PROPERTY EFFICIENCY ANALYSIS

One-page operating review · Oregon multi-family

WORKED EXAMPLE · PUBLISHED CASE STUDY

SW Grove Street portfolio

32 doors · four buildings, one block · Corvallis · rents moved 1.1%

Figures from the published Grove Street case study. Yours is built from your last 12 months of statements.

+$21,072 / yr
NOI lift · +7.5%

+$351,197
Value created at a 6% cap

$10,975
Value created per door

Where the lift came from — *none of it was raising rent*

LEVER	WHAT CHANGED	ANNUAL IMPACT
Utility cost recovery	Ratio billing at renewal. 79% of the lift — permanent.	**+$16,575**
Inspections, labor, consolidation	Four landscape contracts became one. In-house at $75/hr.	**+$4,979**
Rent & subsidy movement	Combined rent + subsidy moved 1.1%. Not a rent-growth story.	**+$4,286**
Onsite management	32 doors. No onsite team required — a cost that never started.	**Not required**
Our management fee	Owner paid us 61 bps more and still netted $21,072.	**–$3,802**

FIRST 90 DAYS

What we would change on this property

01 — Utility recovery
Ratio billing at every renew al.

02 — Inspections
Biannual 360° interiors, in-house.

03 — Consolidation
One landscape contract for t he block.

04 — Labor
W-2 team at $75/hr. No marku p.

05 — Onsite staff
Confirm none required at 32 doors.

Your report uses your statements. This page is a worked example from Grove Street. NOI before debt. Value applies a 6% cap to the NOI difference only.