

**3395 SW 126<sup>th</sup> Ave, Beaverton OR 97005**



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

# FOR SALE

Great Beaverton 4plex  
 Building Features Fireplace, Washer/Dryer Hookups and Fenced Backyard  
 J. L. Lutz & Company Realtors

DO NOT DISTURB TENANTS OR MANAGER OFFERS ACCEPTED SUBJECT TO INSPECTION

Price: **\$369,000** Approximate Year Built: 1970  
 Terms: Cash, Conventional, FHA Tax Records Sq. Feet: 3,808  
 Location: 3395 SW 126th Ave, Beaverton RMLS #: 9033383

#	Type Unit	Style	Est. Sq. Ft.	Existing Rents	Per SF	Estimated Rents	Per SF
1	2BD/1BA	TH	936	\$675	\$0.72	\$695	\$0.74
2	2BD/1BA	TH	936	\$675	\$0.72	\$695	\$0.74
3	2BD/1BA	TH	936	\$675	\$0.72	\$695	\$0.74
4	3BD/1.5BA	TH	1,000	\$795	\$0.80	\$825	\$0.83
Total Monthly Scheduled Rents:				\$2,820		\$2,910	
				X 12		X 12	
Gross Scheduled Income:				\$33,840		\$34,920	
Less: Vacancy/Credit Loss @ 5%:				\$1,692		\$1,746	
Effective Gross Income:				\$32,148		\$33,174	
Less: Operating Expenses:							
Real Estate Taxes				\$4,513	14.04%	\$4,513	13.60%
Insurance				\$800	2.49%	\$800	2.41%
Water & Sewer				\$3,600	11.20%	\$3,600	10.85%
Garbage				\$960	2.99%	\$960	2.89%
Miscellaneous				\$1,286	4.00%	\$1,327	4.00%
Total Fixed Expenses:				\$11,159	34.71%	\$11,200	33.76%
Net Operating Income:				\$20,989		\$21,974	
Available For Cash Flow Or Debt Service:				\$20,989		\$21,974	
Year 1 Estimated Capitalization Rate:				5.69%		5.96%	
Gross Rent Multiplier:				10.90		10.57	
Price Per Square Foot:				\$96.90		\$96.90	

Jim Lutz, CCIM  
 PH: (503)750-6388 FAX: (503)291-7851  
 e-mail: jim@jllutz.com



Chris Johnson, RECS  
 PH: (503)407-9924 FAX: (503)291-7851  
 e-mail: cj@jllutz.com

J.L. LUTZ & Company Realtors, 5440 SW Westgate Dr., Suite 350, Portland, OR 97221  
 www.MrPlex.com

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: Jim Lutz, CCIM

Site Type: Radius	3395 SW 126th Ave Beaverton, OR 97005 Radius: .5 mile	3395 SW 126th Ave Beaverton, OR 97005 Radius: 1 mile	3395 SW 126th Ave Beaverton, OR 97005 Radius: 3 mile
-------------------	---	--	--

## 2008 Population

Total Population	3,621	13,788	133,611
Male Population	52.6%	50.5%	49.5%
Female Population	47.4%	49.5%	50.5%
Median Age	31.0	33.4	35.2

## 2008 Income

Median HH Income	\$44,252	\$46,937	\$61,036
Per Capita Income	\$22,861	\$25,214	\$32,960
Average HH Income	\$57,724	\$60,297	\$81,615

## 2008 Households

Total Households	1,337	5,627	53,864
Average Household Size	2.69	2.41	2.46
1990-2000 Annual Rate	0.32%	0.5%	1.67%

## 2008 Housing

Owner Occupied Housing Units	34.0%	40.1%	52.4%
Renter Occupied Housing Units	61.2%	54.4%	42.3%
Vacant Housing Units	4.8%	5.5%	5.3%

## Population

1990 Population	2,745	11,191	98,979
2000 Population	3,226	12,770	118,323
2008 Population	3,621	13,788	133,611
2013 Population	3,961	14,864	147,102
1990-2000 Annual Rate	1.63%	1.33%	1.8%
2000-2008 Annual Rate	1.41%	0.93%	1.48%
2008-2013 Annual Rate	1.81%	1.51%	1.94%

In the identified market area, the current year population is 133,611. In 2000, the Census count in the market area was 118,323. The rate of change since 2000 was 1.48 percent annually. The five-year projection for the population in the market area is 147,102, representing a change of 1.94 percent annually from 2008 to 2013. Currently, the population is 49.5 percent male and 50.5 percent female.

