



Location

1101 SE Sherman Street
Portland, OR 97214

Summary

- Ideally located in SE Portland's Ladd's Addition, across the street from The Blitz Brew Pub and Kettleman's Bagel Shop;
- Convenient to the Tri-Met Transportation System as well as the Hawthorne, Sellwood, and Belmont neighborhoods;
- New Construction featuring 2 - Bedroom Lofts with an energy efficient design and a reduced ecological footprint!

For more information on this or other listings, please contact:

Tim Gray
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(503) 890-2021



530½ NW 23rd Avenue
Portland, OR 97210
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The Sherm Apartments

Units: 10 • Year Built: 2011

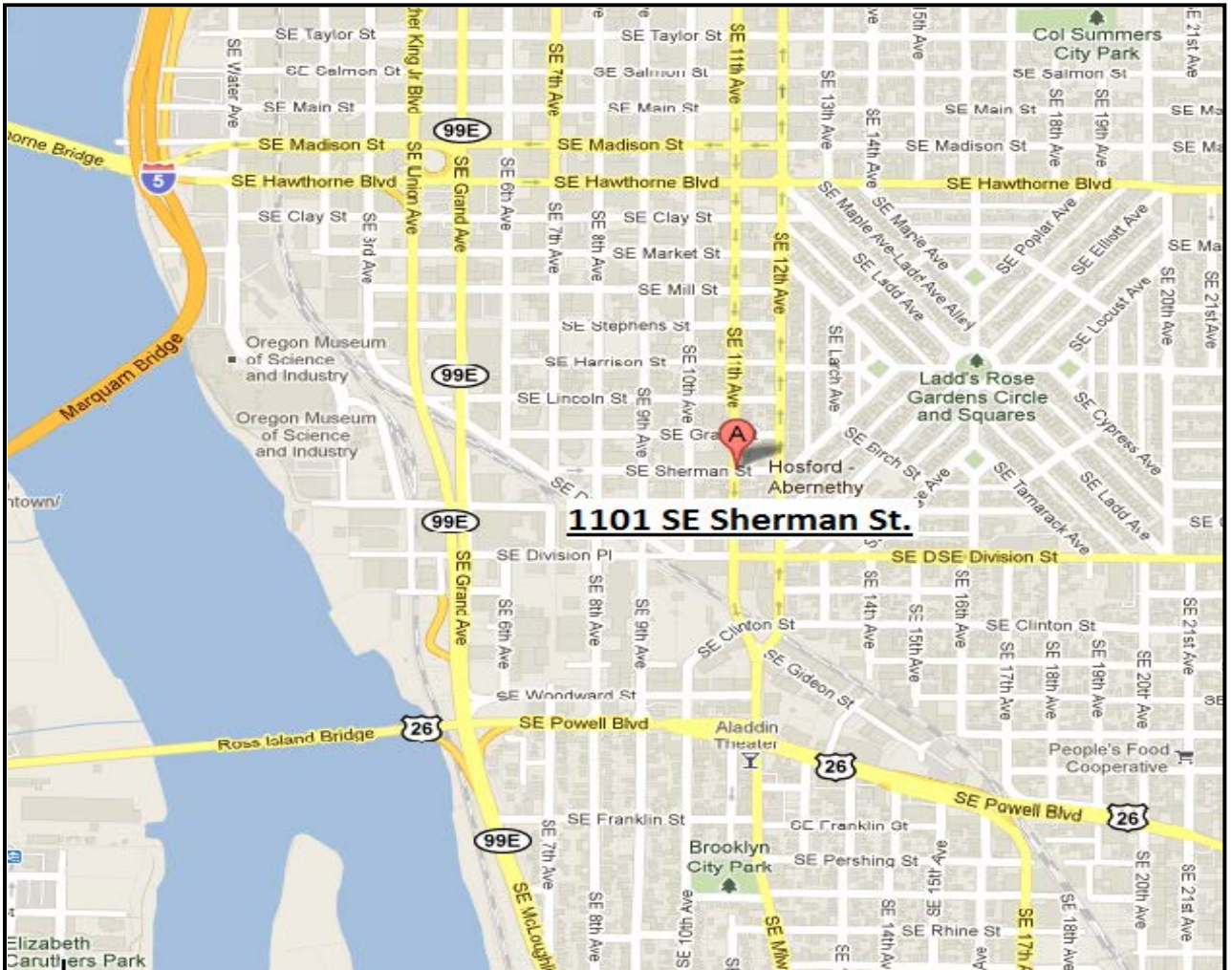
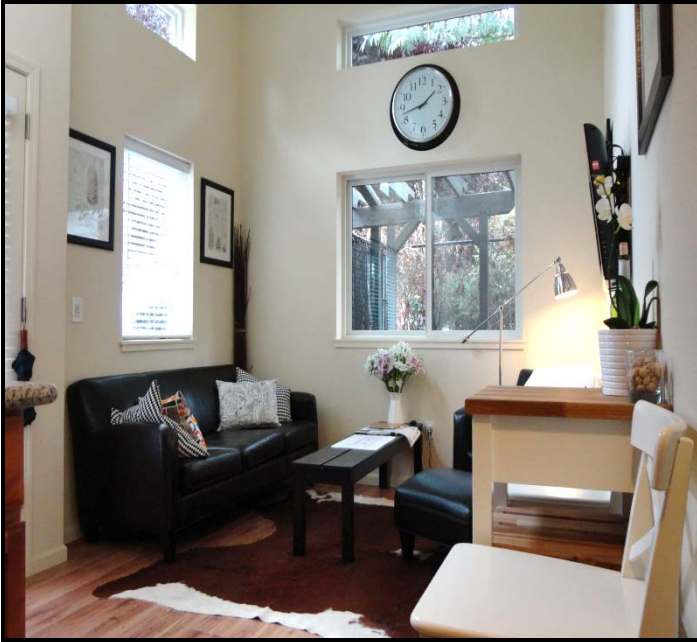
Price: \$1,700,000

