



BRAND NEW SOUTH HOOD APARTMENTS

18 Studio & 1-Bedroom Units | 2024 Construction

Sale Price: \$3,849,900 | Current Proforma NOI: \$196,712

3727 S Hood Ave, Portland, OR 97035

Seize the opportunity to invest in an impressive 18-unit apartment building in Portland's vibrant South Waterfront district. Designed by a trusted local builder, this property showcases high-end finishes, spacious open floor plans, and select units with private outdoor spaces. Enjoy modern comforts with stainless-steel appliances, custom cabinetry, and in-unit laundry. With unbeatable access to premier dining, entertainment, and downtown, this is a prime addition to any investment portfolio.

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7504 SW Bridgeport Rd, Portland, OR 97224

PROPERTY SUMMARY

Address	3727 S Hood Ave Portland, OR 97035
County	Multnomah
Neighborhood	South Portland
Asset Type	Multi-Family
Offering Price	\$3,849,900
# of Units/Building	18
Rentable Area	7,500 RSF
Avg. Unit Size	417 SF
Year Built	2024
Proforma NOI	\$196,712
Proforma Cap	5.11%
Gross Land Area	Approx. 5,000 SF
Zoning	RM3 - Residential Multi-Dwelling 3



PROPERTY SUMMARY



3727 S HOOD AVE Portland, OR 97035

Invest in your future with this exceptional opportunity to acquire a newly constructed 18-unit apartment building by a renowned local builder. Situated in the vibrant South Waterfront district, this property offers unparalleled access to Portland's finest dining, coffee shops, and is just moments from downtown and OHSU.

Each unit is thoughtfully designed with high-end finishes, tall ceilings, and an open floor plan that floods the interiors with natural light. Designer tones enhance the contemporary aesthetic, and select units feature private covered patios or balconies for outdoor enjoyment. Inside, custom cabinetry, stainless-steel appliances, and stackable washer/dryer units provide modern comfort and convenience.

Residents will also benefit from additional amenities, including bike storage and a dedicated trash area, adding to the property's appeal as a prime investment opportunity. With low maintenance, durable materials for added peace of mind, this property is a secure and attractive addition to any investment portfolio. Don't miss the chance to own a premier apartment complex in one of Portland's most sought-after locations.