## Households

1990 Households	1,192	5,043	40,987
2000 Households	1,231	5,303	48,386
2008 Households	1,337	5,627	53,864
2013 Households	1,455	6,062	59,208
1990-2000 Annual Rate	0.32%	0.5%	1.67%
2000-2008 Annual Rate	1.01%	0.72%	1.31%
2008-2013 Annual Rate	1.71%	1.5%	1.91%

The household count in this market area has changed from 48,386 in 2000 to 53,864 in the current year, a change of 1.31 percent annually. The five-year projection of households is 59,208, a change of 1.91 percent annually from the current year total. Average household size is currently 2.46, compared to 2.42 in the year 2000. The number of families in the current year is 32,547 in the market area.

## Housing

Currently, 52.4 percent of the 56,872 housing units in the market area are owner occupied; 42.3 percent, renter occupied; and 5.3 percent are vacant. In 2000, there were 50,867 housing units— 50.3 percent owner occupied, 44.7 percent renter occupied and 4.9 percent vacant. The rate of change in housing units since 2000 is 1.36 percent. Median home value in the market area is \$358,199, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.07 percent annually to \$377,731. From 2000 to the current year, median home value changed by 8.64 percent annually.



# Executive Summary

Prepared By: Jim Lutz, CCIM

Site Type: Radius	3395 SW 126th Ave Beaverton, OR 97005 Radius: .5 mile	3395 SW 126th Ave Beaverton, OR 97005 Radius: 1 mile	3395 SW 126th Ave Beaverton, OR 97005 Radius: 3 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$27,226	\$27,572	\$34,547
2000 Median HH Income	\$34,202	\$36,170	\$47,660
2008 Median HH Income	\$44,252	\$46,937	\$61,036
2013 Median HH Income	\$55,113	\$60,361	\$73,967
1990-2000 Annual Rate	2.31%	2.75%	3.27%
2000-2008 Annual Rate	3.17%	3.21%	3.04%
2008-2013 Annual Rate	4.49%	5.16%	3.92%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$14,523	\$14,319	\$17,637
2000 Per Capita Income	\$18,651	\$20,250	\$26,106
2008 Per Capita Income	\$22,861	\$25,214	\$32,960
2013 Per Capita Income	\$27,044	\$30,210	\$40,527
1990-2000 Annual Rate	2.53%	3.53%	4%
2000-2008 Annual Rate	2.5%	2.69%	2.87%
2008-2013 Annual Rate	3.42%	3.68%	4.22%
<b>Average Household Income</b>			
1990 Average Household Income	\$31,180	\$31,398	\$42,384
2000 Average Household Income	\$44,262	\$46,520	\$63,088
2008 Average HH Income	\$57,724	\$60,297	\$81,615
2013 Average HH Income	\$68,673	\$72,471	\$100,666
1990-2000 Annual Rate	3.57%	4.01%	4.06%
2000-2008 Annual Rate	3.27%	3.19%	3.17%
2008-2013 Annual Rate	3.53%	3.75%	4.29%

## Households by Income

Current median household income is \$61,036 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$73,967 in five years. In 2000, median household income was \$47,660, compared to \$34,547 in 1990.

Current average household income is \$81,615 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$100,666 in five years. In 2000, average household income was \$63,088, compared to \$42,384 in 1990.

Current per capita income is \$32,960 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$40,527 in five years. In 2000, the per capita income was \$26,106, compared to \$17,637 in 1990.

## Population by Employment

Total Businesses	537	1,531	7,108
Total Employees	5,876	39,040	88,181

Currently, 94.4 percent of the civilian labor force in the identified market area is employed and 5.6 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 94.5 percent of the civilian labor force, and unemployment will be 5.5 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, 71.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

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

- 68.9 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 14.1 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 17.0 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 72.1 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 22.8 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.)
- 18.5 percent were high school graduates only (29.6 percent in the U.S.)
- 7.5 percent had completed an Associate degree (7.2 percent in the U.S.)
- 27.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 13.5 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)