12480 SW Gingham Lane

9/4/2026

In-Place Rents + Estimated rent for vacant Unit C

Projected Sale Price	GRM= 10.9
$950,000	CAP= 6.4%

** Income	Monthly	Annual
(1) 3 Bedroom/2-Bath Main-Level unit A	$2,195	$26,340
(1) 2-Bedroom/1-Bath Main-Level unit B	$1,750	$21,000
(1) 2-Bedroom/1-Bath Upper-Level unit C (vacant)	$1,695	$20,340
(1) 2-Bedroom/1-Bath Upper-Level unit D	$1,650	$19,800
Total Income	**$7,290**	**$87,480**

** Expenses	Monthly	Annual	
Property Taxes (2025)	$814	$9,764	
Insurance - Property (2025)	$258	$3,096	
Utilities - Garbage (2025)	$120	$1,495	
Utilities - Water/Sewer (2025)	$360	$4,703	
Landscaping (Tenant in Unit B responsible)	$0	$0	
Self-Managed	$0	$0	
Maintenance / Reserves (7% estimate)	$510	$6,124	
Vacancy Factor (2% Estimate)	$146	$1,750	
Total Expenses	**$2,208**	**$26,931**	*30.8% Expense Factor

	Monthly	Annual
Net Operating Income	**$5,082**	**$60,549**

Performance

* 6.865% 30-yr amortization fixed for 30 years, 1-point

Down Payment	$237,500	25% Down Payment
Closing Costs / Prepaid Expenses / Improvements	$10,000	
Loan Amount	$712,500	

	Monthly	Annual
Debt Servicing (25% down)	$4,676	$56,112
Cash on Cash Return	$406	$4,875

Estimated Sale Price in 5 years	$1,101,310	* 5 year estimate (3% growth)
Loan Value after 5 years	$669,711	
Equity from Sale after 5 years	$431,599	
Proceeds from income after 5 years	$24,374	
Equity + Income after 5 years	$455,973	
Basis (Down + Closing Costs + Improvements)	$247,500	

Profit over 5years	**$208,473**
Cash on Cash Estimated Annual Return	**13.0%**

* Courtesy of Brian Spear, Opt Real Estate, 503-515-9374. Income & Expense estimates are based on current market conditions.

** Future projections do not account for future rent or expense increases

*** Real Estate offers several tax benefits which are not reflected in this spreadsheet including tax deferral of gains & yearly depreciatio n.