

Hillsdale Fourplex

Possible seller financing!

2626 SW Beaverton-
Hillsdale Highway
Portland, Oregon 97239

Offered at \$899,000

Nicely renovated garden court apartments!

- 2 Three BR, 1 Two BR, 1 One BR Apt
- Five Decks overlooking greenspace
- New windows/doors
- Off Street Parking
- 3 Apts renovated in 2019 & 2020
- 2 more units may be possible



Western Equities

Randy Smith, Principal Broker

Phone 503.242.0033

Mobile 503.320.3030

randysmith@westernequities.com

www.westernequities.com

All information contained herein has been obtained from sources deemed reliable, primarily from the seller. We cannot and will not warrant its accuracy. Buyers are urged to verify all information independently.

Possible owner carry financing for qualified buyer! Here is your chance to own a renovated apartment property in an excellent close-in urban setting in SW Portland's Hillsdale neighborhood, one of the hottest markets in the country. Plans for two additional basement units, and possible building site! Three units have just been renovated. Please do not disturb the tenants! Make all offers subject to interior inspection. Notice: the Seller has a valid real estate license, but is acting as a principal only!

Hillsdale Fourplex

2626 SW Beaverton-Hillsdale Highway

Portland, Oregon 97239

Disclaimer & Confidentiality Agreement

This Offering Memorandum has been prepared by Randy Smith, principal broker at Western Equities, and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty, or representation about its content. It is the Buyer's responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Randy Smith on behalf of the owners. They are based upon assumptions relating to the general economy and by other factors beyond the control of the Owners, and therefore are subject to wide variation.

This Offering Memorandum does not constitute a representation that there has been no change in the business affairs of the property or of the Owners since the date of preparation of the Offering Memorandum. Analysis and verification of any and all information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

No representation is made by Owners as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Owners and its employees specifically disclaim any responsibility for inaccuracies and expect prospective purchaser to exercise independent due diligence in verifying all such information. Further, Owners and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum

or any other written or oral communications transmitted or made available to the recipient.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. **By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owners and that you will use the information in this Offering Memorandum for the sole purpose of evaluation purchaser's interest in the Property and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owners.**

Owners expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with any entity at any time, with or without notice. Owners shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase unless and until such offer is approved by Owners, a written agreement for the purchase of the property has been fully executed, delivered, and approved by Owners and it's legal counsel, and any obligations set by Owners hereunder have been satisfied or waived.

So Agreed this ____ day of _____, 2022

Signature – Buyer or Buyer's Representative

Name Printed

Hillsdale Fourplex Apartments
2626 SW Beaverton-Hillsdale Hwy.
Portland, Oregon 97239
Possible excellent owner carry financing

Executive Summary

Please don't disturb tenants!

Asking Price:

\$ 899,000

GRM: 12.61

Capitalization Rate: **4.90%**

Property

Description:

Hillsdale Four-plex is a recently renovated property built in 1973 and renovated in 2019 & 2021. It's located on SW Beaverton-Hillsdale Hwy, just west of the Hillsdale shopping area, on the south side of the road. There are 4 apartment units in one building, encompassing 3,058 sq. ft. with city water, city sewer, cable TV, and electricity on built on 13,068 sq.ft., with of plenty of mature trees & is nicely landscaped. The lot slopes away from the road towards a deep wooded ravine with a seasonal stream at the bottom. All of the decks on the property face this beautiful & secluded scenic area.

The complex boasts off street paved parking, which appears to be in excellent condition, having been resurfaced in late 2019, a laundry room with new coin op washers and dryers less than two years old and owned by the seller. The roof appears to be in good to excellent condition, and the gutters are less than 3 years old. The current owners have completely renovated 3 of the 4 units and repainted exterior of the property. The seller estimates around 10+ year's tenancy on the unrenovated 3 bedroom unit. Also the windows and patio doors have been recently replaced. The current owners have owned the property for nearly 26 years! There are several new refrigerators, ranges, carpet and vinyl, in addition to new paint on the interior and exterior.

IMPORTANT NOTICE: The seller has plans from his architect to build two additional two bedroom units in the lower level of the building, which are included in the sale. He has already completed extensive work on the water and electrical systems in that part of the building, as well as improvements to the structural elements. He will provide all architectural plans and a list of further improvements to qualified prospective buyers of the property. Also, the seller states that the city has told him he could separate the vacant land on the east side of the lot, but this has NOT been confirmed. Every potential buyer must verify any and all requirements by the city/county/state in order to add units to the property. Please read, sign and return the confidentiality agreement contained in this package in order to receive additional information.

