

Russell Hosner  
One Lincoln Center  
10300 SW Greenburg Rd Suite 490  
Portland, Oregon 97223



**FOR SALE**



## CLOSE IN SE MIXED USE OPPORTUNITY

2001-2007 SE 50th Avenue | Portland, OR

- » Sale Price \$1,350,000
- » Ground floor retail
- » 4 renovated apartments
- » Newer electrical throughout
- » Individually metered for electricity and gas
- » Off street parking

*For more information, contact:*

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## PROPERTY HIGHLIGHTS AND RECENT IMPROVEMENTS



### Exterior

- » **Roof new in the last 10 years**
- » **Excellent close-in SE location**
- » **Easy access to Hawthorne and Division St neighborhoods**
- » **Off street parking**
- » **Original charm and character**

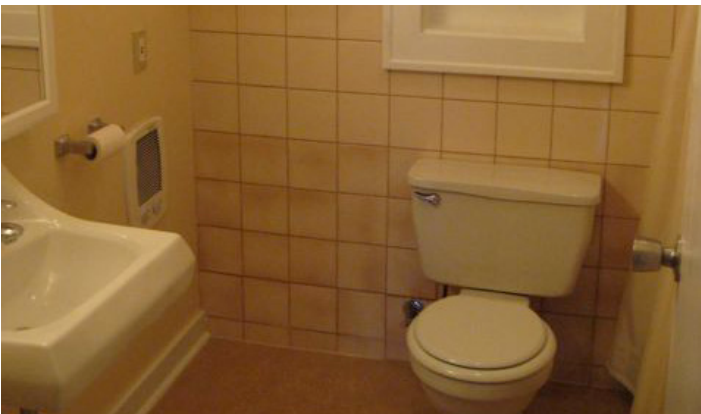
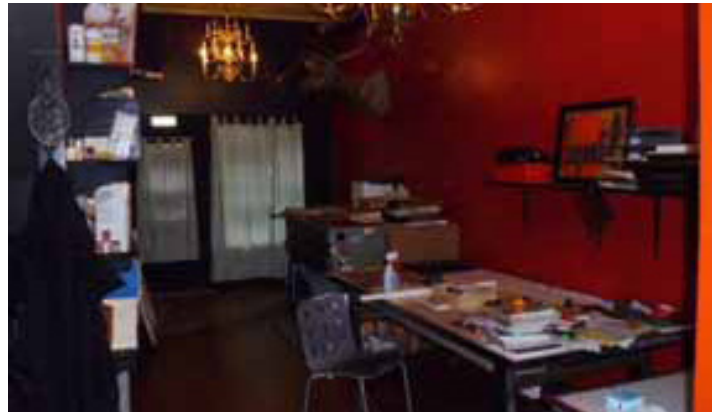
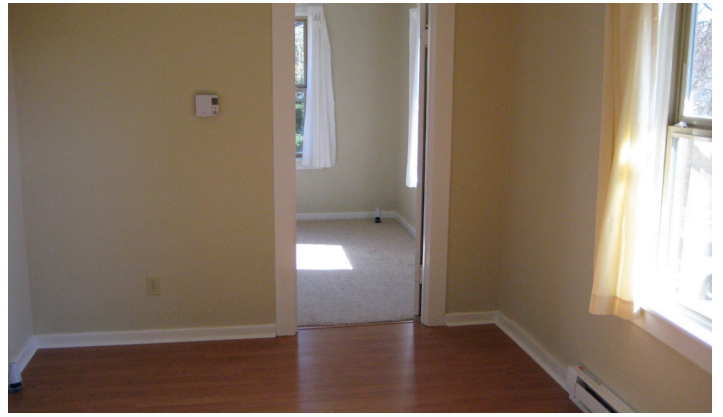
### Interior

- » **Renovated units**
- » **Updated electrical in all units**
- » **Fresh paint and fixtures**
- » **Spacious units with lots of light**

Year Built	1914	Laundry Room	No
Lot Size	5,000 SF	Parking	2 off-street spaces
Total Size	3,950 SF	Heating	Electric
Roof Type	Shingles	Hot Water	Gas Common
Roof Age	Approx. 10 years	Cable TV	Yes
Exterior	Wood		

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.*









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## PRO FORMA INCOME AND EXPENSES

### SCHEDULE OF CURRENT MONTHLY RENTS

#	Unit Type	Approx. SF	Rent	Rent/SF	Rent/Mo	Rent/Yr
3	1 BD/1 BA	500	\$1,100	\$2.20	\$3,300	\$39,600
1	2 BD/2 BA	850	\$1,250	\$1.47	\$1,250	\$15,000
1	commercial	1500	\$3,500	\$30.00	\$3,500	\$42,000
7						\$97,000

### ANNUAL INCOME AND EXPENSE

Scheduled Gross Annual Income	\$97,000
Less Vacancy	(\$4,850)
Plus utility bill-back	\$3,360
<b>Effective Annual Income</b>	<b>\$95,510</b>
<b>Less Estimated Annual Expenses</b>	<b>Per Year</b>
Property Taxes	\$3,319
Property Insurance	\$2,052
Utilities (Water/Sewer/Gas/Trash)	\$2,988
Maintenance and Repairs	\$3,848
Landscaping	\$1,200
<b>Total Estimated Annual Expenses</b>	<b>(\$13,407)</b>
<b>Total Estimated Net Operating Income</b>	<b>\$82,103</b>

#### UTILITY INFORMATION

- » Tenants pay for gas and electricity
- » Electricity and gas are separately metered

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