

JOBS & CLASSIFIED ADVERTISING

MILLWRIGHT JOURNEY LEVEL MILLWRIGHT

The James River Corporation, Wauna Mill, has an opening for a journey level millwright. Candidate must be able to prove journey level status either by showing that they have completed a 4 year apprenticeship program or have at least 8 years' experience millwrighting. Prefer experience in pulp and paper industry, or other heavy industry. Proof of journey level status and a resume must accompany the application. Journey level rate is 419.91 per hour plus fringe benefits.

Candidates must apply in person only at the Oregon Employment Division, 818 Commercial Street, Astoria, or at the Washington Employment Service, 711 Vine Street, Kelso, beginning Monday, November 27 from 8 a.m.-5 p.m. and closing December 11.

JAMES RIVER CORPORATION
Equal Opportunity Employer
Minorities/Females Encouraged To Apply

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From \$100.
Fords, Mercedes, Corvettes, Chevys. Surplus Buyers Guide.
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Fax #: (503) 288-0015

FIXED ASSET ACCOUNTANT

We have an immediate opening for a fixed asset accountant. Duties will include maintaining our computerized fixed asset records, preparing monthly, quarterly and annual reports, participating in budget preparation and filing required property tax reports.

If you are a successful candidate you will have minimum two (2) years of college education in accounting or equivalent. Previous experience with fixed assets is required; familiarity with the McCormick and Dodge Fixed Asset System is a plus.

If you are interested in this position, please send your resume to Carl Nelson, Human Resources Dept., P.O. Box 22127, Milwaukie, OR 97222. PRINCIPLES ONLY PLEASE.
Equal Opportunity Employer

MENTAL HEALTH CHILDREN'S THERAPIST

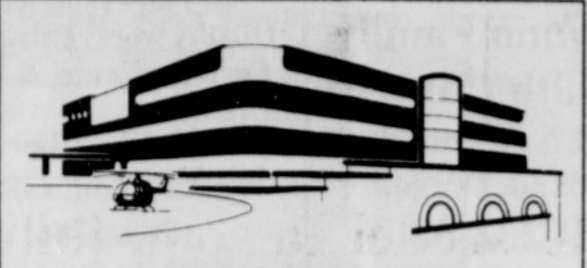
M.S.W. (or master's degree in social service field) and counseling experience with children required. Salary range \$18,000 to \$19,950 per year. Send resume by 12/15/89 to:

C.C.M.H.
6329 N.E. Union
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Attn.: Personnel
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\$32,000/Yearly Income Potential
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JOB OPPORTUNITY
Call our 24-Hour JobLine at 280-4727 for a listing of current openings at Emanuel Hospital & Health Center.

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Assemble products at home. Details. (1) 602-838-8885, Ext. W-12859.
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AIRPORT INFORMATION SPECIALIST

The Port of Portland has an immediate opening for a part-time Information Specialist to provide timely information and customer services to the traveling and general public visiting Portland International Airport. Preferred qualifications include:

- * Availability and willingness to work an average of 28 hours per week, weekends, holidays and shifts from 6:30 p.m. to 11:00 p.m.
- * Ability to understand and explain airport activities such as flight schedules, ground transportation information, etc.
- * Knowledge of business telephone etiquette and an ability to speak in a clear, definitive telephone voice.
- * Knowledge of foreign languages helpful.
- * Demonstrated cooperative outgoing personality.
- * Ability to work in an isolated, independent situation.
- * Demonstrated ability to deal with emergencies in a calm, clear-headed manner.

In addition to a starting salary of \$6.39 per hour and a full range of \$6.39 to \$9.07 per hour, the Port offers a comprehensive benefit package.

If interested and qualified, apply in person at the Port of Portland Employment Office, 700 N.E. Multnomah, 14th floor, or call (503) 231-5000, ext. 700 for complete application materials. All applications must be received by Friday, December 8, 1989, at 5:00 p.m.

The Port is an Equal Opportunity Employer



BUSINESS OPPORTUNITIES

Northeast Club for Sale or Lease. Good location and ample parking. Serious buyers need apply. Send qualifications to: P.O. Box 3137, Portland, Oregon 97208

NOTICE TO ADVERTISERS

Effective December 1, 1989 Classified, Personal and Employment Advertisement will return to the original two column size rate. Sub-Bids, Bids, Proposals, and Public Notices will remain there three column rate.