Location

Description: The property is on the south side of Beaverton-Hillsdale Highway, a major east-west artery. The bus line is directly in front of the property as is a dedicated bikeway, which also allows for easy access to downtown Portland & Beaverton, and to all of the Portland metro area. There are approximately 9 parking spaces along the road, but they are not striped. Shopping is close by all along the Hillsdale shopping area to the east, and there is a major shopping corridor to the west on Beaverton-Hillsdale Hwy. There are many restaurants and other amenities in the neighborhood as well.

Number of Units: Four. Two 3 BR 1 BA units, one 2 BR 1 BA, and one 1 BR 1 BA unit.

Apartment

Photos: Copy and paste this link into your browser:
<https://www.westernequities.com/downloads/Hillsdale4PlexPictures/>

Occupancy: The property is currently 100% occupied. Three of the four apartments have been completely renovated with new stainless appliances, top quality flooring, new patio doors, new front door, and all surfaces redone. The fourth one, a 3 BR 1 BA has very long term tenants (10+ years!)

Financing: New financing, either from a lender or owner carry is required. Please contact the listing agent for sources of excellent funding from multiple lenders eager to fund this project. The owner may consider owner carry terms for well qualified buyers only. The decision to do so is at the seller's sole discretion. Call listing broker for details.

Financial Data: Please refer to the attached financial information pages following this executive summary.

Income/

Expenses: Current Income **\$69,271** Full Year Expenses **\$ 25,212** NOI **\$44,059**

Rental Rate:

Current rent for the one bedroom unit: \$1145
Current rent for the two bedroom unit: \$1350
Current rent for one three bedroom unit: \$1435
Current rent for one three bedroom unit: \$1650
New tenant rental rate for one of the three bedroom units is \$1550.
One tenant rents the lower level for storage @ \$250/mo

Disclosure: The seller has a valid real estate license, but is acting as a principal and not as a broker.

Demographics: Please refer to the demographics section following the financials to find out more on the

Feel free to call the listing broker, Randy Smith at Western Equities for further details, or to answer questions you may have. He can be reached at: (503) 242-0033, or on his cell phone or text: (503) 320-3030 or via email: randysmith@westernequities.com.

Annual Property Operating Data

Yury Four Plex on Beaverton Hillsdale H

Purpose	Purchase scenario
Name	Yury Four Plex on Beaverton Hillsdale H
Location	2626 B-H Hwy, Portland, Oregon
Property Type	4 unit garden apartments
Date	15 August 2022
Units	4

Price	\$899,000
-Loans	0
Down Payment	899,000
+Acq Costs	10,000
+Loan Points	0
Investment	909,000

	\$/Unit	% of GI	Annual \$
Gross Income			
Unit A @ \$1650 (1 units)	\$19,800	27.8%	\$19,800
Unit B @ \$1145 (1 units)	13,740	19.3%	13,740
Unit C @ \$1435 (1 units)	17,220	24.2%	17,220
Unit D @ \$1350 (1 units)	16,200	22.7%	16,200
Laundry & Storage	1,080	6.1%	4,320
Total Gross Income	\$17,820	100.0%	\$71,280
- Vacancy & Credit Loss	502	2.8%	2,009
Effective Income	\$17,318	97.2%	\$69,271
Less: Operating Expenses			
Property Taxes	2,912	16.3%	11,647
Insurance	234	1.3%	936
Utilities Water Sewer Trash	2,845	16.0%	11,380
Repairs	194	1.1%	774
Cleaning & Turnover	119	0.7%	475
Total Operating Expenses	\$6,303	35.4%	\$25,212
Net Operating Income	\$11,015	61.8%	\$44,059

Capitalization Rate	4.90%
Gross Income Multiplier	12.61
Cash on Cash	4.85%
Price/Unit	\$224,750

The data and calculations presented herein have been obtained from sources we believe to be reliable, primarily from the seller. We cannot and will not warrant them in any way. POTENTIAL PURCHASERS MUST VERIFY ALL INFORMATION INDEPENDENTLY, and are strongly urged to obtain the advice of qualified accounting, legal, and 1031 tax-deferred exchange professionals.

Analysis Assumptions Report

Yury Four Plex on Beaverton Hillsdale H

Here are the assumptions used in compiling this analysis. All data must be verified by prospective buyers to their satisfaction.

