

75 Sherman St, Portland

Rents	Lease	Bedroom	Unit#	Lease
\$1,560	No	1	1	TAW
\$1,200	No	1	2	TAW
\$1,200	No	1	3	TAW
\$1,360	No	1	4	TAW
\$1,660	No	1	5	TAW
\$1,620	No	1	6	TAW
\$1,360	No	1	7	TAW
\$1,350	No	2	8	TAW
\$1,620	No	1	9	TAW
Total				
\$12,930				
\$155,160				

Expenses	
Taxes	\$16,722
Insurance	\$4,500
Water	\$2,456
Electric	\$1,321
Heat	\$5,765
MGT 5%	\$7,337
Repairs + Reserves 3%	\$4,654
Vacancy 2%	\$3,090
Total	\$45,845

NOI **\$109,315**

Price **\$1,499,000**

Cap rate **7.29%**