

SOLD!!

The Queen Jeanette Apartments and Retail

230-234 NE 28th Ave., Portland, Oregon 97232



Sale Price: \$2,250,000 Units: 11 Close: September 28th, 2012

- Desirable NE 28th Avenue Location;
- Masonry Bldg. With New Roof & New Plumbing;
- Charming, Large Units With Great Floor Plans & Tons of Light;
- Long-Term Retail Tenants, Excellent NNN Leases;
- Significant Upside In Apartment Rents;

For More Information on This or Other Sales, Please Contact:

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Highlights:

SOLD: \$2,250,000

- * Desirable NE 28th Avenue Location;
- * Masonry Bldg. With Many Upgrades, Including New Roof & New Plumbing;
- * Charming, Large Units With Great Floor Plans & Tons of Light;
- * Long-Term Retail Tenants, Excellent NNN Leases;
- * Significant Upside In Apartment Rents;

*** Close of Escrow: September 28, 2012**

Physical Data:

Year Built:	1928	Roof:	Flat/Membrane	Lot (SF):	5,000	Range/Refrig:	Yes/Yes
Stories:	2	Exterior:	Masonry	Bldg Sq. Ft.:	10,476	Dishw/Disp:	No/No
Sprinklers:	No	Windows:	Dbl. Hung	Heat:	FHW	Laundry Rm:	Yes/1

Cash Flow Summary & Value Indicator Analysis:

Scheduled Gross Income:	\$159,588	Price Per Unit:	\$204,545
Less: Vacancy:	(\$4,788)	Price Per Rentable Sq. Ft:	\$239.36
Plus: Other Income:	\$15,000	Price Per Bldg Sq. Ft:	\$214.78
Effective Gross Income:	\$169,800	Downpayment :	\$675,000
Less: Expenses:	(\$41,090)	(30%)	
Net Operating Income:	\$128,710	Gross Rent Multiplier:	14.10
Less: Loan Payments:	(\$84,869)	Capitalization Rate:	5.72%
Before Tax Cash Flow:	\$43,841	Cash on Cash (%):	6.49%

Financing:

Type:	Balance:	Monthly Payment:	Int. Rate:	Term (Yr.)	Amort. (Yr.)	Lender
Conv.	\$1,575,000	(\$7,072)	3.50%	30	30	Quote
					3 Yr. Fixed	
Total:	\$1,575,000	(\$7,072)		Total Annual Debt Service:		(\$84,869)

APARTMENT INVESTMENT ANALYSIS

SOLD:	\$2,250,000
PER UNIT:	\$204,545
CAP RATE:	5.72%
G.R.M.:	14.10

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Bdrms	Baths	# Units	Appx. Sq. Ft.	Avg. Rent	\$/NRSF	Total Rent
1	1	2	700	\$1,013	\$1.45	\$2,026
1	1	6	800	\$1,003	\$1.25	\$6,018
Retail	Villa Villa Kula	1	767	\$1,280	\$1.67	\$1,280
Retail	Polliwog	1	1,310	\$1,985	\$1.52	\$1,985
Retail	Staccato Gelato	1	1,123	\$1,990	\$1.77	\$1,990
TOTALS:		11	9,400	Monthly Gross Rents		\$13,299

Scheduled Gross Income (Annual)	\$159,588
Less: Vacancy (3%)	(\$4,788)
Plus: Misc. Income: Utility Bill Back, Laundry, NNN's & Fees	\$15,000
Effective Gross Income (Annual)	<u>\$169,800</u>

Less Estimated Annual Expenses	% Of EGI	\$/SF/Year	\$/Unit/Year	Budget
Real Estate Taxes '11-'12 Act.	4.06%	\$0.73	\$627	\$6,900
Insurance-Estimate	1.77%	\$0.32	\$273	\$3,000
Electric & Gas	3.18%	\$0.57	\$491	\$5,400
Water/Sewer	3.65%	\$0.66	\$564	\$6,200
Trash Collection	1.18%	\$0.21	\$182	\$2,000
Telecommunications	0.59%	\$0.11	\$91	\$1,000
Total Fixed Expenses	13.84%	\$2.50	\$2,136	\$24,500
Management	5.00%	\$0.90	\$772	\$8,490
Repairs, Maint. & Cleaning	1.77%	\$0.32	\$273	\$3,000
Turnover	0.88%	\$0.16	\$136	\$1,500
Administration	0.59%	\$0.11	\$91	\$1,000
Advertising/ Promotion	0.00%	\$0.00	\$0	\$0
Reserves/Replacements	0.65%	\$0.12	\$100	\$1,100
Misc. Expense	0.88%	\$0.16	\$136	\$1,500
Total Variable Expenses	9.77%	\$1.76	\$1,508	\$16,590

Total Estimated Annual Expenses	24.20%	\$4.37	\$3,735	\$41,090
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Net Operating Income Before Debt Service				<u><u>\$128,710</u></u>
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EXPENSE ANALYSIS:	% of Effective Gross:	24.20%
	\$ Per Unit/ Per Year:	\$3,735
	\$ Per NRSF/ Per Year:	\$4.37