

13412 SW 17th St, Beaverton OR 97008



**JL Lutz & Company Realtors
Jim Lutz, CCIM 503-750-6388
Chris Johnson, RECS 503-407-9924**

FOR SALE

Great Beaverton 4plex
 Building Features Coin-Op Laundry, Fireplaces and Garages
 J. L. Lutz & Company Realtors

DO NOT DISTURB TENANTS OR MANAGER OFFERS ACCEPTED SUBJECT TO INSPECTION

Price: **\$425,000**

Approximate Year Built: 1969

Terms: Cash, Conventional, FHA

Tax Records Sq. Feet: 3,814

Location: 13412 SW 17th St, Beaverton

RMLS #: 9059153

#	Type Unit	Style	Est. Sq. Ft.	Existing Rents	Per SF	Estimated Rents	Per SF
1	2BD/1.5BA	TH	953	\$725	\$0.76	\$795	\$0.83
2	2BD/1.5BA	TH	953	\$695	\$0.73	\$795	\$0.83
3	2BD/1.5BA	Flat	953	\$695	\$0.73	\$775	\$0.81
4	2BD/1BA	Flat	953	\$695	\$0.73	\$775	\$0.81
Total Monthly Scheduled Rents:				\$2,810		\$3,140	
				X 12		X 12	
Gross Scheduled Income:				\$33,720		\$37,680	
Less: Vacancy/Credit Loss @ 5%:				\$1,686		\$1,884	
Effective Gross Income:				\$32,034		\$35,796	
Less: Operating Expenses:							
Real Estate Taxes				\$4,812	15.02%	\$4,812	13.44%
Insurance				\$774	2.42%	\$774	2.16%
Water & Sewer				\$2,536	7.92%	\$2,536	7.08%
Garbage				\$1,014	3.17%	\$1,014	2.83%
Miscellaneous				\$1,281	4.00%	\$1,432	4.00%
Total Fixed Expenses:				\$10,417	32.52%	\$10,568	29.52%
Net Operating Income:				\$21,617		\$25,228	

Available For Cash Flow Or Debt Service:	\$21,617	\$25,228
Year 1 Estimated Capitalization Rate:	5.09%	5.94%
Gross Rent Multiplier:	12.60	11.28
Price Per Square Foot:	\$111.43	\$111.43

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All information is from sources deemed reliable but is not guaranteed. A prospective purchaser is expected to verify all information and complete their own professional inspections during their due diligence. Subject to prior sale, changes and withdrawal.



Executive Summary

Prepared By: Chris Johnson, RECS

Site Type: Radius	13412 SW 17th St Beaverton, OR 97008 Radius: .5 mile	13412 SW 17th St Beaverton, OR 97008 Radius: 1 mile	13412 SW 17th St Beaverton, OR 97008 Radius: 3 mile
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2008 Population

Total Population	7,300	23,979	139,694
Male Population	48.3%	48.6%	49.2%
Female Population	51.7%	51.4%	50.8%
Median Age	35.5	36.1	34.9

2008 Income

Median HH Income	\$51,409	\$53,607	\$62,232
Per Capita Income	\$26,017	\$27,777	\$31,359
Average HH Income	\$64,885	\$68,687	\$79,852

2008 Households

Total Households	2,818	9,767	54,978
Average Household Size	2.52	2.40	2.52
1990-2000 Annual Rate	-0.08%	0.26%	2%

2008 Housing

Owner Occupied Housing Units	47.9%	49.8%	54.0%
Renter Occupied Housing Units	46.8%	45.2%	40.5%
Vacant Housing Units	5.3%	5.0%	5.5%

Population

1990 Population	6,451	20,678	100,592
2000 Population	6,706	22,102	124,960
2008 Population	7,300	23,979	139,694
2013 Population	7,915	25,986	153,492
1990-2000 Annual Rate	0.39%	0.67%	2.19%
2000-2008 Annual Rate	1.03%	0.99%	1.36%
2008-2013 Annual Rate	1.63%	1.62%	1.9%

In the identified market area, the current year population is 139,694. In 2000, the Census count in the market area was 124,960. The rate of change since 2000 was 1.36 percent annually. The five-year projection for the population in the market area is 153,492, representing a change of 1.9 percent annually from 2008 to 2013. Currently, the population is 49.2 percent male and 50.8 percent female.

