

Just Listed!!!

The Fairmount Park Apartments

650 Rural Avenue S, Salem, Oregon

One of Salem's finest apartment communities featuring:

- *Unencumbered Westerly views over the City of Salem's Fairmount Park*
- *Numerous and Spacious Floor Plans, average size is approx. 1,120 square feet*
- *Large Recreation Room and Pool Area*
- *Carports, Washer/Dryers, full Kitchen amenities, provided.*
- *Updated Units, well maintained*
- *Tremendous occupancy records*
- *New Vinyl Windows, Air-Conditioners*
- *Centrally Located, Convenient Access to all Salem Destinations*
- *Unique Opportunity*

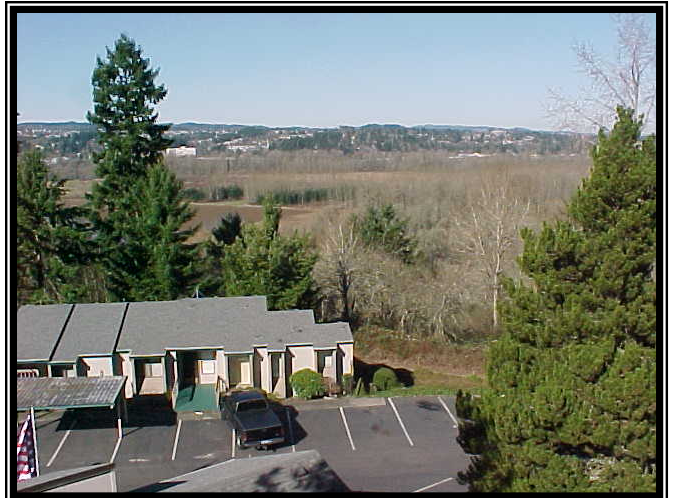
Price: \$4,950,000

44 Units

1, 2, & 3 BR Floorplans

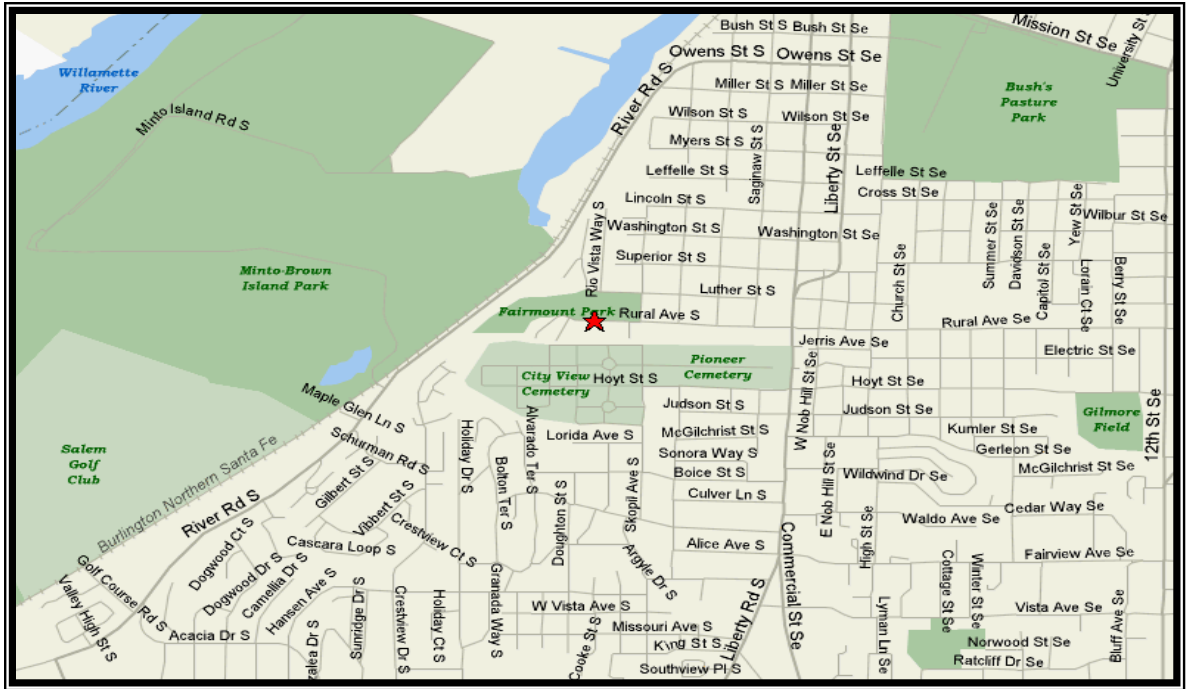
For More Information Please Contact:

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FAIRMOUNT PARK APARTMENTS

650 RURAL AVENUE S, SALEM OREGON



The Fairmount Park Apartments
650 Rural Ave, S.
Salem, Oregon

Listing Price: \$4,950,000

Physical Data:

Year Built:	1971	Roof:	Pitched Comp	Lot (acres):	1.89	Range/Refrig:	Yes/Yes
Stories:	2 & 3	Exterior:	T-111	Parking:	Ample	Dishw/Disp:	Yes/Yes
Apt. Bldgs:	5	Windows:	Vinyl	Covered Park:	Yes	Washer/Dryer:	Each Unit/Provided

Cash Flow Summary & Value Indicator Analysis:

Scheduled Gross Income:	\$512,340	Price Per Unit:	\$112,500
Less: Vacancy:	(\$25,617)	Price Per Sq. Ft:	\$101.24
Plus: Other Income:	\$16,925		
Effective Gross Income:	\$503,648		
		Downpayment :	\$1,237,500
Less: Expenses:	(\$197,506)	(25%)	
		Gross Rent Multiplier:	9.66
Net Operating Income:	\$306,142		
		Capitalization Rate:	6.18%
Less: Loan Payments:	(\$206,318)		
		Cash on Cash (%):	8.07%
Before Tax Cash Flow:	\$99,824		

New Financing Available

Type:	Balance:	Monthly Payment:	Int. Rate:	Term (Yr.)	Amort. (Yr.)	Lender
Conv.	\$3,712,500	(\$17,193)	3.75%	7	30	Source
Total:	\$3,712,500	(\$17,193)	Total Annual Debt Service :			(\$206,318)

APARTMENT INVESTMENT ANALYSIS

The Fairmount Park Apartments
650 Rural Ave, S.
Salem, Oregon

PRICE:	\$4,950,000
PER UNIT:	\$112,500
CAP RATE:	6.18%
G.R.M.:	9.66

Bdrms	Baths	# Units	Appx. Sq. Ft.	Rent	\$/NRSF	Total Rent
1-Flat	1	4	820	\$850	\$1.04	\$3,400
1-Flat	1	3	1,000	\$895	\$0.90	\$2,685
2-Flat	1	18	1,038	\$895	\$0.86	\$16,110
2-Flat	1.5	7	1,170	\$1,100	\$0.94	\$7,700
3-Flat	1.5	11	1,300	\$1,050	\$0.81	\$11,550
3-TH	2.5	1	1,440	\$1,250	\$0.87	\$1,250
TOTALS:		44	48,894	Monthly Gross Rents		\$42,695

Scheduled Gross Income (Annual)	\$512,340
Less: Vacancy (5%)	(\$25,617)
Plus: Misc. Utility Reimbursement	\$13,200
Plus: Misc. Income: Fees, Garages, Etc.	\$3,725
Effective Gross Income (Annual)	<u>\$503,648</u>

Less Estimated Annual Expenses	% Of EGI	\$/SF/Year	\$/Unit/Year	Budget
Real Estate Taxes 2016	7.83%	\$0.81	\$897	\$39,447
Insurance	1.40%	\$0.14	\$161	\$7,065
Gas & Electric	1.12%	\$0.12	\$128	\$5,653
Water/Sewer	3.11%	\$0.32	\$356	\$15,677
Trash Collection	0.87%	\$0.09	\$100	\$4,404
Total Fixed Expenses	14.34%	\$1.48	\$1,642	\$72,246
Mgmt. On-Site	6.00%	\$0.62	\$687	\$30,219
Professional Management	4.00%	\$0.41	\$458	\$20,146
Repairs & Maintenance	2.48%	\$0.26	\$284	\$12,495
Turnover Expenses	2.79%	\$0.29	\$319	\$14,035
Landscape/Pool	1.65%	\$0.17	\$189	\$8,315
Advertising/ Promotion/Office	1.24%	\$0.13	\$142	\$6,250
Reserves/Replacements	1.75%	\$0.18	\$200	\$8,800
Misc. Expense	4.96%	\$0.51	\$568	\$25,000
Total Variable Expenses	24.87%	\$2.56	\$2,847	\$125,260

Total Estimated Annual Expenses	39.22%	\$4.04	\$4,489	\$197,506
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Net Operating Income Before Debt Service				<u>\$306,142</u>
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EXPENSE ANALYSIS:	% of Effective Gross:	39.22%
	\$ Per Unit/ Per Year:	\$4,489
	\$ Per NRSF/ Per Year:	\$4.04