Investment Assumptions

Price of Property		\$899,000.00
Closing Costs		\$10,000.00
Date of Acquisition		1 January 2020
Holding Period		5 Years
Inflation Rate		3% per Year
Sale Price Method	4.75% Capitalization of NOI on Sale Date	
Selling Costs		4.25%

Investor's Assumptions

General Vacancy & Credit Loss		Zero
Tax Rate - First Year		28%
Tax Rate - Following Years		28%
Capital Gain Rate		20%
Cost Recovery Recapture Rate	25% - Losses Carried Forward	
Present Value Discount Rate Before Debt		8% per Year
Present Value Discount Rate Before Tax		8% per Year
Present Value Discount Rate After Tax		8% per Year

Depreciation Assumptions

Depreciable Amount		\$600,000.00
Depreciable Life		27.5 Years
Depreciation Method		Straight Line
Depreciation Start Date		at Acquisition

Unit A @ \$1650 Revenue Assumptions

Annual Revenue (1 Units @ \$1,650.00/Unit/Month)		\$19,800.00
Revenue Start Date		at Acquisition
Revenue Period		Until Projected Sale
Revenue Growth Method	Annual at the Inflation Rate	
Vacancy Factor		3%

Unit B @ \$1145 Revenue Assumptions

Annual Revenue (1 Units @ \$1,145.00/Unit/Month)		\$13,740.00
Revenue Start Date		at Acquisition
Revenue Period		Until Projected Sale
Revenue Growth Method	Annual at the Inflation Rate	
Vacancy Factor		3%

Analysis Assumptions Report

Yury Four Plex on Beaverton Hillsdale H

Unit C @ \$1435 Revenue Assumptions

Annual Revenue (1 Units @ \$1,435.00/Unit/Month)	\$17,220.00
Revenue Start Date	at Acquisition
Revenue Period	Until Projected Sale
Revenue Growth Method	Annual at the Inflation Rate
Vacancy Factor	3%

Unit D @ \$1350 Revenue Assumptions

Annual Revenue (1 Units @ \$1,350.00/Unit/Month)	\$16,200.00
Revenue Start Date	at Acquisition
Revenue Period	Until Projected Sale
Revenue Growth Method	Annual at the Inflation Rate
Vacancy Factor	3%

Laundry Revenue Assumptions

Annual Revenue	\$1,320.00
Revenue Start Date	at Acquisition
Revenue Period	Until Projected Sale
Revenue Growth Method	Annual at the Inflation Rate

Property Taxes Expense Assumptions

Annual Expense	\$11,647.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

Insurance Expense Assumptions

Annual Expense	\$936.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

Utilities Water Sewer Trash Expense Assumptions

Annual Expense	\$11,380.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

Repairs Expense Assumptions

Annual Expense	\$774.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

Analysis Assumptions Report

Yury Four Plex on Beaverton Hillsdale H

Cleaning & Turnover Expense Assumptions

Annual Expense	\$475.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate



Your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan. Costs detailed on this sheet are approximate.

Conventional 30yr Fixed

FIXED 30YR N/O/O

Owner Occupied | Purchase

COMMENTS

\$950,000 with 25% down. Non-Owner Occupied (investment) 4 unit

BORROWERS	PROPERTY	SALE PRICE	LOAN AMOUNT	INTEREST RATE
POTENTIAL CLIENT	TBD PORTLAND, OR 97230	\$950,000.00	\$712,500.00	6.625% APR 6.834%

LOAN COSTS

ORIGINATION FEES	\$14,028
1.75% of Loan Amount (Points)	\$12,469
Funding Fee	\$650
Tax Certificate Fee	\$64
Underwriting Fee	\$820
Wire Transfer Fee	\$25

THIRD PARTY FEES AND CHARGES \$2,565

Appraisal Fee	\$800
Credit Report Fee	\$51
Flood Certificate Fee	\$9
Title - eRecording Fee	\$10
Title - Endorsement Fee	\$150
Title - Lender's Title Insurance	\$622
Title - Settlement Fee	\$923

MONTHLY PAYMENT

Principal & Interest (P&I)	\$4,562.22
Homeowner's Insurance	\$150
Property Taxes - County	\$970

APPROXIMATE MONTHLY PAYMENT \$5,682.22

OTHER COSTS

TAXES & OTHER GOVT FEES \$400

Recording Fees and Other Taxes	\$400
--------------------------------	-------

PREPAID EXPENSES \$129

Prepaid Interest (1 days @ 6.625%)	\$129
------------------------------------	-------