PROPERTY PHOTOS



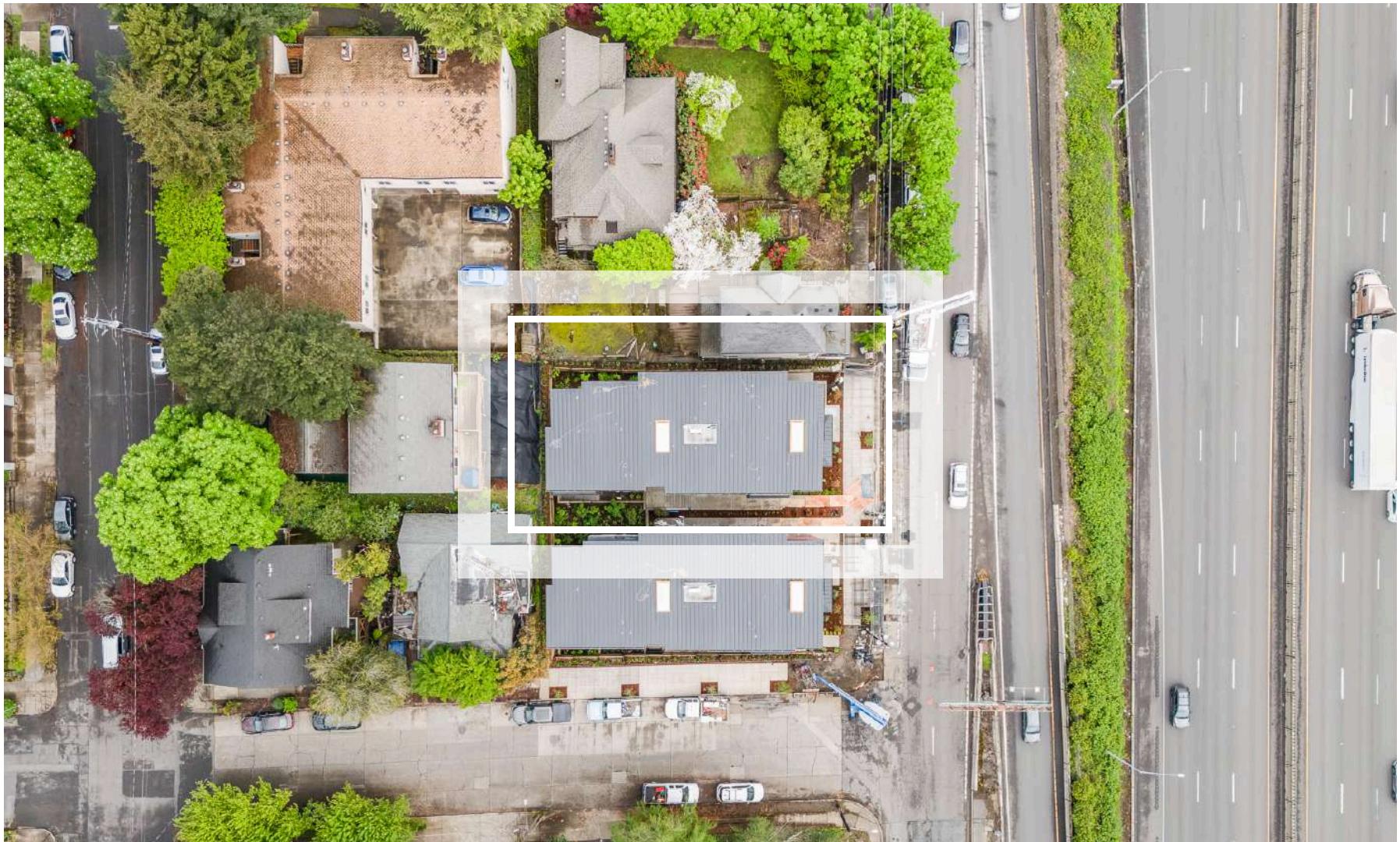
PROPERTY PHOTOS



PROPERTY PHOTOS



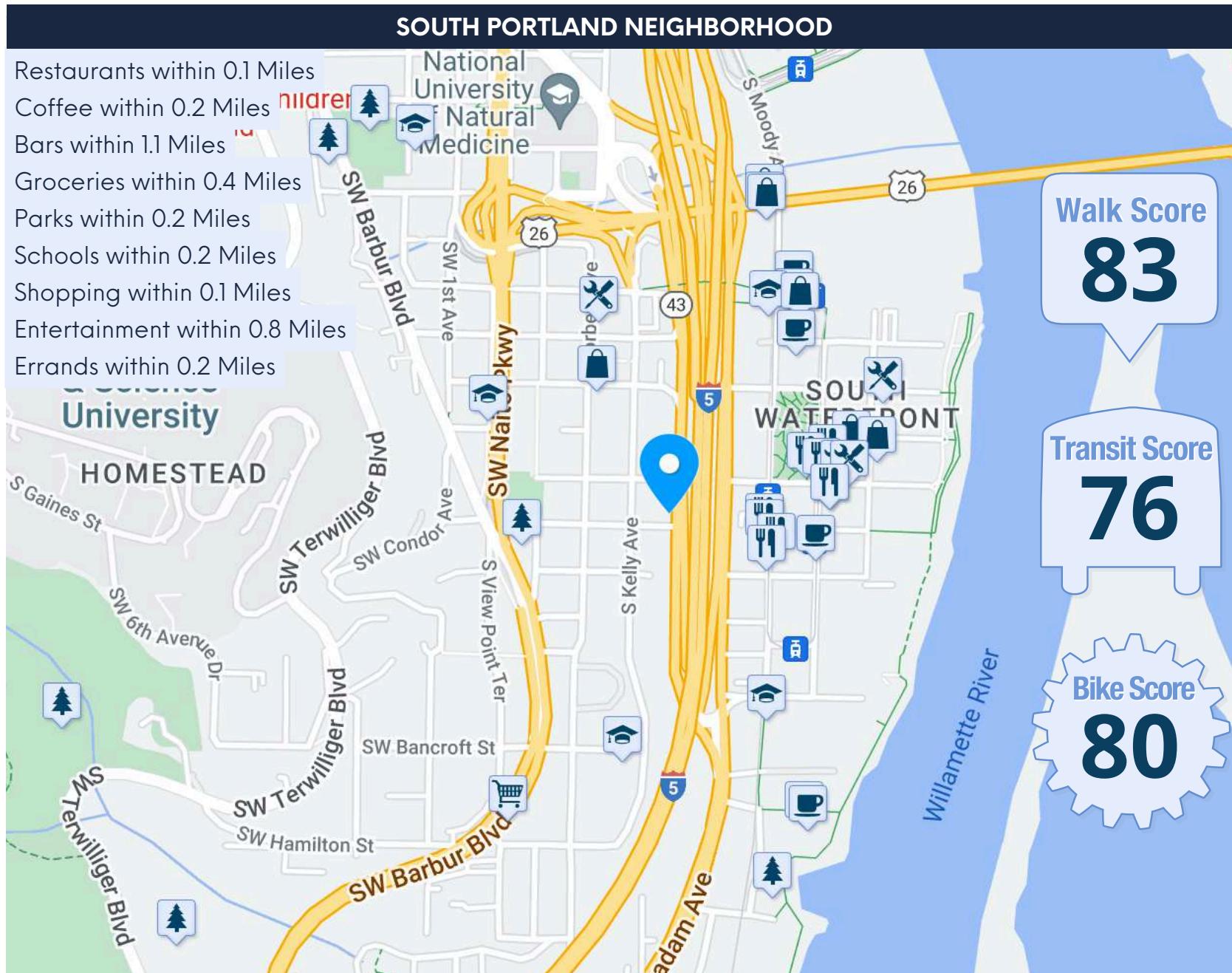
AERIAL VIEW



NEIGHBORHOOD HIGHLIGHTS



PROXIMITY



PROFORMA DETAILS

S HOOD

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Rental Income	Annual Rent	% Annual Rent
0 bd, 1 ba	1	6%	Vacant	245	\$3.98	\$975	\$11,700	4%
0 bd, 1 ba	2	6%	Occupied	285	\$3.49	\$995	\$11,940	4%
0 bd, 1 ba	3	6%	Occupied	315	\$3.16	\$995	\$11,940	4%
0 bd, 1 ba	4	6%	Occupied	285	\$3.42	\$975	\$11,700	4%
1 bd, 1 ba	5	6%	Occupied	548	\$2.73	\$1,495	\$17,940	7%
1 bd, 1 ba	6	6%	Occupied	575	\$2.77	\$1,595	\$19,140	7%
0 bd, 1 ba	7	6%	Vacant	285	\$3.42	\$975	\$11,700	4%
0 bd, 1 ba	8	6%	Occupied	385	\$2.92	\$1,125	\$13,500	5%
1 bd, 1 ba	9	6%	Occupied	454	\$2.63	\$1,195	\$14,340	5%
1 bd, 1 ba	10	6%	Vacant	575	\$2.77	\$1,595	\$19,140	7%
1 bd, 1 ba	11	6%	Vacant	548	\$2.78	\$1,525	\$18,300	7%
0 bd, 1 ba	12	6%	Occupied	285	\$3.60	\$1,025	\$12,300	5%
1 bd, 1 ba	13	6%	Occupied	454	\$2.85	\$1,295	\$15,540	6%
0 bd, 1 ba	14	6%	Occupied	385	\$3.10	\$1,195	\$14,340	5%
1 bd, 1 ba	15	6%	Occupied	485	\$3.14	\$1,525	\$18,300	7%
