

Subject: Property Analysis: Gold FHOR Program Investor Yield Report

Date: February 21, 2026

Property Address: 10818 SE Richmond Ct, Happy Valley, OR 97086

1. Input Data & Market Benchmarks

The following benchmarks are derived from Rentometer and localized market data for Happy Valley (97086) as of January/February 2026.

- **Rentometer 1-Bedroom Data ($\$R_{\{Avg\}}$): \$1,604** (Average for 1-bedroom units across 1mi, 2mi, and 3mi radii)
- **3-month & 6-month Historical Average ($\$T_{\{Avg\}}$): \$1,550** (Historical trend for 1-bedroom assets in the immediate 97086 submarket)
- **Existing Legal Bedrooms: 6** (Confirmed 6-bedroom configuration with office/bonus room)
- **Proposed Pro-Forma Rooms: 2** (Estimated conversions/additions to reach peak asset utility)

2. Execution & Formula Calculations

- **Base Rent ($\$B$):** Average of $\$R_{\{Avg\}}$ (\$1,604) and $\$T_{\{Avg\}}$ (\$1,550) = **\$1,577.00**
- **Program Multiplier:** $\$B$ (\$1,577.00) \times 1.375 = **\$2,168.38**
- **Monthly Premium:** Gold Fractional Access Fee (\$20,000 / 48 months) = **\$416.67 per room**

3. Yield Table: Gold FHOR Program Breakdown

Asset Category	Monthly Program Rent (per room)	Monthly Premium (per room)	Total Monthly Revenue (Category)
Core Legal Assets (6)	\$2,168.38	\$416.67	\$15,510.30
Pro-Forma Rooms (2)	\$2,168.38	\$416.67	\$5,170.10
Full Asset Total (8)	\$17,347.04	\$3,333.36	\$20,680.40

4. Final Valuation

- **Total Per House Monthly Revenue: \$20,680.40**
- **48-Month Total Gross Contracted Value: \$992,659.20**

Analysis Note: The property at 10818 SE Richmond Ct is a high-utility asset. At 3,668 sq. ft. across three levels, it easily supports the core 6-bedroom configuration. The "Full Asset Total" assumes the conversion of the existing office/bonus room and lower-level storage areas into two additional Pro-Forma rooms to maximize the Gold FHOR yield.