

JUST SOLD!!

The Katherine Apartments and Retail

621 NW 23rd Ave., Portland, Oregon 97210



<u>Close:</u> June 29th 2012 <u>Units:</u> 19 <u>Sale Price:</u> \$2,650,000

- Desirable NW 23rd Avenue Location;
- Charming, Large Units With Great Floor Plans;
- Long-Term Retail Tenant;

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

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<u>Highlights:</u> <u>SOLD:</u> \$2,650,000

* Desirable NW 23rd Avenue Location;

*Closed Escrow June 29, 2012

- * Wood Frame With Many Upgrades;
- * Charming, Large Units With Great Floor Plans;
- * Long-Term Retail Tenant
- * Significant Upside In Rents & From The Implementation of a Utility Bill Back Program

Physical Data:

Year Built:	1912	Roof:	Flat/Membrane	Lot (SF):	5,000	Range/Refrig:	Yes/Yes
Stories:	2	Exterior:	Wood	Bldg Sq. Ft.:	18,094	Dishw/Disp:	No/No
Sprinklers:	Yes	Windows:	Dbl. Hung	Heat:	Gas Units	Laundry Rm:	Yes/1

Cash Flow Summary & Value Indicator Analysis:

Scheduled Gross Income:	\$231,816	Price Per Unit:	\$139,474
Less: Vacancy:	(\$6,954)	Price Per Rentable Sq. Ft:	\$231.48
Plus: Other Income:	\$2,500	Price Per Bldg Sq. Ft:	\$146.46
Effective Gross Income:	\$227,362		
		Downpayment:	\$927,500
Less: Expenses:	(\$75,569)	(35%)	
·		Gross Rent Multiplier:	11.43
Net Operating Income:	\$151,792		
		Capitalization Rate:	5.73%
Less: Loan Payments:	(\$96,313)		
		Cash on Cash (%):	5.98%
Before Tax Cash Flow:	\$55,479		

Financing:

Type:	Balance:	Monthly Payment:	Int. Rate:	Term (Yr.)	Amort. (Yr.)	Lender
Conv.	\$1,722,500	(\$8,026)	3.80%	30	30	Quote
					7 Yr. Fixed	
Total:	\$1,722,500	<u>(\$8,026)</u>	Total Annual Debt Service:		(\$96,313)	

APARTMENT INVESTMENT ANALYSIS

The Katherine Apartments & Retail 621 NW 23rd Ave.
Portland, Oregon 97210

SOLD:	\$2,650,000
PER UNIT:	\$139,474
CAP RATE:	5.73%
G.R.M.:	11.43

\$231,816 (\$6,954)

\$2,500

\$227,362

\$151,792

Bdrms	Baths	# Units	Appx. Sq. Ft.	Avg. Rent	\$/NRSF	Total Rent
Studio	1	1	300	\$575	\$1.92	\$575
Dbl Studio	1	7	444	\$650	\$1.46	\$4,550
1	1	2	594	\$821	\$1.38	\$1,642
1	1	6	625	\$821	\$1.31	\$4,926
2	2	2	726	\$950	\$1.31	\$1,900
Retail	Zucari	1	1,650	\$5,725	\$3.47	\$5,725

TOTALS: 19 11,448 Monthly Gross Rents \$19,318

Scheduled Gross Income (Annual)

Less: Vacancy (3%)

Plus: Misc. Income: Laundry & Fees

Effective Gross Income (Annual)

Net Operating Income Before Debt Service

Less Estimated Annual Expenses	% Of EGI	\$/SF/Year	\$/Unit/Year	Budget
Real Estate Taxes '11-'12 Act.	8.26%	\$1.64	\$989	\$18,783
Insurance-Estimate	2.20%	\$0.44	\$263	\$5,000
Electric & Gas	1.54%	\$0.31	\$184	\$3,500
Water/Sewer	2.86%	\$0.57	\$342	\$6,500
Trash Collection	0.66%	\$0.13	\$79	\$1,503
Telecommunications	0.44%	\$0.09	\$53	\$1,000
Total Fixed Expenses	15.52%	\$3.08	\$1,857	\$36,286
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Management	7.00%	\$1.39	\$838	\$15,915
Repairs, Maint. & Cleaning	5.00%	\$0.99	\$598	\$11,368
Turnover	1.98%	\$0.39	\$237	\$4,500
Administration	1.14%	\$0.23	\$137	\$2,600
Advertising/ Promotion	0.44%	\$0.09	\$53	\$1,000
Reserves/Replacements	0.84%	\$0.17	\$100	\$1,900
Misc. Expense	0.88%	\$0.17	\$105	\$2,000
Total Variable Expenses	17.28%	\$3.43	\$2,068	\$39,283
Total Estimated Annual Expenses	33.24%	\$6.60	\$3,977	\$75,569

EXPENSE ANALYSIS:	% of Effective Gross:	33.24%
	\$ Per Unit/ Per Year:	\$3,977
	\$ Per NRSF/ Per Year:	\$6.60