



EXCLUSIVELY LISTED BY:

**Marcus & Millichap**  
THE RHOADES GROUP

# HALL BOULEVARD APARTMENTS

**12437 SW HALL BLVD, TIGARD, OR 97223**

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OFFERING MEMORANDUM

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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# INVESTMENT OVERVIEW

## HALL BOULEVARD APARTMENTS

12437 SW HALL BLVD, TIGARD, OR 97223

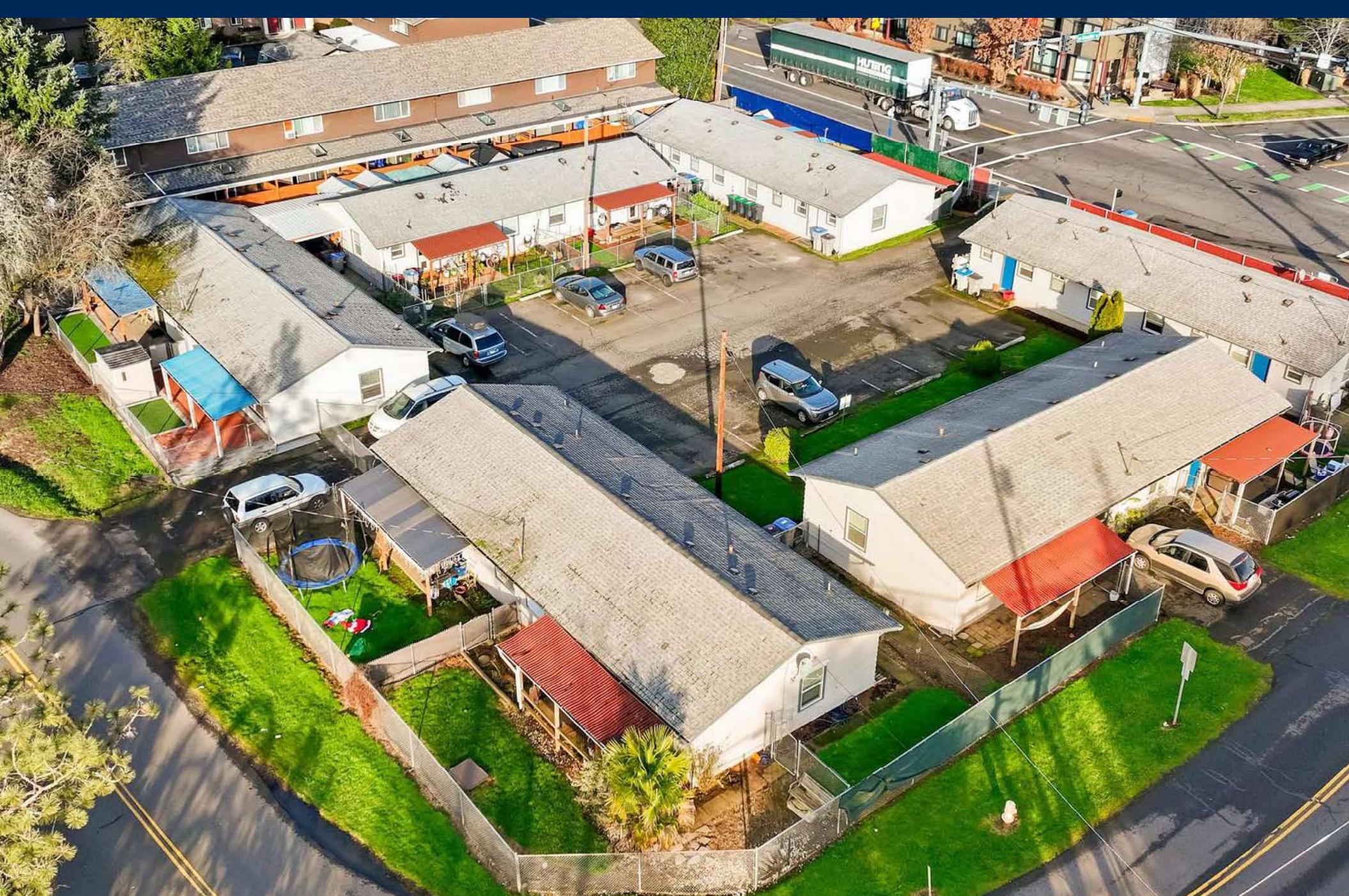
The Rhoades Group of Marcus & Millichap is pleased to present Hall Boulevard Apartments, a twelve-unit apartment community ideally located along SW Hall Boulevard in Tigard, Oregon. The property benefits from a central and highly desirable Tigard location, offering residents easy access to retail, dining, major employment centers, and main transportation corridors. The site also provides convenient connectivity to primary highways, allowing for efficient travel throughout Tigard and the greater Portland metropolitan area.

Hall Boulevard Apartments is comprised entirely of two-bedroom, one-bath duplex-style units and one three-bedroom, one-bath unit offering a highly desirable residential layout that appeals to long-term tenants. Each unit features a private fenced backyard, creating a single-family home feel that differentiates the property from traditional apartment communities. Additionally, all units are equipped with washer and dryer hookups, further enhancing tenant convenience and marketability.

Select units feature interior upgrades, including upgraded flooring, refinished cabinetry, and updated countertops, enhancing overall unit quality while providing a clear value-add opportunity for future ownership to continue renovations and drive rental growth.

This offering represents a compelling opportunity to acquire a well-located, stabilized multifamily asset with attractive unit layouts in one of Tigard's most desirable submarkets, providing durable cash flow and long-term investment potential.





