

12480 SW GINGHAM LN - 4 PLEX
BEAVERTON, OR 97008

\$950,000
MLS#: 198373859



BRIAN PORTER &
BRIAN SPEAR





UNIT BREAKDOWN

UNIT 1: 3 BED | 2 BATH | 1.083 SQFT
 UNIT 2: 2 BED | 1 BATH | 802 SQFT
 UNIT 3: 2 BED | 1 BATH | 802 SQFT
 UNIT 4: 2 BED | 1 BATH | 802 SQFT

MONTHLY

\$2,195
 \$1,750
 \$1,695
 \$1,650



This 4-Plex is a 10! Re-built down to the studs in 2006, this building has been meticulously maintained providing tenants with unparalleled comfort and all the amenities one could ask for - including; wood-burning fireplaces, decks, patios, fenced yards, air conditioning, storage units, in-unit washer/dryer, off-street assigned parking and exceptional finishes throughout. Each unit has been updated with crown molding and lives like their own home. New Roof, updated front siding, new water heaters and many new appliances make this 4-plex truly a turn-key investment! Tenants love the location with neighborhood favorites like Whole Foods, Murrayhill Marketplace, Conestoga Rec Center and Greenway Park just blocks away. With a 10.9 GRM and a 6.4% cap rate, this makes a perfect investment and an amazing opportunity for an owner-occupant.





INVESTMENT ANALYSIS

In-Place Rents + Estimated rent for vacant Unit C

Projected Sale Price	GRM= 10.9
\$950,000	CAP= 6.4%

** Income	Monthly	Annual
(1) 3 Bedroom/2-Bath Main-Level unit A	\$2,195	\$26,340
(1) 2-Bedroom/1-Bath Main-Level unit B	\$1,750	\$21,000
(1) 2-Bedroom/1-Bath Upper-Level unit C (vacant)	\$1,695	\$20,340
(1) 2-Bedroom/1-Bath Upper-Level unit D	\$1,650	\$19,800
Total Income	\$7,290	\$87,480

** Expenses	Monthly	Annual
Property Taxes (2025)	\$814	\$9,764
Insurance - Property (2025)	\$258	\$3,096
Utilities - Garbage (2025)	\$120	\$1,495
Utilities - Water/Sewer (2025)	\$360	\$4,703
Landscaping (Tenant in Unit B responsible)	\$0	\$0
Self-Managed	\$0	\$0
Maintenance / Reserves (7% estimate)	\$510	\$6,124
Vacancy Factor (2% Estimate)	\$146	\$1,750
Total Expenses	\$2,208	\$26,931

*30.8% Expense Factor

Net Operating Income	\$5,082	\$60,549
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Performance	* 6.865% 30-yr amortization fixed for 30 years, 1-point	
Down Payment	\$237,500	25% Down Payment
Closing Costs / Prepaid Expenses / Improvements	\$10,000	
Loan Amount	\$712,500	

	Monthly	Annual
Debt Servicing (25% down)	\$4,676	\$56,112
Cash on Cash Return	\$406	\$4,875

Estimated Sale Price in 5 years	\$1,101,310	* 5 year estimate (3% growth)
Loan Value after 5 years	\$669,711	
Equity from Sale after 5 years	\$431,599	
Proceeds from income after 5 years	\$24,374	
Equity + Income after 5 years	\$455,973	
Basis (Down + Closing Costs + Improvements)	\$247,500	

Profit over 5 years	\$208,473
Cash on Cash Estimated Annual Return	13.0%

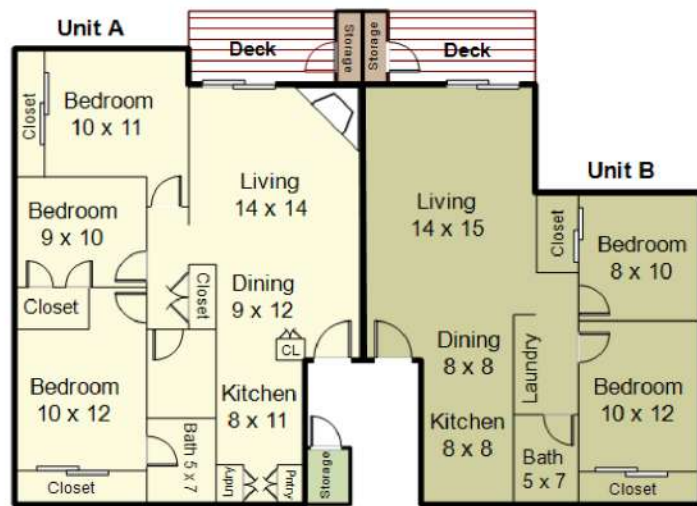
* Courtesy of Brian Spear, Opt Real Estate, 503-515-9374. Income & Expense estimates are based on current market conditions.

** Future projections do not account for future rent or expense increases

*** Real Estate offers several tax benefits which are not reflected in this spreadsheet including tax deferral of gains & yearly depreciation

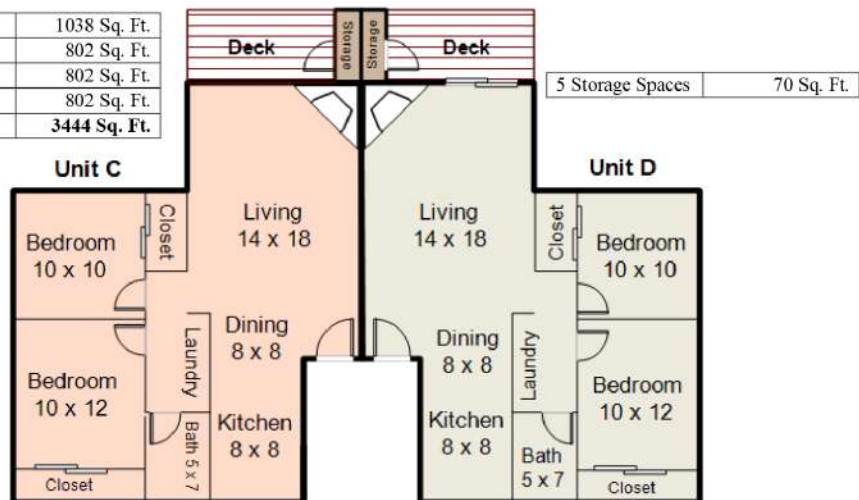


12480 SW Gingham Ln. Beaverton, OR 97008



Measurement by
Healthy Habitat.org
503-330-1514

Unit A	1038 Sq. Ft.
Unit B	802 Sq. Ft.
Unit C	802 Sq. Ft.
Unit D	802 Sq. Ft.
Total Area	3444 Sq. Ft.



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