

Property Report



Sample 4-Plex

1234 Any Street
Beaverton, OR 97007

Presented by:

Rob Levy

The Rob Levy Team / KW Realty Professionals

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This report is not intended to solicit listings from other brokers.

Overview

Sample 4-Plex

1234 Any Street
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Purchase Info

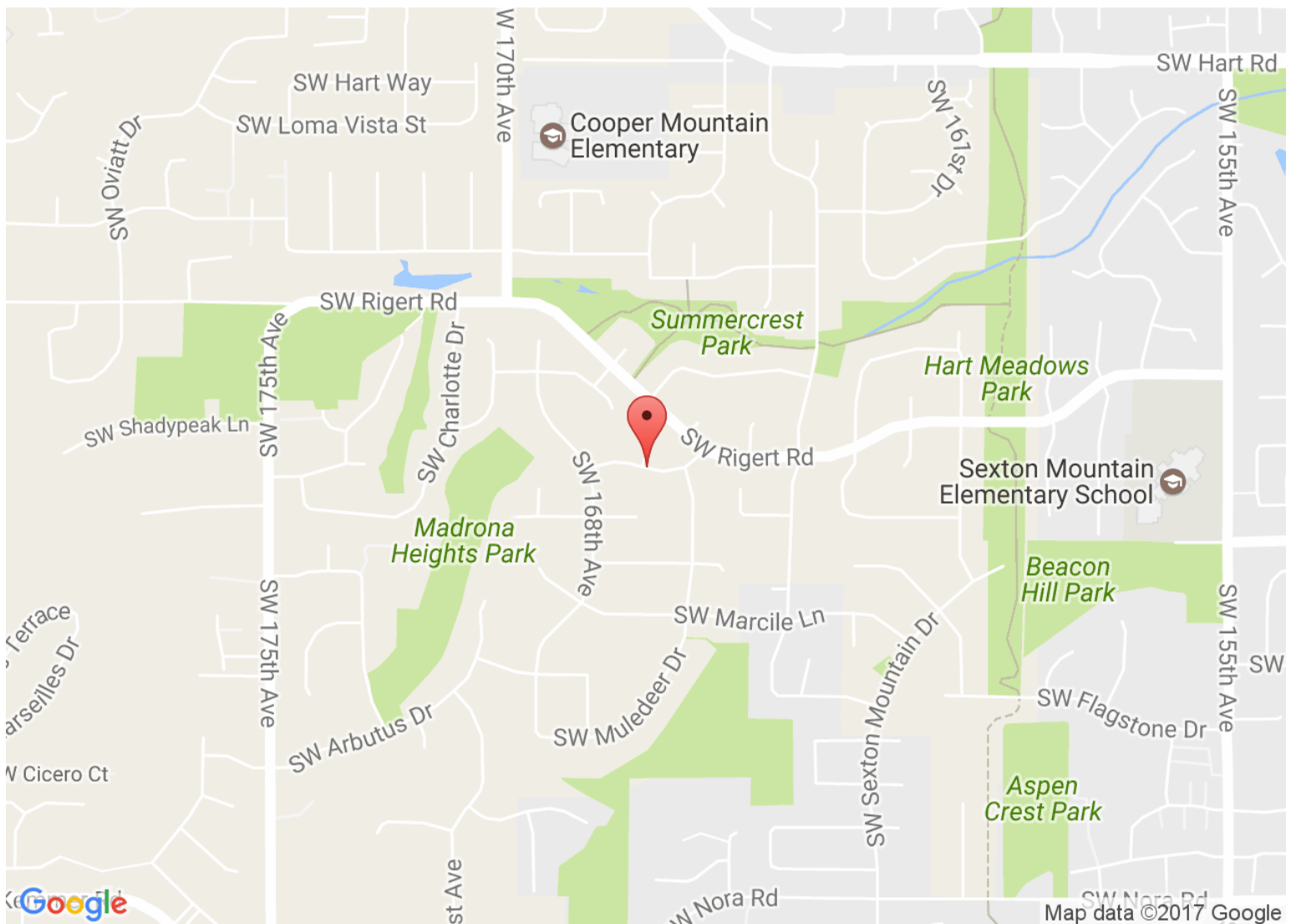
Square Feet (8 Units)	3,072
Initial Market Value	\$499,900
Purchase Price	\$500,000
Initial Cash Invested	\$132,500