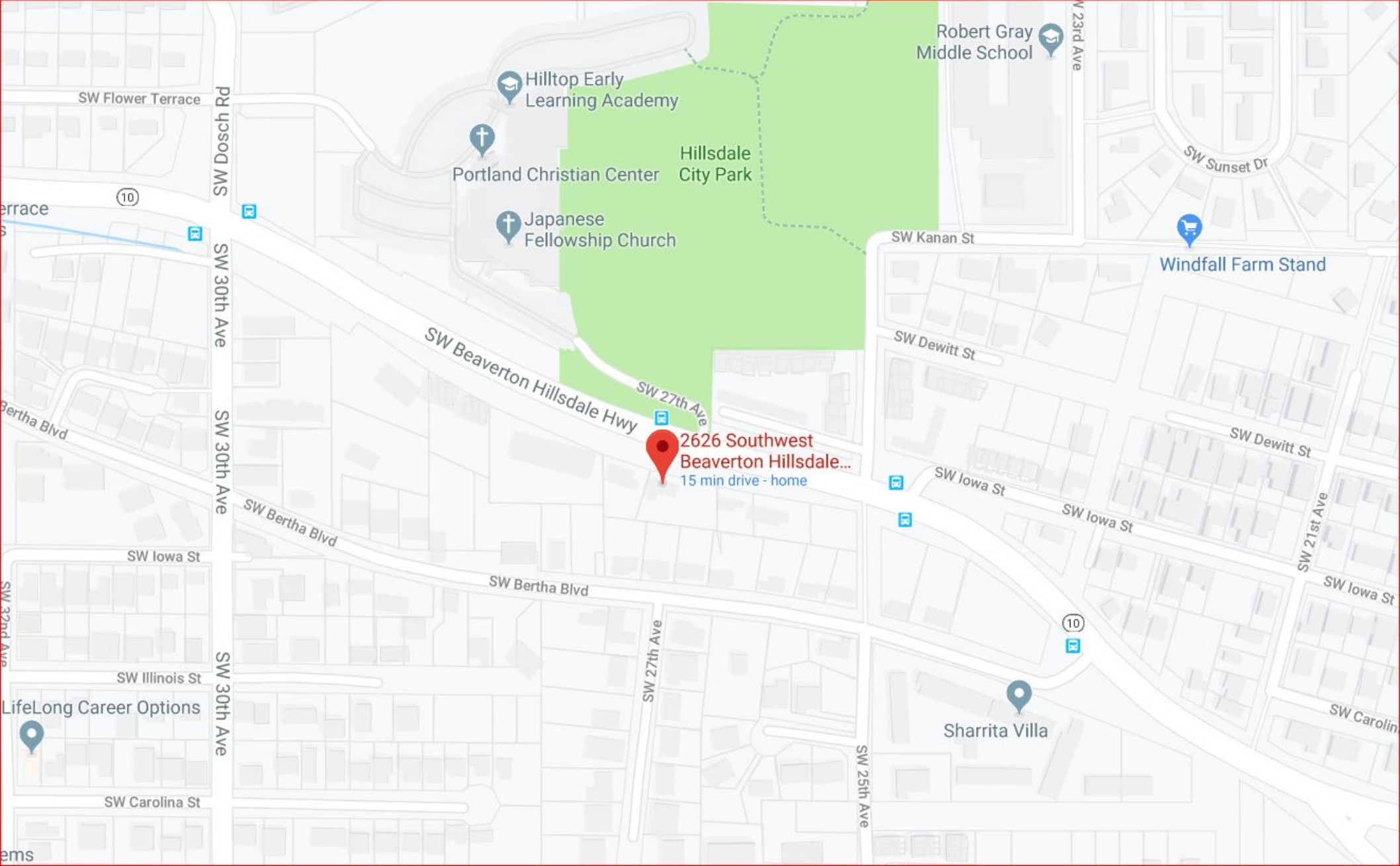
INITIAL ESCROW PAYMENT AT CLOSING \$970

Property Taxes County (1 months)	\$970
----------------------------------	-------

CASH TO CLOSE

Loan Costs + Taxes & Other Govt Fees + Other	\$16,993
Prepaid Expenses + Initial Escrow Payments	\$1,099
Closing Costs Financed (paid from Loan Amount)	\$0
Net Closing Costs	\$18,092
Down Payment/Funds from Borrower	\$237,500
Deposit	\$0
Seller Credits	\$0

