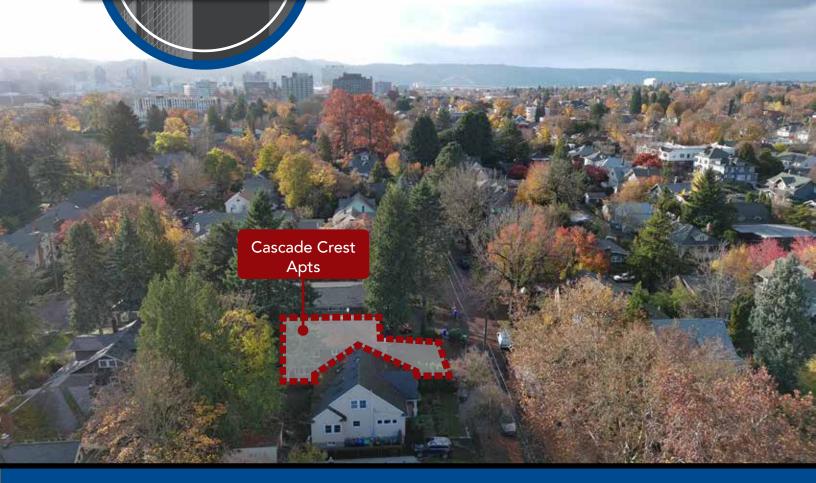




PRIVATE FINANCING AVAILABLE!



CASCADE CREST APARTMENTS

2610-2618 NE Clackamas Street | Portland, OR

- **5 Spacious Units**
- \$900,000
- Blocks From Broadway/Irvington Neighborhood
- **Off-Street Parking**
- Bike score 93

For more information, contact:

Bud Hosner

503-349-4892

Drew Russell

503-816-4539

drussell@russellhosner.com

bhosner@russellhosner.com

PROPERTY HIGHLIGHTS AND RECENT IMPROVEMENTS

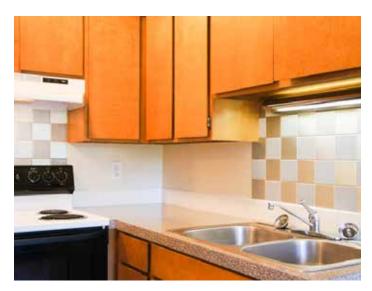


Location Highlights

- » 2 Blocks To Bus Line
- » 4 Blocks To Major Retail
- » Tree Lined Street
- » Easy Access to All Areas of Portland
- » Quiet Neighborhood









Exterior Highlights

Separate Entrances

Double Pane Windows

Low Maintenance Exterior

Quiet Outdoor Space

Mid Century Style

Interior Highlights

Some Hardwood Floors

Large Kitchens

Newer Interior Paint

Fresh Bathrooms

Turnkey Opportunity



















PRO FORMA INCOME AND EXPENSES

SCHEDU	JLED GROSS IN	ICOME				
Units	Туре	Avg. SF	Current Avg Rent per mo	Current Annual Total	Market Rent per mo	Market Annual Total
2	1Br/1Ba Lower	536	\$1,230	\$29,530	\$1,375	\$33,000
2	1 Br/1Ba Upper	536	\$1,320	\$31,680	\$1,475	\$35,400
1	4 Br/2Ba	1292	\$2,295	\$27,540	\$2,400	\$28,800
5	_			\$88,750		\$97,200

OPERATING SUMMARY		
	Current	Market
Annual Gross Scheduled Income	\$88,750	\$97,200
Less: 3% Vacancy & Credit Loss:	(\$2,663)	(\$2,916)
Plus: Utility and Laundry Income:	\$5,700	\$6,000
Effective Gross Income:	\$91,787	\$100,284
Estimated Expenses:		
Taxes:	\$11,274	\$11,700
Insurance:	\$2,500	\$3,000
Utilities (est.):	\$5,000	\$5,500
Management:	\$6,900	\$6,936
Maintenance/Repairs/Supplies 5%:	\$4,200	\$4,954
Turnover (\$300/unit/yr at 50%):	\$750	\$750
Landscaping:	\$1,500	\$1,500
Misc & Marketing:	\$500	\$500
Total Operating Expenses:	\$32,624	\$34,840
Per Unit:	\$6,525	\$6,968
Percent of EGI:	38%	35%
Net Operating Income:	\$59,163	\$64,244
Asking Price:	\$900,000	\$900,000
Cap Rate:	6.6%	7.14%
Price Per Unit:	\$180,000	\$180,000

INVESTMENT (Asking price:		NG ANALYSI 900,000.00		
Down Payment	: \$5	\$500,000.00		
New Private No	te: \$4	\$400,000.00		
5.5% interest only for 5-	year term			
Net Operating Income:	\$59,16	53 \$64,244		
Less Debt Service:	\$22,00	0 \$22,000		
Pre-Tax Cash Flow:	\$37,16	53 \$42,244		
Cash on Cash Return:	7.4%	8.4%		

Cascade Crest Apartments 2610-2618 NE Clackamas Street Portland, OR

Price: \$900,000

