

For Sale

"JUST LISTED"

\$600,000



123 Main Street
Salem, OR 97302

ABC Apartments

No. Units	10	List Price	\$600,000
Building SF	10,000	Cap Rate	8.69%
Year Built	1996	GRM	6.67
Lot Size	12,000 SF	Price Per Unit	60,000
Zoning	RM	Price Per Sq Ft	60.00
Owner	Owner Name	Expense Ratio	43.04%
MLS No.	123456	Cash-on-Cash	11.76%

Recently remodeled complex in a great upscale neighborhood. Lots of upside rent potential. High occupancy history.

Gross Scheduled Income (Current)		\$	90,000
- Vacancy & Credit Loss @ 10%			9,000
Effective Gross Income		\$	81,000
Laundry Income			1,200
+ Other Income			9,330
Gross Operating Income		\$	91,530
Operating Expenses	<u>Annual \$</u>	<u>\$/Unit</u>	
Real Estate Taxes	10,000	1,000	
Insurance	1,000	100	
Water/Sewer	2,200	220	
Trash	1,800	180	
Property Management	9,153	915	
Electric	500	50	
Repairs/Maintenance	5,492	549	
Advertising	600	60	
Telephone	300	30	
Landscaping	1,200	120	
Miscellaneous	4,146	415	
Replacement Reserves	3,000	300	
Total Operating Expenses	<u>39,391</u>	<u>3,939</u>	39,391
Net Operating Income		\$	52,139

Features:	
CompRoof	LapSiding
City Water	FA Heat
Util:Electric	Util:Gas
Decks	Patios
W/D Hookups	Laundry Fac
Play Yard	Landscaped
ExtLighting	Sprinklers
Fenced	Garages
XtraStorage	NearBusline

No	Mix	Avg SF
5	2/1	840
5	3/1	940

Current Loan: Owner will carry back a second.

<i>Proposed Investment</i>		
Down Payment	27.50%	165,000
+ Acq Costs	1.00%	6,000
+ Loan Points		4,200
Total Investment		<u>175,200</u>
<i>Proposed Financing</i>		
\$420,000, fixed-rate, 6%, 30 yrs, 1% pts		
\$15,000, fixed-rate, 8%, 30 yrs, 0% pts		
DCR:	1.65	
LTV:		BER: 77.49%
Annual Payment		31,538
Cash Flow Before Taxes		\$ 20,601

Your Name Here
 Associate Broker
 ABC Realty
 1212 Oak St
 Salem, OR 97306
your phone 1
 [your phone 2]
 [your phone 3]
 [your email]
 [your web site]
 Call for more information on this or other great investment opportunities.

This material is designed to provide information about the subject matter covered. The accuracy of the information is not guaranteed. This material is sold or offered with the understanding that the author and/or publisher are not engaged in rendering legal or accounting services. If legal advice or other expert assistance is required, the services of a competent professional should be sought.