Income Analysis

	Monthly	Annual
Net Operating Income	\$2,312	\$27,738
Cash Flow	\$411	\$4,937

Financial Metrics

Cap Rate (Purchase Price)	5.5%
Cash on Cash Return (Year 1)	3.7%
Internal Rate of Return (Year 10)	17.1%
Sale Price (Year 10)	\$814,284



Purchase Analysis

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Purchase Info	
Initial Market Value	\$499,900
Purchase Price	\$500,000
- First Mortgage	-\$375,000
- Second Mortgage	-\$0
= Downpayment	\$125,000
+ Buying Costs	\$7,500
+ Initial Improvements	\$0
= Initial Cash Invested	\$132,500
Square Feet (8 Units)	3,072
Cost per Square Foot	\$163
Monthly Rent per Square Foot	\$1.30
Cost per Unit	\$62,500
Average Monthly Rent per Unit	\$500

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75.02%	0%
Loan Amount	\$375,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4.5%	
Payment	\$1,900.07	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.4
Operating Expense Ratio	40.4%
Debt Coverage Ratio	1.22
Cap Rate (Purchase Price)	5.5%
Cash on Cash Return	3.7%

Assumptions	
Appreciation Rate	5.0%
Vacancy Rate	3.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	75.0%
Selling Costs	\$29,994

Income	Monthly	Annual
Gross Rent	\$4,000	\$48,000
Vacancy Loss	-\$120	-\$1,440
Operating Income	\$3,880	\$46,560

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$208	-\$2,500
Insurance (8%)	-\$292	-\$3,500
Management Fees (8%)	-\$310	-\$3,725
Taxes (12%)	-\$476	-\$5,713
Utilities (7%)	-\$282	-\$3,384
Operating Expenses (40%)	-\$1,568	-\$18,822

Net Performance	Monthly	Annual
Net Operating Income	\$2,312	\$27,738
- Mortgage Payments	-\$1,900	-\$22,801
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$411	\$4,937

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$48,000	\$49,440	\$50,923	\$54,024	\$62,629	\$84,168	\$113,115
Vacancy Loss	-\$1,440	-\$1,483	-\$1,528	-\$1,621	-\$1,879	-\$2,525	-\$3,393
Operating Income	\$46,560	\$47,957	\$49,396	\$52,404	\$60,750	\$81,643	\$109,722

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$2,500	-\$2,575	-\$2,652	-\$2,814	-\$3,262	-\$4,384	-\$5,891
Insurance	-\$3,500	-\$3,605	-\$3,713	-\$3,939	-\$4,567	-\$6,137	-\$8,248
Management Fees	-\$3,725	-\$3,837	-\$3,952	-\$4,192	-\$4,860	-\$6,531	-\$8,778
Taxes	-\$5,713	-\$5,884	-\$6,061	-\$6,430	-\$7,454	-\$10,018	-\$13,463
Utilities	-\$3,384	-\$3,486	-\$3,590	-\$3,809	-\$4,415	-\$5,934	-\$7,975
Operating Expenses	-\$18,822	-\$19,386	-\$19,968	-\$21,184	-\$24,558	-\$33,004	-\$44,355

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$27,738	\$28,570	\$29,427	\$31,220	\$36,192	\$48,639	\$65,367
- Mortgage Payments	-\$22,801	-\$22,801	-\$22,801	-\$22,801	-\$22,801	-\$22,801	-\$22,801
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$4,937	\$5,770	\$6,627	\$8,419	\$13,391	\$25,838	\$42,566
Cap Rate (Purchase Price)	5.5%	5.7%	5.9%	6.2%	7.2%	9.7%	13.1%
Cap Rate (Market Value)	5.3%	5.2%	5.1%	4.9%	4.4%	3.7%	3.0%
Cash on Cash Return	3.7%	4.4%	5.0%	6.4%	10.1%	19.5%	32.1%
Return on Equity	3.2%	3.1%	3.0%	2.8%	2.6%	2.3%	2.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$524,895	\$551,140	\$578,697	\$638,013	\$814,284	\$1,326,384	\$2,160,539
- Loan Balance	-\$368,950	-\$362,623	-\$356,005	-\$341,842	-\$300,335	-\$183,337	-\$0
= Equity	\$155,945	\$188,517	\$222,692	\$296,171	\$513,949	\$1,143,047	\$2,160,539
Loan-to-Value Ratio	70.3%	65.8%	61.5%	53.6%	36.9%	13.8%	0.0%
Potential Cash-Out Refi	\$24,721	\$50,732	\$78,018	\$136,668	\$310,378	\$811,451	\$1,620,404