REAL ESTATE EXPRESS

REAL ESTATE

CENTURY 21 Peninsula Realty North Portland
2 Bedroom, 1 Bath, Oversized Garage on a spacious 1-1/2 lot.
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NEED FOUR BEDROOM? \$44,950. This home may be just the ticket. Cape Cod style with two bedrooms on main floor and two upstairs. There's a large yard for the kids to play. The home is clean and ready for move-in area of good homes. Frank 287 - 287-8989 or 287-1476 (Agent).

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NICE AND CLEAN, 4 bedrooms, 2 baths. Section 8 preferred. Nice fenced yard, 1 block from school bus.
Ask for Mr. L.H. Harrison, after 5:00 P.M. at 281-8764.

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283-4542
Ora Hart

Sluggish Apartment Market Inches Toward Recovery

Strong operations management gave the nation's sagging apartment market a much-needed financial boost in 1988, a new research study has concluded. But a complete market recovery still has a long way to go.

Compared to 1987, operating ratios (total expenses as a percentage of total collections) for multi-family properties stabilized or improved, with costs now taking the same, or a slightly smaller, bit from owners' income.

This reversal of the past three years' downward trend appears to be due to more aggressive management in response to soft markets and overbuilding in several areas of the country, reports the 1989 edition of the Income/Expense Analysis: Conventional Apartments, published by the Interstate of Real Estate Management (IREM).

The annual survey analyzes operating data of over 5,000 conventionally financed properties in the U.S. and Canada (high-rises, low-rises, and garden buildings).

Changes in operating ratios ranged from only a 0.4 percent increase for garden projects (i.e., costs consumed only 0.4 percent more of income in 1988 than in 1987) to a 0.8 percent decrease for 12-to-24-unit low-rises.

Another positive sign is that net operating income for all building types increased slightly or held steady in 1988--a major improvement over 1987. The biggest increase was at high-rise complexes (5.4 percent). High-rises also continued to generate the greatest operating revenues, at 43.69 per square foot.

Although total operating costs were up from 1987, the rate of increase slowed dramatically. Increases in 1988 ranged from only 2 percent to 3.5 percent, compared to the previous year's 3 percent to 8 percent.

The apartment market still has plenty of progress to make, however. Rental rates for all building types in 1988 rose only 3 percent or less from 1987. Competition for tenants in some overbuilt markets held increases to a minimum, while the trend in very soft markets was a lowering of rents.

After two years of declines, utility costs suddenly soared for all building types. This was primarily due to 1989's drought and extremely hot summer, which caused many tenants to increase their use of air conditioners, humidifiers, etc. at complexes that pay for their residents' electricity.

Elevator buildings were hardest hit, with a 10 percent increase (to \$8.87 per square foot). Low-rise and garden buildings reported utility cost hikes of 7 percent to 8.2 percent.

Maintenance and repair costs also jumped for all building types except large low-rises.

Uncollected income due to vacancies and other rent loss fell in 1988, but only negligibly (0.2 percent to 1 percent), while small low-rises reported a 0.5 percent increase. Ranging from 5.1 percent to 8.7 percent of income, rent loss is still squeezing properties harder than it did two years earlier.

Vacancies and rent loss levels continued to vary around the country, depending on local market conditions. Soft markets such as Dallas, Kansas City (MO), and Denver reported rent loss levels as high as 15 percent of total income. Boston still boasts the lowest vacancy/rent loss rates (less than 3 percent).

The Income/Expense Analysis breaks down apartment operating data into several categories, including building size, age, and geographical region. The new survey represents a 5.7 percent larger sample than last year's.

The book is designed as a handy resource to help real estate professionals prepare or evaluate property budgets, appraisals, acquisition proposals, loan requests, etc.

The 232-page study sells for \$105, plus shipping and handling, from IREM's Publications sales department at 430 N. Michigan Avenue, P.O. Box 10925, Chicago, Illinois 60610-9025, (312) 661-1953, FAX (312) 661-0217.

HOMES FOR SALE

ATTENTION! GOVERNMENT HOMES
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A "Competitive Market Analysis" will give you a range of value by showing you what homes are currently selling for, what your competition is in today's market and what buyers are not willing to pay for homes similar to yours.

Call Rose Marie Davis for your Free "Competitive Market Analysis!"

Century 21
PENINSULA REALTY INC.
8040 North Lombard
Portland, Oregon 97203
Business: (503) 286-5826
FAX: (503) 286-8675
Residence: (503) 281-8976

Rose Marie Davis
Sales Associate

Each Office is Independently Owned and Operated