Rent
1	1	3	671	\$700	\$1.04	\$2,100
1	1	12	725	\$725	\$1.00	\$8,700
2	2	8	923	\$810	\$0.88	\$6,480
TOTALS:		23	18,097	Monthly Gross Rents:		\$17,280

Scheduled Gross Rent (Annual)	\$207,360
Less: Vacancy & Concessions (5%)	(\$10,368)
Plus: Misc Income - Fees, vendor income	\$380
Effective Gross Income (Annual)	<u>\$197,372</u>

Less Estimated Annual Expenses	% Of EGI	\$/SF/Year	\$/Unit/Year	Budget
R.E. Taxes -2010-2011	13.22%	\$1.44	\$1,134	\$26,093
Insurance - 2010/11	1.75%	\$0.19	\$150	\$3,450
Electric & Gas	1.37%	\$0.15	\$118	\$2,706
Water & Sewer	1.30%	\$0.14	\$111	\$2,562
Trash Collection	0.89%	\$0.10	\$76	\$1,753
Telephone & Internet	0.87%	\$0.09	\$75	\$1,715
Total Fixed Expenses	19.39%	\$2.12	\$1,664	\$38,279

On-Site Management	4.15%	\$0.45	\$357	\$8,200
Repairs & Maintenance	2.13%	\$0.23	\$183	\$4,202
Turnover Expenses	0.61%	\$0.07	\$52	\$1,200
Landscaping	0.27%	\$0.03	\$23	\$535
Admin. & Advertising/Promo.	1.24%	\$0.14	\$107	\$2,452
Reserves/Replacements	1.75%	\$0.19	\$150	\$3,450
Misc. Expense	0.76%	\$0.08	\$65	\$1,500
Total Variable Expenses	10.91%	\$1.19	\$936	\$21,539

Total Estimated Annual Expenses 30.31% \$3.31 \$2,601 \$59,818

Net Operating Inc. Before Debt Service \$137,554

EXPENSE ANALYSIS:	
% of Effective Gross:	30.31%
\$ Per Unit/ Per Year:	\$2,601
\$ Per NRSF/ Per Year:	\$3.31

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