The Sherm Apartments are ideally located in the Ladd's Addition neighborhood of South East Portland, Oregon. An approximate 2-mile bike ride east of downtown Portland and walking distance to many locally owned restaurants, shops and coffee houses. The Sherm was built using sustainable, energy efficient design & construction practices thereby reducing its ecological footprint by requiring little energy for space heating and/or cooling and reducing water & electric consumption. The Sherm meets another niche in that it's a hard-to-find, newly constructed, infill apartment property offering a hip urban lifestyle in one of Portland's oldest and most established residential neighborhoods!

Built in 2011, the Sherm offers 2-bedroom loft style apartment units. These live/work units feature walk-up entries, vaulted ceilings, abundant natural light, granite counter tops, stacked washer/dryers, energy star certified appliances, flat screen televisions, low flow faucets & fixtures, and much more. The Sherm promises to be a low maintenance investment property favored by tenants for years to come.

Don't miss the opportunity to own this newly constructed, high quality apartment property located in one of Portland's finest neighborhoods.
Interest rates for apartment investments will never be lower!

THE SHERM APARTMENTS



THE SHERM APARTMENTS



The Sherm Apartments

1101 SE Sherman Street, Portland, Oregon

Financial Analysis				
			<u>Current</u>	<u>Market</u>
Price:	\$1,700,000	Net Operating Income:	\$111,373	\$113,716
Down Payment:	\$510,000	*Less Debt Service:	\$54,278	\$54,278
New Loan:	\$1,190,000	Pre Tax Cash Flow:	\$57,095	\$59,438
4.50% Interest, 5 Fixed/10 Term, 30 Year Amort.		Cash On Cash Return:	11.20%	11.65%

Scheduled Gross Income						
Units	Type	Approx. Sq. Ft.	Lease Up Rent/Mo.	Current Annual Total	Market Rent/Mo.	Market Annual Total
6	2Br/1 Bath	550 - Lofts	\$1,250	\$90,000	\$1,295	\$93,240
4	2Br/1 Bath	550 - Lofts	\$1,320	\$63,360	\$1,350	\$64,800
10				\$153,360		\$158,040

Operating Summary			
		<u>Current</u>	<u>Market</u>
ANNUAL GROSS SCHEDULED INCOME:		\$153,360	\$158,040
Less: 4% Vacancy & Credit Loss:		\$6,134	\$6,322
Plus: Misc. Income & Utility Bill Back:		\$8,300	\$8,300
EFFECTIVE GROSS INCOME:		\$155,526	\$160,018
ESTIMATED EXPENSES:			
Property Tax: *PROJECTED		\$15,000	\$15,000
Insurance Estimate:		\$2,500	\$2,500
Utilities (Incl. Trash, W/S & WiFi; Tenants Pay Elec.):		\$7,000	\$7,000
Management, Admin & Promotions @ 8%		\$12,442	\$12,801
Maintenance, Repairs, & Supplies (est.):		\$3,111	\$4,000
Turnover (\$200/unit/yr at 30%):		\$600	\$1,500
Landscape & Clean-Up:		\$1,500	\$1,500
Reserves (\$200/unit/yr):		\$2,000	\$2,000
TOTAL OPERATING EXPENSES:		\$44,153	\$46,302
Per Unit:		\$4,415	\$4,630
Percent of EGI:		28%	29%
NET OPERATING INCOME:		\$111,373	\$113,716
Asking Price:		\$1,700,000	\$1,700,000
Cap Rate:		6.6%	6.7%
Price Per Unit:		\$170,000	\$170,000

Tim Gray, Principal Broker
Apartments Northwest, LLC.
 530 1/2 NW 23rd Avenue
 Portland, OR 97210
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.