Households

1990 Households	2,638	8,875	40,914
2000 Households	2,616	9,111	49,871
2008 Households	2,818	9,767	54,978
2013 Households	3,059	10,594	60,333
1990-2000 Annual Rate	-0.08%	0.26%	2%
2000-2008 Annual Rate	0.91%	0.85%	1.19%
2008-2013 Annual Rate	1.65%	1.64%	1.88%

The household count in this market area has changed from 49,871 in 2000 to 54,978 in the current year, a change of 1.19 percent annually. The five-year projection of households is 60,333, a change of 1.88 percent annually from the current year total. Average household size is currently 2.52, compared to 2.48 in the year 2000. The number of families in the current year is 34,468 in the market area.

Housing

Currently, 54.0 percent of the 58,169 housing units in the market area are owner occupied; 40.5 percent, renter occupied; and 5.5 percent are vacant. In 2000, there were 52,549 housing units— 52.1 percent owner occupied, 42.9 percent renter occupied and 5.0 percent vacant. The rate of change in housing units since 2000 is 1.24 percent. Median home value in the market area is \$351,851, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.11 percent annually to \$371,741. From 2000 to the current year, median home value changed by 8.67 percent annually.



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Median Household Income			
1990 Median HH Income	\$28,883	\$30,484	\$34,437
2000 Median HH Income	\$40,300	\$41,767	\$48,769
2008 Median HH Income	\$51,409	\$53,607	\$62,232
2013 Median HH Income	\$63,780	\$65,335	\$75,371
1990-2000 Annual Rate	3.39%	3.2%	3.54%
2000-2008 Annual Rate	3%	3.07%	3%
2008-2013 Annual Rate	4.41%	4.04%	3.91%
Per Capita Income			
1990 Per Capita Income	\$14,757	\$15,561	\$16,893
2000 Per Capita Income	\$20,250	\$22,045	\$24,731
2008 Per Capita Income	\$26,017	\$27,777	\$31,359
2013 Per Capita Income	\$31,057	\$33,483	\$38,204
1990-2000 Annual Rate	3.21%	3.54%	3.89%
2000-2008 Annual Rate	3.08%	2.84%	2.92%
2008-2013 Annual Rate	3.61%	3.81%	4.03%
Average Household Income			
1990 Average Household Income	\$34,176	\$35,967	\$41,250
2000 Average Household Income	\$49,659	\$53,371	\$61,435
2008 Average HH Income	\$64,885	\$68,687	\$79,852
2013 Average HH Income	\$77,584	\$82,988	\$97,497
1990-2000 Annual Rate	3.81%	4.03%	4.06%
2000-2008 Annual Rate	3.29%	3.11%	3.23%
2008-2013 Annual Rate	3.64%	3.86%	4.07%

Households by Income

Current median household income is \$62,232 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$75,371 in five years. In 2000, median household income was \$48,769, compared to \$34,437 in 1990.

Current average household income is \$79,852 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$97,497 in five years. In 2000, average household income was \$61,435, compared to \$41,250 in 1990.

Current per capita income is \$31,359 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$38,204 in five years. In 2000, the per capita income was \$24,731, compared to \$16,893 in 1990.

Population by Employment

Total Businesses	173	947	7,272
Total Employees	1,145	6,049	91,678

Currently, 94.3 percent of the civilian labor force in the identified market area is employed and 5.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.4 percent of the civilian labor force, and unemployment will be 5.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 72.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.2 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 13.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 17.1 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 73.3 percent of the market area population drove alone to work, and 4.5 percent worked at home. The average travel time to work in 2000 was 23.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.2 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 19.2 percent were high school graduates only (29.6 percent in the U.S.)
- 8.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 26.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 11.9 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)