

OFFERING MEMORANDUM

## SEQUOIA GLEN

6260 N COLUMBIA WAY, PORTLAND OR 97203



# Sequoia Glen

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- Unit Mix Summary

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*Exclusively Marketed by:*

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**pounderrealty**  
INVESTMENT PROPERTIES





01	Executive Summary
	Investment Summary
	Unit Mix Summary

# SEQUOIA GLEN

## OFFERING SUMMARY

ADDRESS	6260 N Columbia Way Portland OR 97203
COUNTY	Multnomah
MARKET	Portland
SUBMARKET	St Johns
BUILDING SF	20,400 SF
LAND ACRES	.6
NUMBER OF UNITS	26
YEAR BUILT	1973

## FINANCIAL SUMMARY

PRICE	\$4,300,000
PRICE PSF	\$210.78
PRICE PER UNIT	\$165,385
OCCUPANCY	100.00%
NOI (2025)	\$305,928
NOI (Pro Forma)	\$320,453
CAP RATE (2025)	7.11%
CAP RATE (Pro Forma)	7.45%
CASH ON CASH (2025)	5.51%
CASH ON CASH (Pro Forma)	6.64%
GRM (2025)	9.26
GRM (Pro Forma)	8.08

## PROPOSED FINANCING

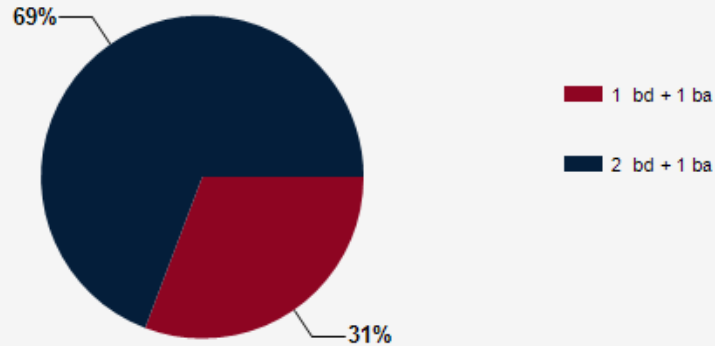
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,290,000
LOAN AMOUNT	\$3,010,000
INTEREST RATE	6.50%
ANNUAL DEBT SERVICE	\$228,296
LOAN TO VALUE	70%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	18,565	57,717	182,135
2025 Median HH Income	\$86,710	\$98,543	\$104,457
2025 Average HH Income	\$109,667	\$121,176	\$143,405

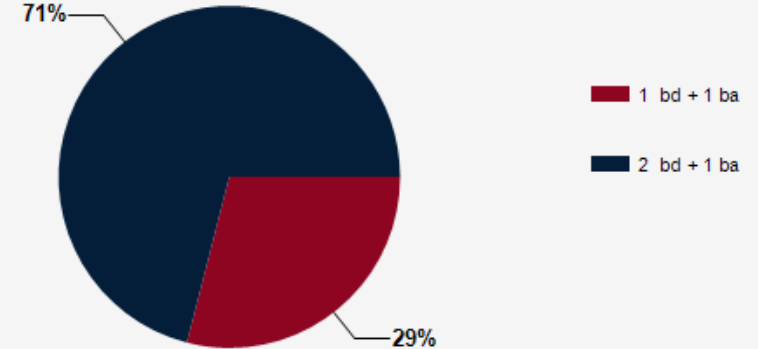


			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	8	750	\$1,430	\$1.91	\$11,440	\$1,430	\$1.91	\$11,440
2 bd + 1 ba	18	800	\$1,680	\$2.10	\$30,240	\$1,680	\$2.10	\$30,240
Totals/Averages	26	785	\$1,603	\$2.04	\$41,680	\$1,603	\$2.04	\$41,680