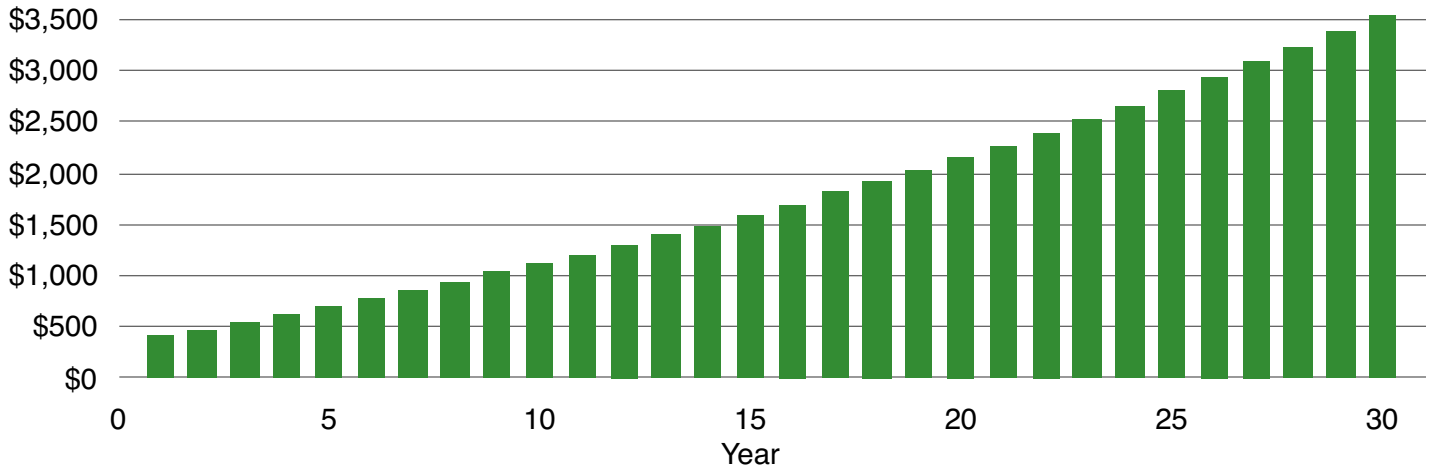
Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$155,945	\$188,517	\$222,692	\$296,171	\$513,949	\$1,143,047	\$2,160,539
- Selling Costs	-\$31,494	-\$33,068	-\$34,722	-\$38,281	-\$48,857	-\$79,583	-\$129,632
= Proceeds After Sale	\$124,451	\$155,449	\$187,970	\$257,890	\$465,092	\$1,063,464	\$2,030,907
+ Cumulative Cash Flow	\$4,937	\$10,707	\$17,333	\$33,262	\$89,979	\$289,319	\$635,631
- Initial Cash Invested	-\$132,500	-\$132,500	-\$132,500	-\$132,500	-\$132,500	-\$132,500	-\$132,500
= Net Profit	-\$3,112	\$33,655	\$72,804	\$158,652	\$422,571	\$1,220,283	\$2,534,038
Internal Rate of Return	-2.3%	12.2%	16.2%	18.0%	17.1%	14.7%	13.4%
Return on Investment	-2%	25%	55%	120%	319%	921%	1,912%

