

**For Sale**



123 Main Street  
Salem, OR

<b>ABC Apartments</b>			
Type:	Residential Income Property Multifamily Garden/Low-Rise		
No. Units	24	List Price	\$1,680,000
Building Size	20,000	Price/Unit	70,000
Lot Size	28,000 SF	GRM	7.29
Year Built	1998	Cap Rate	8.19%
Zoning	RM	Cash-on-Cash	9.85%
[Your property description]			

<b>Gross Scheduled Income (Current)</b>		\$	230,400
- Vacancy & Credit Loss @ 5%			11,520
<b>Effective Gross Income</b>		\$	218,880
Laundry Income			4,320
+ Other Income			18,000
<b>Gross Operating Income</b>		\$	241,200
Operating Expenses	0.00%	0.00%	
Real Estate Taxes	28,000	1,167	
Insurance	6,800	283	
Water/Sewer	8,200	342	
Trash	4,300	179	
Property Management	24,120	1,005	
Electric	3,600	150	
Repairs/Maintenance	14,472	603	
Advertising	2,800	117	
Telephone	2,200	92	
Landscaping	4,500	188	
Miscellaneous	4,650	194	
Total Operating Expenses	103,642	4,318	103,642
<b>Net Operating Income</b>		\$	137,558

<b>Features:</b>	
CompRoof	T111Siding
BB Heat	Util:Electric
Decks	Patios
W/D Hookups	Laundry Fac
Fitness Fac	Pool
Landscaped	Sprinklers
Covered Pkg	Dishwashers
Range/Ovens	Refrigerators
CableReady	CloseShopping

No	Mix	SF	Rent/Mo
24	2/1	840	800

<i>Proposed Investment</i>		
Down Payment	30.00%	504,000
+ Acq Costs	1.00%	16,800
+ Loan Points		11,760
Total Investment		532,560
<i>Proposed Financing</i>		
1,176,000, fixed-rate, 5.25%, 30 yrs, 1% pts		
LTV: 70% DCR: 1.77 BER: 75.28%		
Replacement Reserves		7,200
Annual Debt Service		77,927
<b>Cash Flow Before Taxes</b>		\$ 52,431

[Your current loan info]

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

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**123 Main Street, Salem, OR**

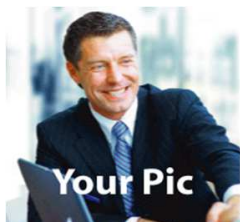
## Executive Summary

Type	Residential Multifamily Garden/Low-Rise
No. Units	24
Building Size	20,000
Lot Size	28,000 SF
Occupancy	95.00%
List Price	\$1,680,000
Price/Unit	\$70,000
Price/Square Foot	\$84.00
GRM	7.29
CAP	8.19%
Year Built	1998
No. Buildings	
No. Parking Spaces/Ratio	/ 0
Building/Location Class	



## Property Descriptions

<b>Construction</b>	Two and three story Garden Style Apartments with attractive brick and Hardiplank construction with pitched composition asphalt roofs.
<b>Utilities</b>	The property is separately metered for electricity with the tenants paying electricity direct to a utility provider. The property is master metered for water. The property is served by three boiler systems for hot water.
<b>Amenities</b>	Two swimming pools with ample seating and sunning areas. On-site fitness center with restroom facilities for both sexes. Park like setting with lots of mature oak trees, shrubbery and seasonal flowers. Automatic irrigation. Concrete parking lot with ample surface parking.
<b>Area</b>	The ABC Apartments is located in the Fairmount submarket, an excellent close-in location south Salem with great access to employment and services. The Pringle School District is highly desirable.
<b>Highlights</b>	Upside in Rents - Best Multifamily Property in Fairmount Submarket - Extensive Capital Improvements Past 5 Years - Assumable Financing - First Time on Market - Super Unit Mix - Well-Maintained - No rent Control



**Your Company Name**  
**Your Company Address**  
**City, State, Zip**  
**Your Full Name, Your Title**  
**Your Phone # Your Second Phone # Your Third Phone #**  
**EM: Your Email**  
**WEB: Your Website**