

**8955 SW Club  
Meadow Ln  
Portland, OR  
97225**

**ASKING PRICE  
\$1,950,000**

**5 Units  
2,900 SF TOTAL  
9 Bedrooms/ 3 Full and  
5 Half Baths**



**Great Western Real Estate Co.**

8800 SE SUNNYSIDE RD, SUITE #250S  
CLACKAMAS, OREGON, 97015  
[www.SeniorFacilityBrokers.com](http://www.SeniorFacilityBrokers.com)

**CORNELL MANN, CCIM**

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# OVERVIEW

## PROPERTY HIGHLIGHTS

- One Level Home
- 5 units / 9 bedrooms
- Caregiver's suite
- Successful Adult Care Home

## PROPERTY SUMMARY

- Updated One-level Home
- 2197 SF + 721 SF Addition
- Functional floor plan
- Business setup included

## LOCATION HIGHLIGHTS

- Great SW Portland Location
- Situated On A Large Lot, Quiet Street
- Covered Outdoor Areas



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# PROPERTY PHOTOS



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# UNIT PROFILES



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# FINANCIAL SUMMARY

PROFORMA	
2024	
Monthly Income	\$45,285.76
Annualized Income	\$543,428.00
Less Vacancy (4%)	
<b>Effective Gross Income</b>	<b>\$543,428.00</b>
<b>Expenses</b>	
Real Estate Taxes	\$6581.00
Insurance	\$5009.03
Utilities / Phone	\$30,645.00
Payroll/ Employees Benefits	\$162,958.00
Food and Supplies	\$27,667.00
Professional Fees	\$17,474.00
Repairs, Maintenance, and Landscaping	\$2,746.00
Miscellaneous	
Supplies	
<b>Total Expenses</b>	<b>\$253,080.03</b>
<b>NET OPERATING IN-COME</b>	<b>\$290,347.97</b>



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# RENT ROLL

Unit #	Unit Type	Current Rent	Resident Type
1	Private	\$8,913	State
2	Private	\$8,913	State
3	Private	\$8,913	State
4	Private	\$8,913	State
5	Private	\$8,913	State



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# COMPANY SUMMARY

**Great Western Real Estate Co** is a residential and commercial brokerage established in 2003 offering quality service in Oregon and SW Washington State. The company is large enough to be recognized in the local market and small enough to give personal representation to each client. The company is multi-cultural and multi-lingual, helping clients from a variety of backgrounds and languages. Our experienced brokers are specialized in many areas of real estate including senior housing, apartments, office, retail, new construction, relocation, residential resales and land.

## Cornell Mann, CCIM

### Principle Broker

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**Cornell Mann** has been in the real estate business since **1991**. As a Residential and Commercial Real Estate Broker, developer, builder, investor, operator of care homes and founder of Great Western Real Estate Co in 2003, Cornell Mann has the experience to advise and manage his clients' transactions to successful closings. Cornell Mann has the CCIM (Certified Commercial Investment Member) designation since 2007. Senior Housing is Cornell's statewide recognized expertise. He is a well-known resource for information and advice to operators, appraisers and his peers.

*"I treat my client's interest as my own. My clients always have the assurance that my advice is trustworthy and intended to benefit them 100%. Their success is my number one goal in my business. I have knowledge, trust, experience and integrity." Cornell Mann.*



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## CRIS MARIN,

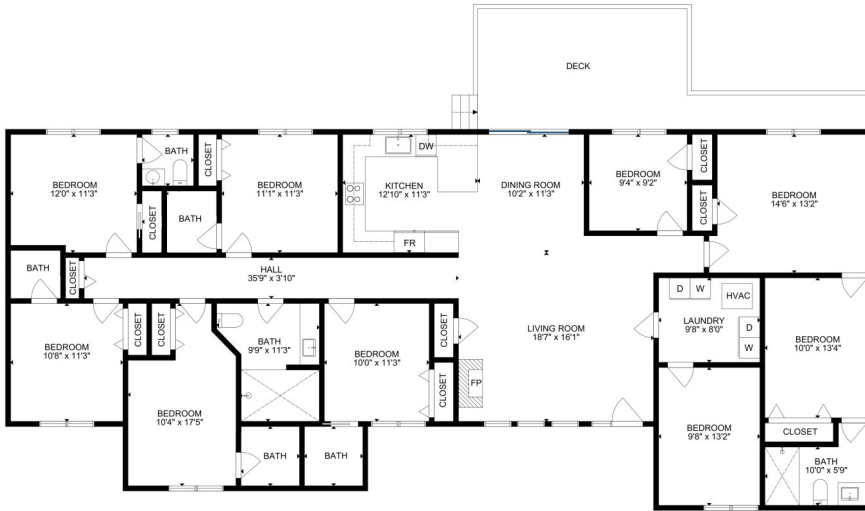
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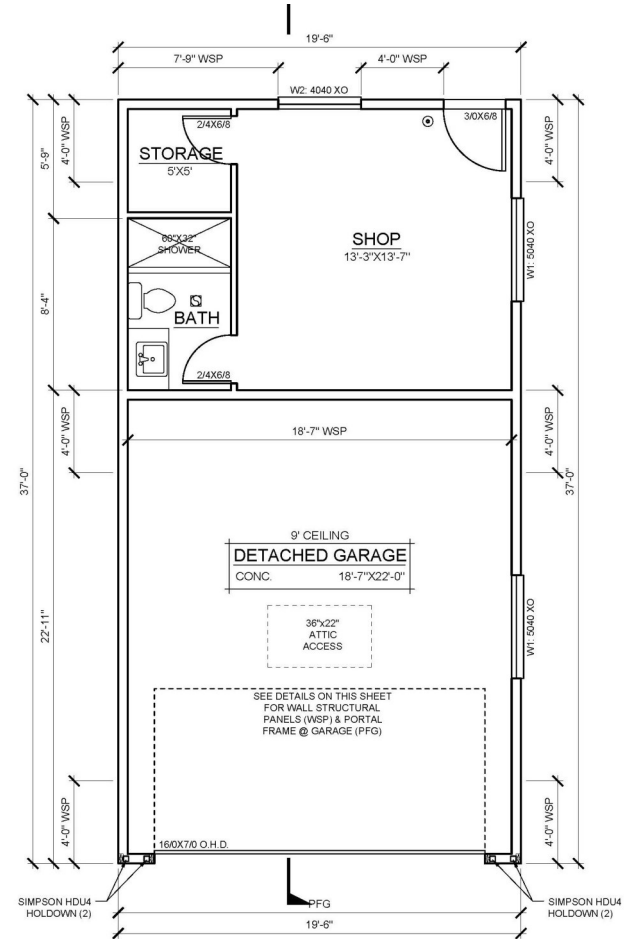
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# Detached Garage w/ ADU



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Adult Care Home Floor Plan



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