APPROXIMATE CASH TO CLOSE \$255,592



Robert Gray Middle School

Hilltop Early Learning Academy

Portland Christian Center

Hillsdale City Park

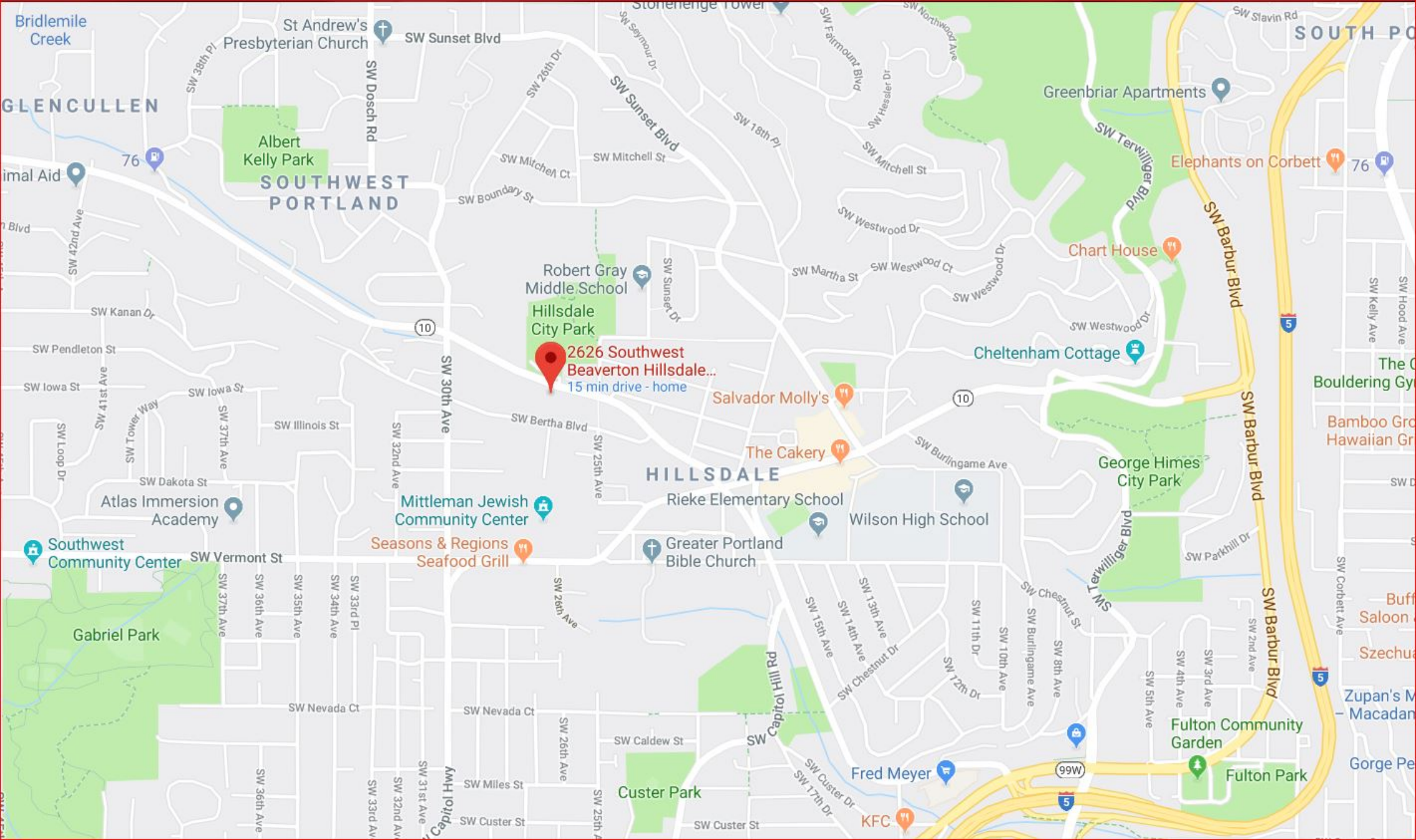
Japanese Fellowship Church

Windfall Farm Stand

2626 Southwest Beaverton Hillsdale...
15 min drive - home

Sharrita Villa

LifeLong Career Options



2626 Southwest Beaverton Hillsdale...
15 min drive - home

SOUTHWEST PORTLAND

HILLSDALE

SOUTH PORTLAND

St Andrew's Presbyterian Church

Robert Gray Middle School

Hillsdale City Park

Greenbriar Apartments

Chart House

Cheltenham Cottage

Salvador Molly's

The Cakery

