



**Presented by:** Randy Smith  
Western Equities  
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**MULTIFAMILY** **Status:** CAN **7/15/2010** **1:51:32 PM**  
**ML#:** 10051623 **Area:** 143 **List Price:** \$559,900  
**Address:** 3321 SE 127TH PL  
**City:** Portland **Zip Code:** 97236  
**Map Coord:** 628/B/2 **Zoning:** R2a **List Type:** ER LR: N  
**County:** Multnomah **TaxID:** R334315  
**Elem:** **Middle:**  
**High:**  
**Legal:** SECTION 11 1S 2E, TL 8300 0.44 ACRES  
**Nbhood:**  
**Internet/Address/No Blog/No AVM:** Y/ Y/ / **Offer/Nego:** CALL-LA

**GENERAL AND BUILDING INFORMATION**

**Seller Disc:** EXEMPT **Lot Size:** 15K-19,999SF **Waterfront:**  
**Lot Desc:** BUSLINE, LEVEL **View:** CITY **Body Water:**  
**Year Built:** 1971 / APPROX **#Stories:** 2 **#Units:** 8  
**Parking:** / OPEN, PAVED **Roof:** SHINGLE **Approx Bldg SQFT:**  
**Bsmt/Fnd:** **Exterior:** **Security/Entry:**  
**Common Amenities:** LAUNDRY **Storage:** INDIVID

**DESCRIPTION OF UNITS**

# Units	# Bedrms	Baths	Mo. Rent	SQFT/Unit	Features
4	2	1	\$695		RANGE, DISHWAS, REFRIG
2	1	1	\$675		REFRIG, DISHWAS, DECK, RANGE
1	2		\$645		
1		1	\$525		RANGE, REFRIG

**Occupancy Types:** MO-TMO **Utilities Included:** WATER, GARBAGE

**REMARKS**

**XSt/Dir:** Powell Blvd to 127th Place, N to Property  
**Private:** Nice 8 plex. DO NOT DISTURB TENANTS. Fully rented. Well maintained. Happy tenants. Flexible seller.  
**Public:** Nice 8 plex. DO NOT DISTURB TENANTS. Close to the bus line. Off street parking. On site laundry. Flexible property with a variety of units. Full with happy tenants.

**UTILITIES**

**Heat:** ZONAL **Water:** PUBLIC **Cool:**  
**Fuel:** ELECT **Sewer:** PUBLIC **H/Wtr:**

**INCOME / EXPENSES & FINANCIAL INFORMATION**

**Actual Gross Income:** \$51,060 **Actual Net Income:** \$30,487 **Actual Oper. Expenses:** \$20,573  
**Proj. Gross Income:** **Proj. Net Income:** **Proj. Oper. Expenses:**  
**Cap Rate:** **Gross Rent Multiplier:** 10.97 **Investor Info:**  
**Property Tax/Yr:** \$6,780.63 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2  
**Terms:** CALL-LA **Short Sale:** N **3rd PartyTrans:** N **Total Comm Differs:** N  
**Escrow Pref:** Ticor Title Comm'l **Short Sale Offer:** **Bank Owned:** N

**BROKER / AGENT DATA**

**BRCD:** CAPI01 **Office:** Western Equities **Phone:** 503-242-0033 **Fax:** 503-208-8021  
**LPID:** SMITHRN **Agent:** Randy Smith **Phone:** 503-320-3030 **Cell/Pgr:**  
**Agent E-mail:** [randysmith@westernequities.com](mailto:randysmith@westernequities.com) **Agent Ext:**  
**CoLPID:** **CoBRCD:** **CoAgent:** **CoPh:**  
**List:** 6/22/2010 **Exp:** 7/13/2010 **Show:** APTONLY, CALL-LA, DND-TEN **Poss:** SUBJTEN  
**LBHrs/Loc/Cmb:** **Owner:** Ruark **Phone:**  
**Tran:** 7/13/2010 **Manager:** Jody Francis **Phone:** 503-593-7378

**COMPARABLE INFORMATION**

**Pend:** **DOM/CDOM:** 21 / 21 **O/Price:** \$5,599,000  
**Sold:** **Terms:** **Sold Price:**  
**SPID:** **S/Agt:** **S/Off:** **S/Off Phone:**

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