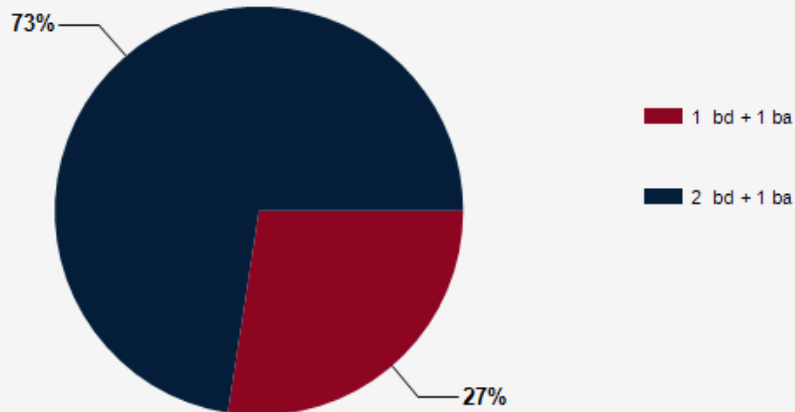
Unit Mix Summary



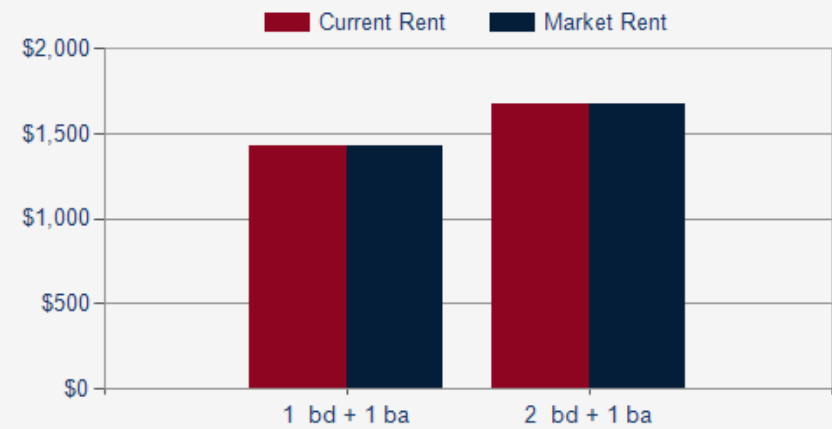
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue







02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

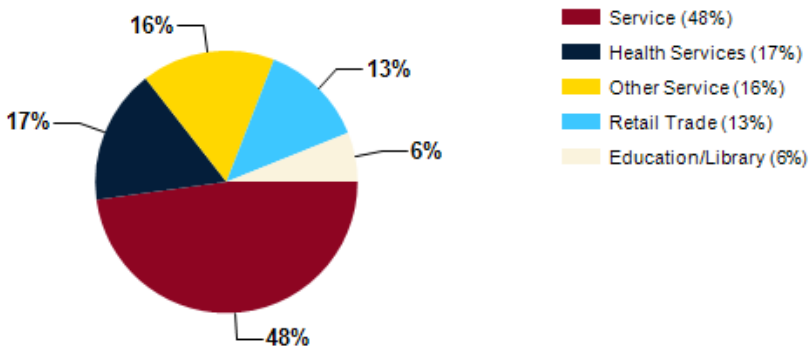
# SEQUOIA GLEN



- Partially surrounded by Willamette River and Columbia River, St. Johns is a neighborhood of Portland, Oregon with an abundance of local businesses in the area. Just nine miles from downtown Portland, 11 miles from the Portland International Airport, and 14 miles from neighboring Vancouver, Washington, St. Johns has close proximity to many wonderful amenities. Industrial warehouses, residential areas, lakes, and surrounding wetlands make up this unique Portland neighborhood.

St. Johns' greatest asset is the Smith and Bybee Wetlands Natural Area, surrounding Smith and Bybee Lakes. One of the region's best-kept secrets and one of America's largest urban wetlands, this natural area is a staple to the St. Johns community. Walk the Interlaces Trail or travel by boat to explore this park where you may find beavers, river otters, deer, turtles, and bald eagles. During April through June, kayak or canoe the lakes to explore the gorgeous wetlands. Great rental opportunities await you in St.

