

FOR SALE

20 UNITS

Blanton Terrace Apartments



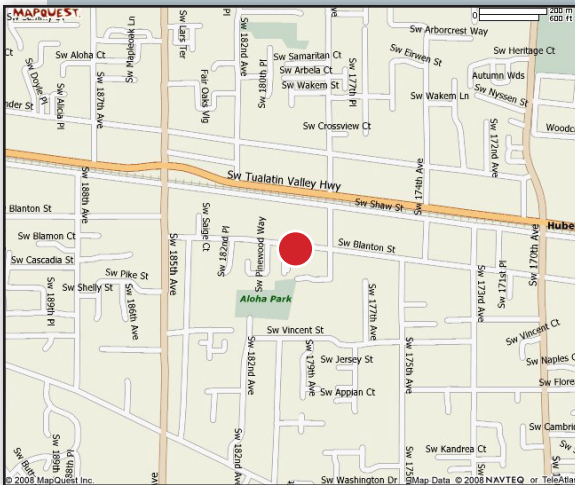
17970 SW Blanton St.
Beaverton, OR 97007



Price: \$1,400,000

19 - 2 BR/1 BA

1 - 1 BR/1 BA



FEATURES

- 1991 construction
- New roofs, paint, & siding
- Very clean & well-maintained
- Close to TV Hwy

For More Information or a Property Tour, Please Contact:

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Senior Sales Broker

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

TCN
WORLDWIDE

MULTIFAMILY INCOME PROPERTY PROFORMA

Blanton Terrace

Price: \$1,400,000

20

Building Name

17970 Blanton Street

Loans:

No. Units

\$ 70,000

Address

Beaverton, OR

Equity:

Per Unit

6.3%

City/State/Zip

Down Payment:

Cap. Rate

9 × Gross

PHYSICAL DATA

STUDIOS	_____	W/D HOOK-UPS	laundry room	POOL	_____	YEAR BUILT	approx 1991
1 BEDROOM	1	RANGE/REFRIG.	Yes	REC. ROOM	_____	EXTERIOR TYPE	_____
2 BEDROOMS	19	DISHW./DISP.	yes	PATIO/DECK	yes	AIR COND.	_____
3 BEDROOMS	_____			COVERED PKG	_____	HEATING TYPE	electric
				UNCOVERED PKG	yes	NO. STORIES	1 & 2

MONTHLY RENTAL INCOME SUMMARY

No.	Bedrooms	Bath	Approx. Sq Ft	Average Rent	Total Monthly Rental	SCHEDULED MONTHLY INCOME	
1	1	1		\$ 595	\$ 595		
19	2	1		\$ 628	\$ 11,932	Laundry Income (Estimated) Lease Own (07 Year End)	\$181
						Non-Refundable Income (Estimated Average) (07 Year End)	\$280
						TOTAL INCOME	\$12,988

ANNUAL INCOME

SCHEDULED GROSS ANNUAL INCOME	\$12,988 per month × 12	\$ 155,856
LESS: Estimated Vacancy Factor	(5%)	\$ (7,793)
EFFECTIVE ANNUAL GROSS INCOME		\$148,063

ESTIMATED ANNUAL EXPENSES

Real Property Taxes	08/09 NET w/3% Discount	\$14,689	
Insurance	Est 150/U	3,000	
Electricity	08 Annualized	3,129	
Water&Sewer/Garbage	8,986 / 4,140	13,126	
Telephone		500	
Estimated Fixed Expenses			\$34,444
Management, Professional	7%	10,364	
Estimated Repairs	200/U	4,000	
Estimated Decorating	9 @ \$325	2,925	
Replacement Reserves	Est. 150	3,000	
Advertising		2,000	
Landscaping		2,000	
Miscellaneous/Supplies		1,500	
Estimated Total Variable Expenses			\$25,789
TOTAL ANNUAL EXPENSES [41% of Effective Gross]	\$3,012 per unit		\$60,233
TOTAL ESTIMATED NET INCOME BEFORE DEBT SERVICE			\$87,830

FINANCING / TERMS OF SALE

Type	Balance	Mo. Payment	Int. Rate	LENDER
See Brian	\$ _____	\$ _____		
TOTAL		\$ × 12 = Existing Annual Debt Service		\$ _____

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE, AND ALL OTHER INFORMATION CONTAINED HEREIN.