



## Apartments Northwest, LLC **Exclusively Listed**

### Location

**20005 SW T.V. Highway  
Beaverton, OR 97006**

### Summary

- Ideally located in Beaverton, Oregon, across the street from Intel;
- Convenient to the Tri-Met Transportation System, major employers, schools, & shopping;
- 1 & 2 bedroom units, low density with garages and ample open parking;
- Potential Upside in Rents;

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

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## **The Valley Woods Apartments**

**Units: 28 • Year Built: 1981**

**Price: \$1,918,000**

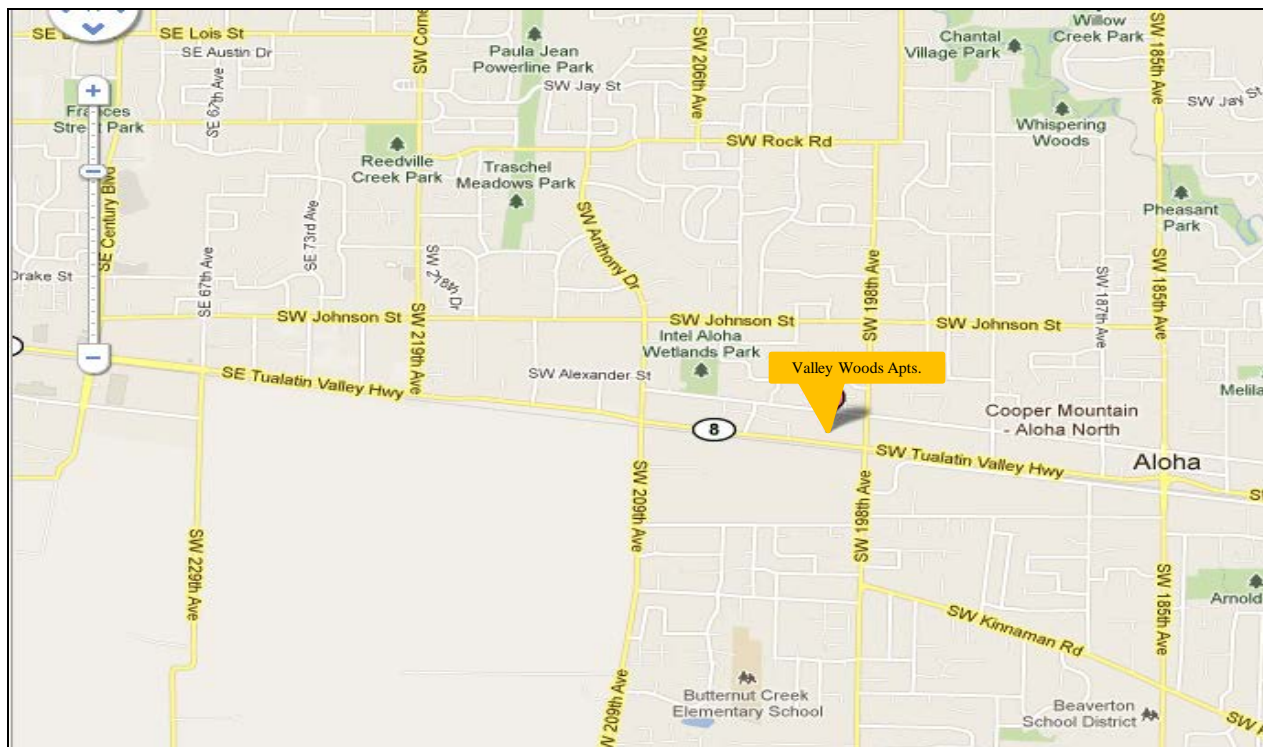
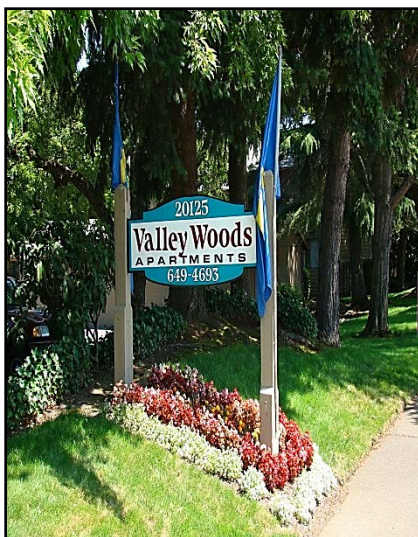
The Valley Woods Apartments are conveniently located on the Tualatin Valley Highway in Beaverton, Oregon, approximately 8 miles west of downtown Portland. T.V. Highway is a major thoroughfare that allows for easy access to Hillsboro, the Silicon Forest, and Central Beaverton. Additionally, it allows for easy access to the public transportation system and the freeways in all directions. Major employers in Beaverton include Intel, Nike, Fred Meyer, Reser's Fine Foods, IBM and the Beaverton School District. Beaverton is well positioned for future growth because of its parks & open spaces, an excellent infrastructure system, abundant employment opportunities, and its close proximity to downtown Portland.

