

# 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:** 3817 SE 33rd PI, PDX

**RMLS #:** 10038971

#	Type Unit	Style	Est. Sq. Ft.	Existing Rents	Per SF	Estimated Rents	Per SF
1	2BD/1BA	Flat	780	\$715	\$0.92	\$850	\$1.09
2	2BD/1BA	Flat	780	\$700	\$0.90	\$850	\$1.09
3	0	0	0	\$0	N/A	\$0	N/A
4	0	0	0	\$0	N/A	\$0	N/A

<b>Total Monthly Scheduled Rents:</b>	\$1,415		\$1,700	
	X 12		X 12	
<b>Gross Scheduled Income:</b>	<b>\$16,980</b>		<b>\$20,400</b>	
<b>Less: Vacancy/Credit Loss @ 5%:</b>	<b>\$849</b>		<b>\$1,020</b>	
<b>Gross Operating Income:</b>	<b>\$16,131</b>		<b>\$19,380</b>	
<b>Less: Fixed Expenses:</b>				
Real Estate Taxes	\$3,239	20.08%	\$3,239	16.71%
Insurance	\$330	2.05%	\$330	1.70%
Water & Sewer	\$880	5.46%	\$880	4.54%
Garbage	\$420	2.60%	\$420	2.17%
Miscellaneous	\$645	4.00%	\$775	4.00%
<b>Total Fixed Expenses:</b>	<b>\$5,514</b>	<b>34.18%</b>	<b>\$5,644</b>	<b>29.12%</b>
<b>Net Operating Income:</b>	<b>\$10,617</b>		<b>\$13,736</b>	
<b>Available For Cash Flow Or Debt Service:</b>	<b>\$10,617</b>		<b>\$13,736</b>	
<b>Gross Rent Multiplier:</b>	<b>15.31</b>		<b>12.75</b>	
<b>Price Per Square Foot:</b>	<b>\$166.67</b>		<b>\$166.67</b>	

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