

For Sale | 4480-4486 SW 99th Ave. | Beaverton OR



DO NOT DISTURB TENANTS

Property Summary

Address: 4480-4486 SW 99th Ave.
Beaverton OR 97005
1 block off Beaverton-Hillsdale Hwy

Units: Three (3) Two Bedroom
One (1) One Bedroom

Parking: Seven (7) Off-Street Spaces

Lot Size 11,326 Square Feet

- Ductless heat pump w/AC in each unit
- Washer & dryer in each unit
- Each unit has a private, fenced yard
- 3 long-term tenants (10+ years)

Asking: \$875,000
@ 6.1% Cap Rate
Pro Forma

Contact Will Wright
503-335-3300



WRIGHT COMMERCIAL
REAL ESTATE SERVICES

4 Unit Apartment Complex

4480-4486 SW 99th Ave. Beaverton, OR



Off-Street Parking

4480-4486 SW 99th Ave - 4 units	Beginning 12-1-22	2022 Actual	Pro Forma
EXPENSES			
Taxes	\$ 6,538.11	\$ 6,538.11	\$ 6,538.11
Insurance	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00
Water/Sewer	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00
Electric	\$ -	\$ -	\$ -
Trash	\$ 1,224.00	\$ 1,224.00	\$ 1,224.00
Maintenance	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
Turnover	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Landscaping	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Reserves	\$ 500.00	\$ 500.00	\$ 500.00
Property Management	\$ 600.00	\$ 600.00	\$ 600.00
Advertising	\$ 100.00	\$ 100.00	\$ 100.00
TOTAL	\$ 19,051.11	\$ 19,051.11	\$ 19,051.11
INCOME			
Rent	\$ 60,547.20	\$ 53,040.00	\$ 68,400.00
Laundry	\$ -	\$ -	\$ -
Utility	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00
TOTAL	\$ 64,447.20	\$ 56,940.00	\$ 72,300.00
NOI	\$ 45,396.09	\$ 37,888.89	\$ 53,248.89
	\$ 875,000.00		
Value at	5.2%	Cap Rate	6.1%

Income & Expense Analysis



One Bedroom Apartment on 2nd Floor



Each apartment has separate, fenced yard



Washer and dryer included in each unit



Private Courtyard



Private, fenced yards

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- 3 long-term tenants (10+ years)
- First time on market in 25 years
- Across the street from Kennedy Park
- 25+ year roof life
- New Hardie Plank Siding

Although we obtained the information above from sources we believe to be reliable, we make no guarantee about its accuracy. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your legal advisors should conduct your own investigation of the property before transaction.