

For Sale



234 State Street
Salem, OR 97302

ABD Apartments			
Type:	Residential Income Property Multifamily Complex		
No. Units	8	List Price	\$480,000
Building Size	7,700	Price/Unit	60,000
Lot Size	12,000 SF	GRM	6.67
Year Built	1992	Cap Rate	8.47%
Zoning	RM	Cash-on-Cash	10.29%
[Your property description]			

Gross Scheduled Income (Current)		\$	72,000
- Vacancy & Credit Loss @ 5%			3,600
Effective Gross Income		\$	68,400
Laundry Income			1,440
+ Other Income			-
Gross Operating Income		\$	69,840
Operating Expenses	0.00%	0.00%	
Real Estate Taxes	8,600	1,075	
Insurance	1,425	178	
Water/Sewer	2,700	338	
Trash	2,200	275	
Property Management	6,984	873	
Electric	1,700	213	
Repairs/Maintenance	4,190	524	
Advertising	0	0	
Telephone	0	0	
Landscaping	1,400	175	
Miscellaneous	0	0	
Total Operating Expenses	29,199	3,650	29,199
Net Operating Income		\$	40,641

Features:	
CompRoof	T111Siding
Cadet Heat	Util:Gas
Patios	W/D Hookups
Laundry Fac	Rec Room
Landscaped	ExtLighting
Sprinklers	Dishwashers
Range/Ovens	Refrigerators
Blinds	Easy Access
CloseShopping	NearBusline

No	Mix	SF	Rent
4	1/1	680	700
4	2/1	840	800

<i>Proposed Investment</i>		
Down Payment	30.00%	144,000
+ Acq Costs	0.88%	4,200
+ Loan Points		3,360
Total Investment		151,560
<i>Proposed Financing</i>		
336,000, fixed-rate, 5.4%, 30 yrs, 1% pts		
LTV: 70% DCR: 1.8 BER: 74.23%		
Replacement Reserves		2,400
Annual Debt Service		22,641
Cash Flow Before Taxes		\$ 15,600

[Your current loan info]

Your Full Name
 Your Title
 Your Company Name
 Address
 City, State, Zip
Your Primary Phone #
 Your Second Phone #
 Your Third Phone #
 Your Email
 Your Website

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