Rieke Elementary School

Wilson High School

George Himes City Park

Middleman Jewish Community Center

Greater Portland Bible Church

Seasons & Regions Seafood Grill

Atlas Immersion Academy

Southwest Community Center

Gabriel Park

Custer Park

Fulton Community Garden

Fulton Park

Fred Meyer

KFC

Bridlemile Creek

76

10

10

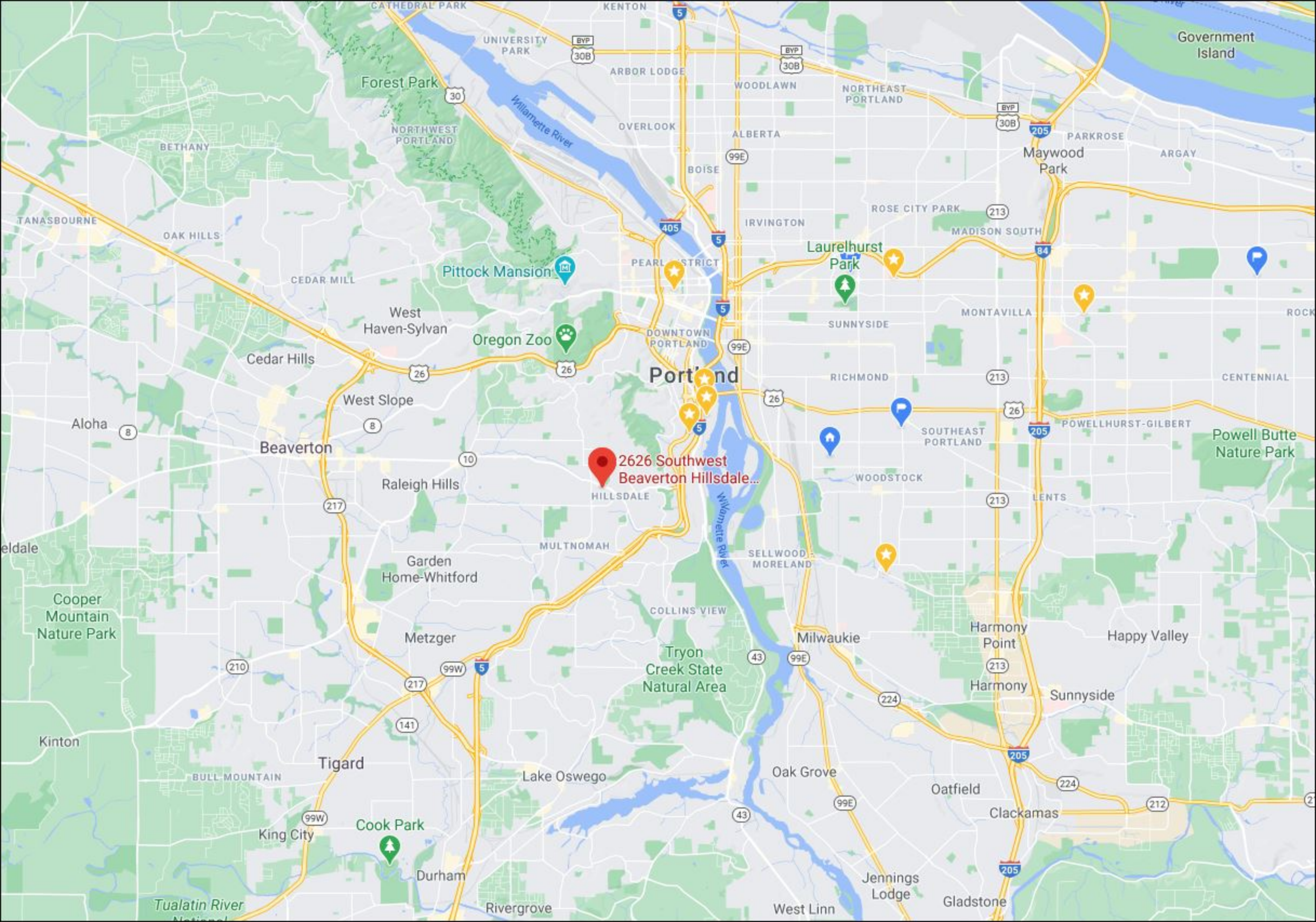
5

10

5

99W

5



2626 Southwest Beaverton Hillsdale...

Portland

Pittock Mansion

Oregon Zoo

Laurelhurst Park

Beaverton

Cooper Mountain Nature Park

Tryon Creek State Natural Area

Powell Butte Nature Park

Tualatin National