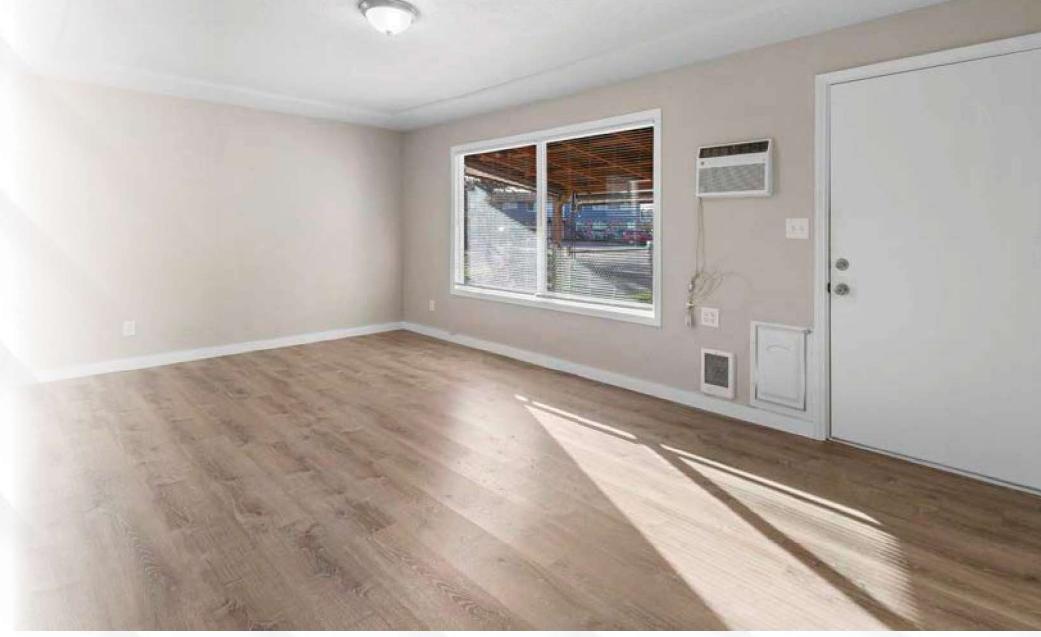
OFFERING PRICE  
**\$2,340,000**

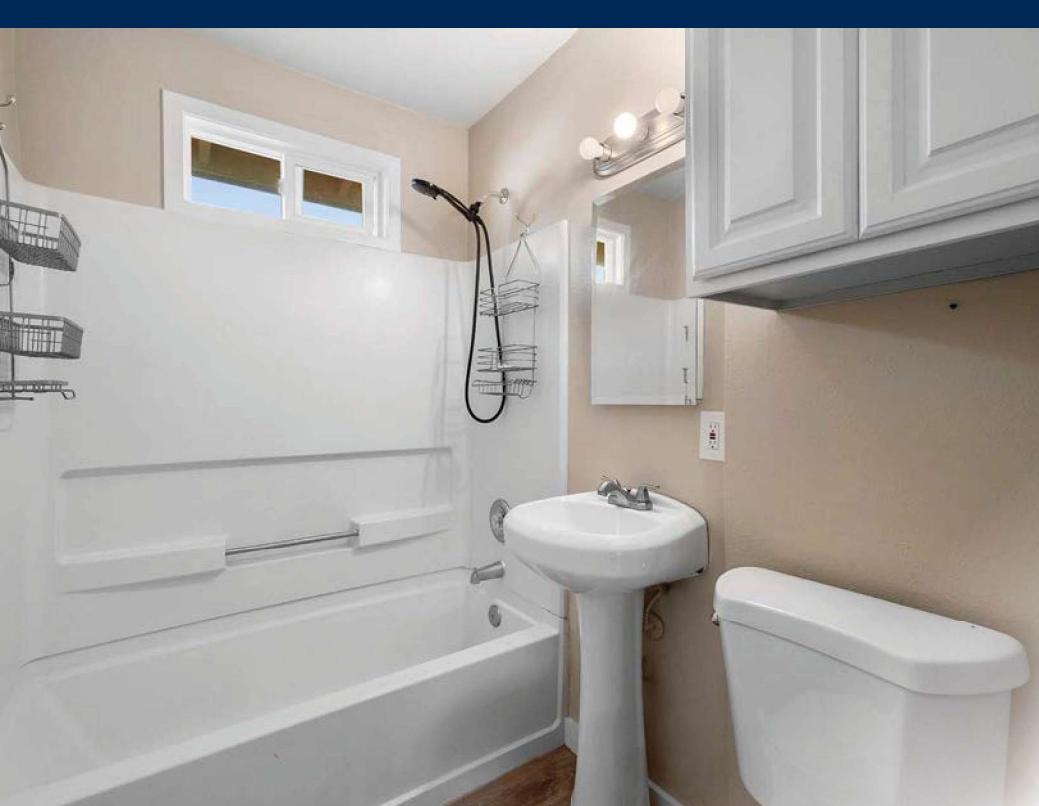
CAP RATE  
**6.91%**

PRO FORMA CAP RATE  
**8.09%**

# PROPERTY AMENITIES

- *Spacious Units Featuring Two Bedroom and Three Bedroom Floorplans*
- *Individual Exterior Entry and Off-Street Parking*
- *Located in Tigard, a Bedroom Community of Portland*
- *Walking Distance to Major Retail and Dining Options*





## UNIT AMENITIES

- All Units Feature Washer/Dryer Hookups
- Select Units Feature Upgraded Flooring and Kitchens
- All Units Feature Private Fenced-in backyards