Built in 1981, Valley Woods is comprised of 1 & 2 bedroom units, featuring a private deck or a patio in a quiet courtyard setting. There are 15 garages on the property for residents that would like private parking or additional storage. The property boasts an excellent occupancy history with the potential for increased rents.

Don't miss this opportunity to own a quality apartment building, built in the 1980's, in an excellent location. **Interest rates for apartment investments will never be lower!**



## A photograph of a two-story house with a combination of stone and wood siding. A large, bushy plant with yellow and orange flowers is in the foreground. A black and white inset photo shows a person sitting on a porch.



20005 SW Beaverton-Hillsdale Hwy., Beaverton, Oregon

# APARTMENT INVESTMENT ANALYSIS FOR:

## **Valley Woods Apartments**

20005 SW TV Highway, Beaverton, OR 97006

**PRICE: \$1,918,000**

### **Physical Data:**

Year Built:	1981	Roof:	Comp.	Lot (acres):	1.44	Range/Refrig:	Yes/Yes
Stories:	2	Exterior:	Lap	Units/acre:	19	Dishw/Disp:	Yes/Yes
Apt. Bldgs:	3	Windows:	Metal	Garages:	15	Washer/Dryer:	No/No
Patios:	Yes	Sprinklers:	No	Open Prkg:	Yes	Laundry Rms:	Yes- 2 Rm.

### **Cash Flow Summary & Value Indicator Analysis:**

Scheduled Gross Income:	\$230,208	Price Per Unit:	\$68,500
Less: Vacancy:	(\$9,208)	Price Per Sq. Ft:	\$90.47
Plus: Other Income:	\$16,000		
Effective Gross Income:	\$237,000		
		Downpayment :	\$479,500
Less: Expenses:	(\$116,048)	(25%)	
		Gross Rent Multiplier:	8.33
Net Operating Income:	\$120,952		
		Capitalization Rate:	6.31%
Less: Loan Payments:	(\$81,633)		
		Cash on Cash (%):	8.20%
Before Tax Cash Flow:	\$39,319		

### **New Financing Available!**

Type:	Balance:	Monthly Payment:	Int. Rate:	Term (Yr.)	Amort. (Yr.)	Lender
Conv.	\$1,342,600	(\$6,803)	4.50%	10 Yr Adj.	30	Quote
Total:	\$1,342,600	(\$6,803)	Total Annual Debt Service :		(\$81,633)	

# Valley Woods Apartments

20005 SW TV Highway, Beaverton, OR 97006

PRICE:	\$1,918,000
PER UNIT:	\$68,500
CAP RATE:	6.31%
G.R.M.:	8.33

Bdrms	Baths	# Units	Appx. Sq. Ft.	Avg. Rent	\$/NRSF	Total Rent
1-FLAT	1	6	600	\$605	\$1.01	\$3,630
2-FLAT	1	22	800	\$707	\$0.88	\$15,554

TOTALS: 28 21,200 Monthly Gross Rents: \$19,184

<b>Scheduled Gross Income (Annual)</b>	\$230,208
Less: Vacancy (4%)	(\$9,208)
Plus: Garage Income	\$6,500
Plus: Misc. Income, Laundry, Util Fees, Etc.	\$9,500
<b>Effective Gross Income (Annual)</b>	<u>\$237,000</u>

Less Estimated Annual Expenses	% Of EGI	\$/SF/Year	\$/Unit/Year	Budget
R.E. Taxes - 2011-'12 Est.	8.02%	\$0.90	\$679	\$19,000
Insurance - Act.	1.34%	\$0.15	\$114	\$3,178
Electric	1.69%	\$0.19	\$143	\$4,000
Water/Sewer	8.65%	\$0.97	\$732	\$20,500
Trash Collection	2.74%	\$0.31	\$232	\$6,500
Telecommunications	0.70%	\$0.08	\$59	\$1,650
<b>Total Fixed Expenses</b>	<u>23.13%</u>	<u>\$2.59</u>	<u>\$1,958</u>	<u>\$54,828</u>
Mgmt. On-Site/Mgr Unit	5.70%	\$0.64	\$482	\$13,500
Professional Mgmt.	5.00%	\$0.56	\$423	\$11,850
Repairs & Maintenance	7.00%	\$0.78	\$592	\$16,590
Turnover Expenses	2.11%	\$0.24	\$179	\$5,000
Landscape Maintenance	2.95%	\$0.33	\$249	\$6,980
Advertising/ Promotion	0.63%	\$0.07	\$54	\$1,500
Reserves/Replacements	1.18%	\$0.13	\$100	\$2,800
Misc. Expense	1.27%	\$0.14	\$107	\$3,000
<b>Total Variable Expenses</b>	<u>25.83%</u>	<u>\$2.89</u>	<u>\$2,186</u>	<u>\$61,220</u>
<b>Total Estimated Annual Expenses</b>	<u>48.97%</u>	<u>\$5.47</u>	<u>\$4,145</u>	<u>\$116,048</u>

**Net Operating Inc. Before Debt Service** \$120,952

<b>EXPENSE ANALYSIS:</b>	% of Effective Gross:	48.97%
	\$ Per Unit/ Per Year:	\$4,145
	\$ Per NRSF/ Per Year:	\$5.47