Graphs

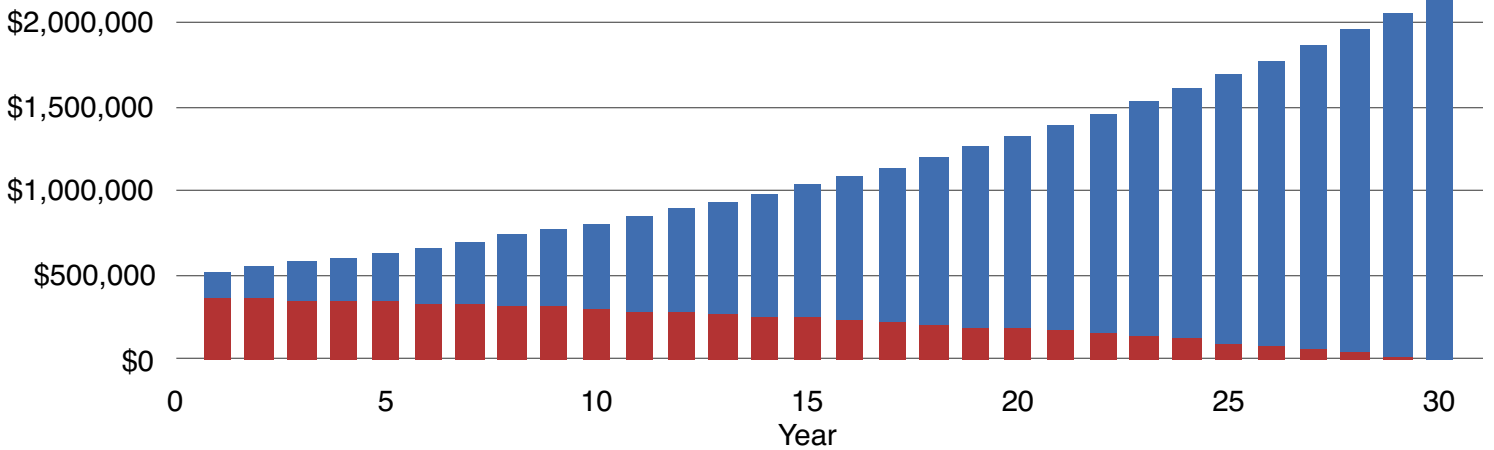
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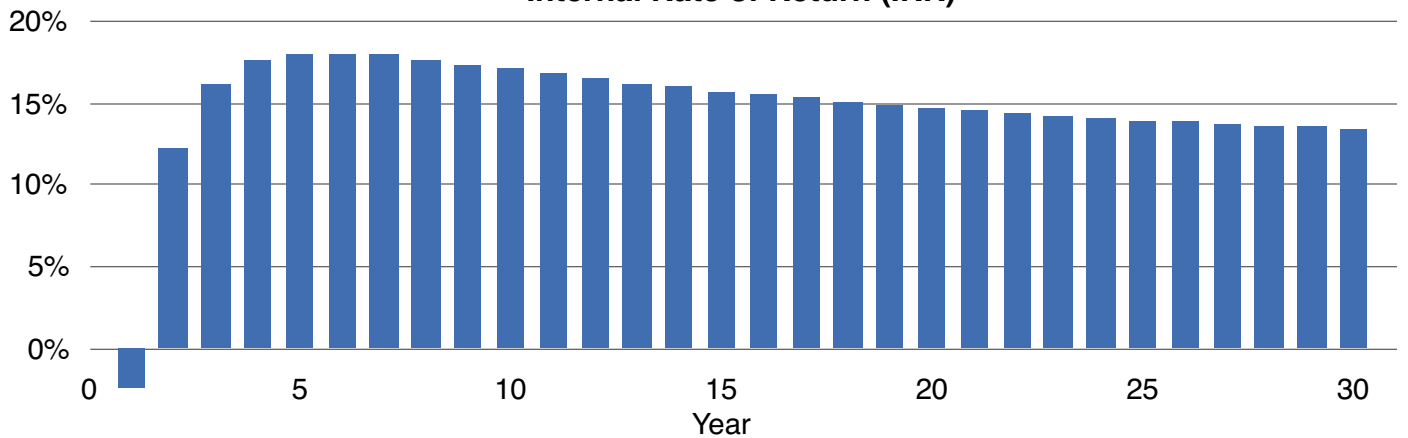
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Garages	0	4	\$0 Per Month
Unit #1	768	1	\$1,000 Per Month
Unit #2	768	1	\$1,000 Per Month
Unit #3	768	1	\$1,000 Per Month
Unit #4	768	1	\$1,000 Per Month

Totals for Year 1

Total Number of Units			8
Total Area (Sum of Units)			3,072 Square Feet
Total Rent (Sum of Units)			\$4,000 Per Month, \$48,000 Per Year