

# FOR SALE

Creston Neighborhood Duplex  
Building Features A Fireplace in each Unit, W/D Hook-ups & Fenced Back Yards!  
J. L. Lutz & Company Realtors

DO NOT DISTURB TENANTS OR MANAGER OFFERS ACCEPTED SUBJECT TO INSPECTION

Price: **\$259,999**

Approximate Year Built: 1979

Terms: Cash, Conventional, FHA

Tax Records Sq. Feet: 1,560

Location: 3803 SE 33rd PI, PDX

RMLS #: 10038988

#	Type Unit	Style	Est. Sq. Ft.	Existing Rents	Per SF	Estimated Rents	Per SF
1	2BD/1BA	Flat	780	\$675	\$0.87	\$850	\$1.09
2	2BD/1BA	Flat	780	\$675	\$0.87	\$850	\$1.09
3	0	0	0	\$0	N/A	\$0	N/A
4	0	0	0	\$0	N/A	\$0	N/A

Total Monthly Scheduled Rents:

\$1,350

\$1,700

X 12

X 12

Gross Scheduled Income:

**\$16,200**

**\$20,400**

Less: Vacancy/Credit Loss @ 5%:

**\$810**

**\$1,020**

Gross Operating Income:

**\$15,390**

**\$19,380**

Less: Fixed Expenses:

Real Estate Taxes

\$3,124

20.30%

\$3,124

16.12%

Insurance

\$330

2.14%

\$330

1.70%

Water & Sewer

\$880

5.72%

\$880

4.54%

Garbage

\$420

2.73%

\$420

2.17%

Miscellaneous

\$616

4.00%

\$775

4.00%

Total Fixed Expenses:

**\$5,370**

**34.89%**

**\$5,529**

**28.53%**

Net Operating Income:

**\$10,020**

**\$13,851**

Available For Cash Flow Or Debt Service: **\$10,020**

**\$13,851**

Gross Rent Multiplier: **16.05**

**12.75**

Price Per Square Foot: **\$166.67**

**\$166.67**

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