1 bd, 1 ba	16	6%	Occupied	420	\$3.56	\$1,495	\$17,940	7%
1 bd, 1 ba	17	6%	Occupied	656	\$2.58	\$1,695	\$20,340	7%
0 bd, 1 ba	18	6%	Occupied	315	\$3.48	\$1,095	\$13,140	5%
Total / AVG	18	100.00%	11/18	7500	\$3.13	\$22,770	\$273,240	100.00%

*Vacant units reflect market rents

Annual Proforma (Projected)

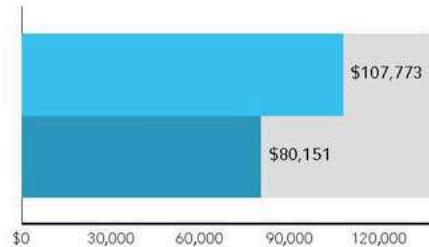
Projected Income	Monthly	Annual		Monthly	Annual
Gross Rents	\$22,770	\$273,240	Estimated Taxes	\$2,234	\$26,807
Utility Billback	\$584	\$7,002	Insurance	\$463	\$5,551
Pet Rent	\$110	\$1,320	General Admin	130.5	\$1,566
Late Fees (average)	\$18	\$216	Other Admin	\$275	\$3,294
Subtotal	\$23,482	\$281,778	Utilities	\$1,575	\$18,900
Average Vacancy (4%)	-\$911	-\$10,930	Fire & Life Safety	\$45	\$540
Effective Gross Income	\$22,571	\$270,848	Management (5% of gross rents)	\$1,139	\$13,662
Net Operating Income	\$16,393	\$196,712	Maintenance & Repairs	\$198	\$2,376
Annual Net Operating Income (NOI)	\$196,712		Turnover (painting, cleaning)	\$120	\$1,440
CAP RATE	5.11%		Total Operating Expenses	\$6,178	\$74,136
PRICE	\$3,849,900		Per Unit	\$343	\$4,119
			Percent of EGI	27.37%	27.37%

Assumed average late fees for this proforma.

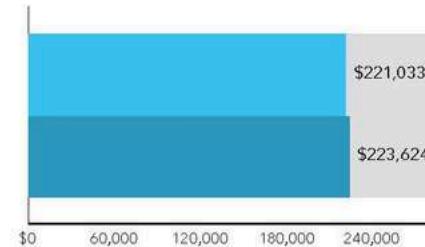
DEMOGRAPHICS

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



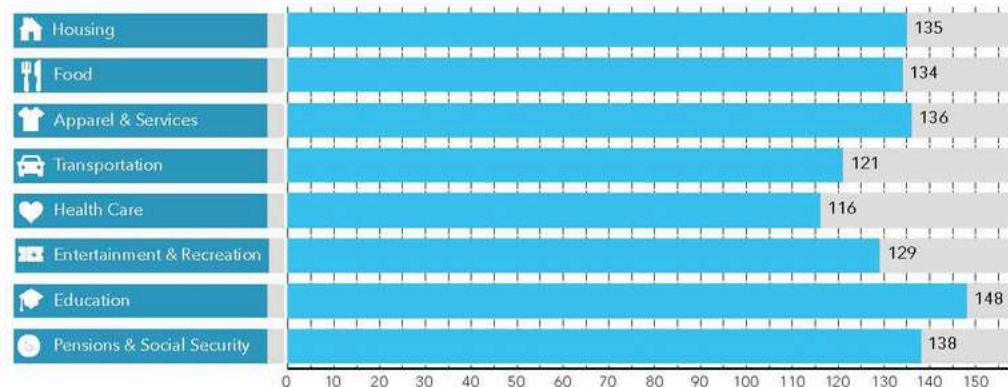
Bars show comparison to Oregon ■



Bars show comparison to Oregon ■

AVERAGE HOUSEHOLD BUDGET INDEX

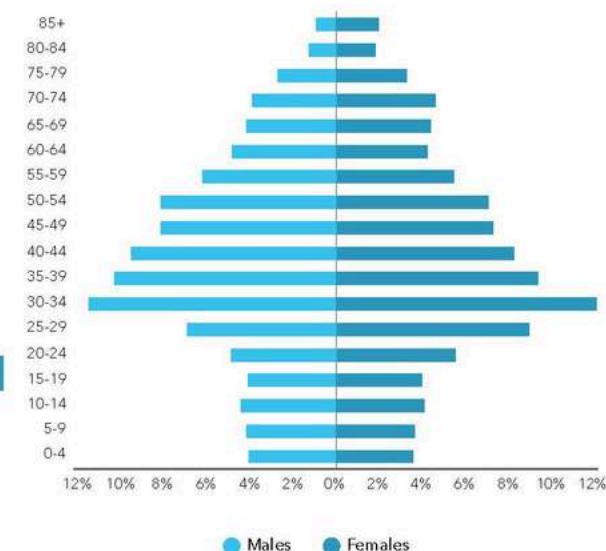
The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024), ACS (2018-2022).

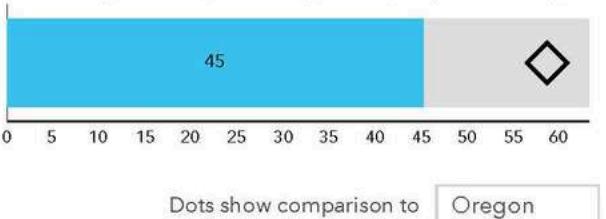
AGE BY SEX

Median Age: 39.6



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



DEMOGRAPHICS

DOMINANT TAPESTRY SEGMENT



8,028 households are *Emerald City*
59.5% of households are in this segment

Emerald City: Middle Ground LifeMode

Emerald City denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment....

[Learn more...](#)

ABOUT THIS SEGMENT



Utilize home cleaning services so there is time for yoga. Attend venues like art galleries, museums - at home they like to cook and bake.



Consumers research products carefully before making purchases. They shop at Trader Joes and Whole Foods.



Liberal segment that contributes to NPR and PBS. Read magazines and books on a tablet, sometimes while exercising at home.



They buy natural, green, and environmentally friendly products. Very conscious of nutrition, they regularly buy and eat organic foods.



They are interested in the fine arts and especially enjoy listening to music.

ABOUT THIS AREA

Household Type:
Single Family; Multi-Units

Employment:
Prof; Mgmt

Median Age:
39.6

Median Household Income:
\$107,773

Education:
75.7% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

29,726

13,489

Population

2.15

Avg Size Household

122

Wealth Index

60

Housing Affordability

45

Diversity Index

\$694,209

Median Home Value

-0.01%

Forecasted Annual Growth Rate

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REPRESENTED BY

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