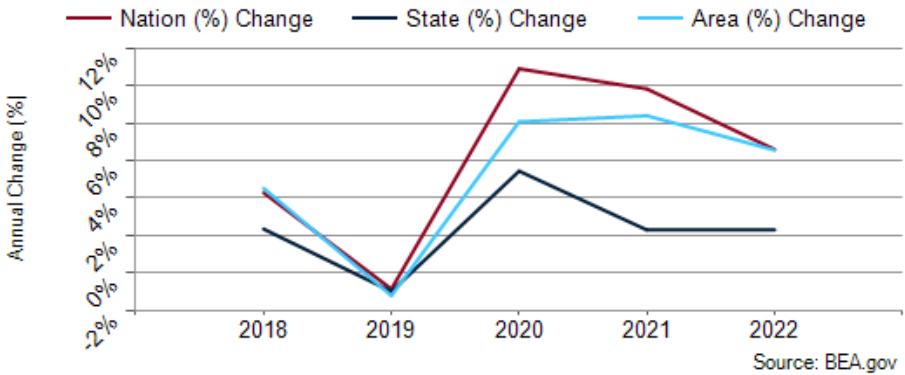
### Major Industries by Employee Count



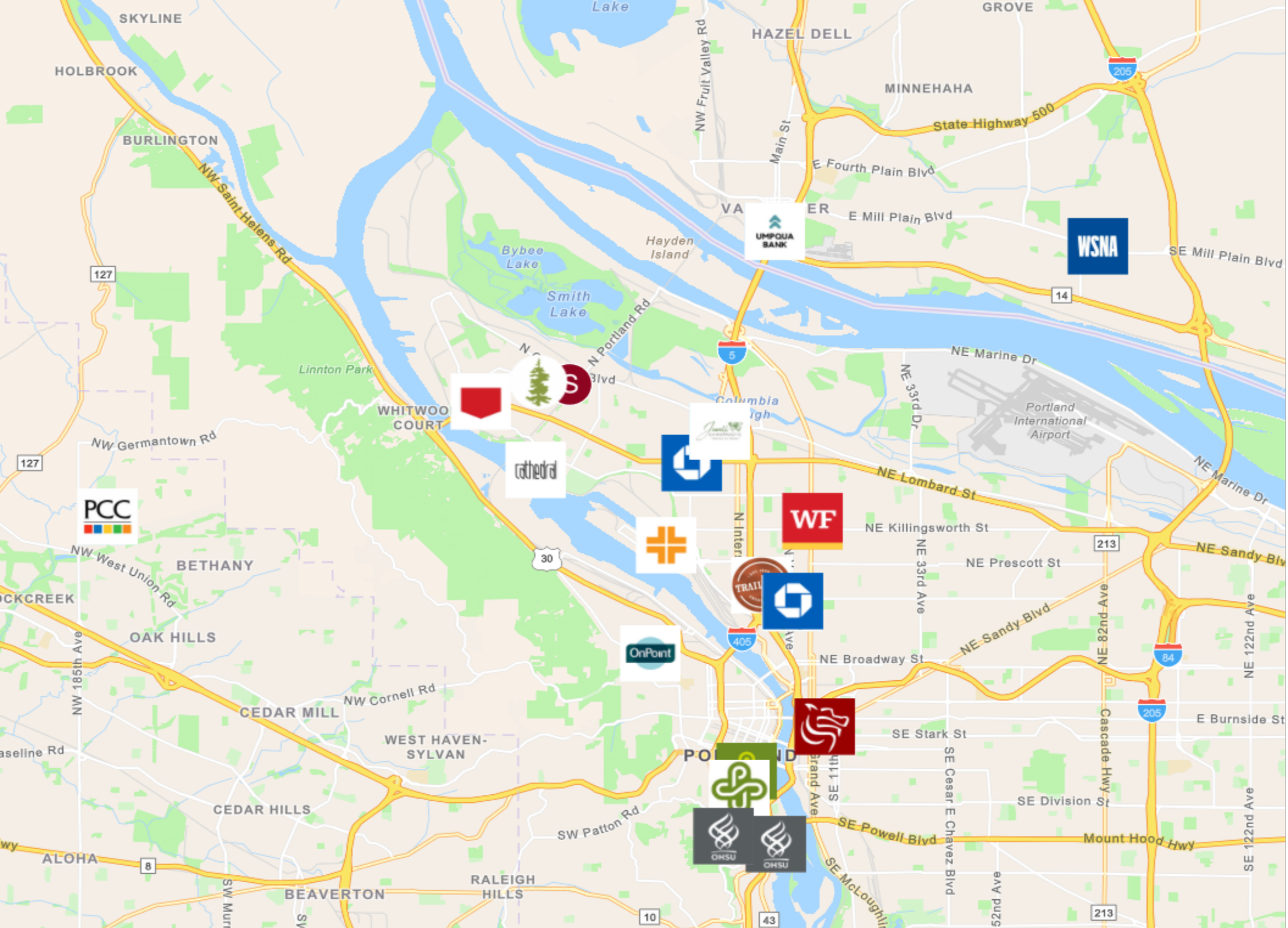
### Largest Employers

Providence Health & Services	23,192
Oregon Health & Science University (OHSU)	20,917
Intel Corporation	17,500
Kaiser Foundation Health Plan of the Northwest	13,086
Nike, Inc.	10,700
Fred Meyer Stores	9,000
Portland Public Schools	7,638
City of Portland	6,631

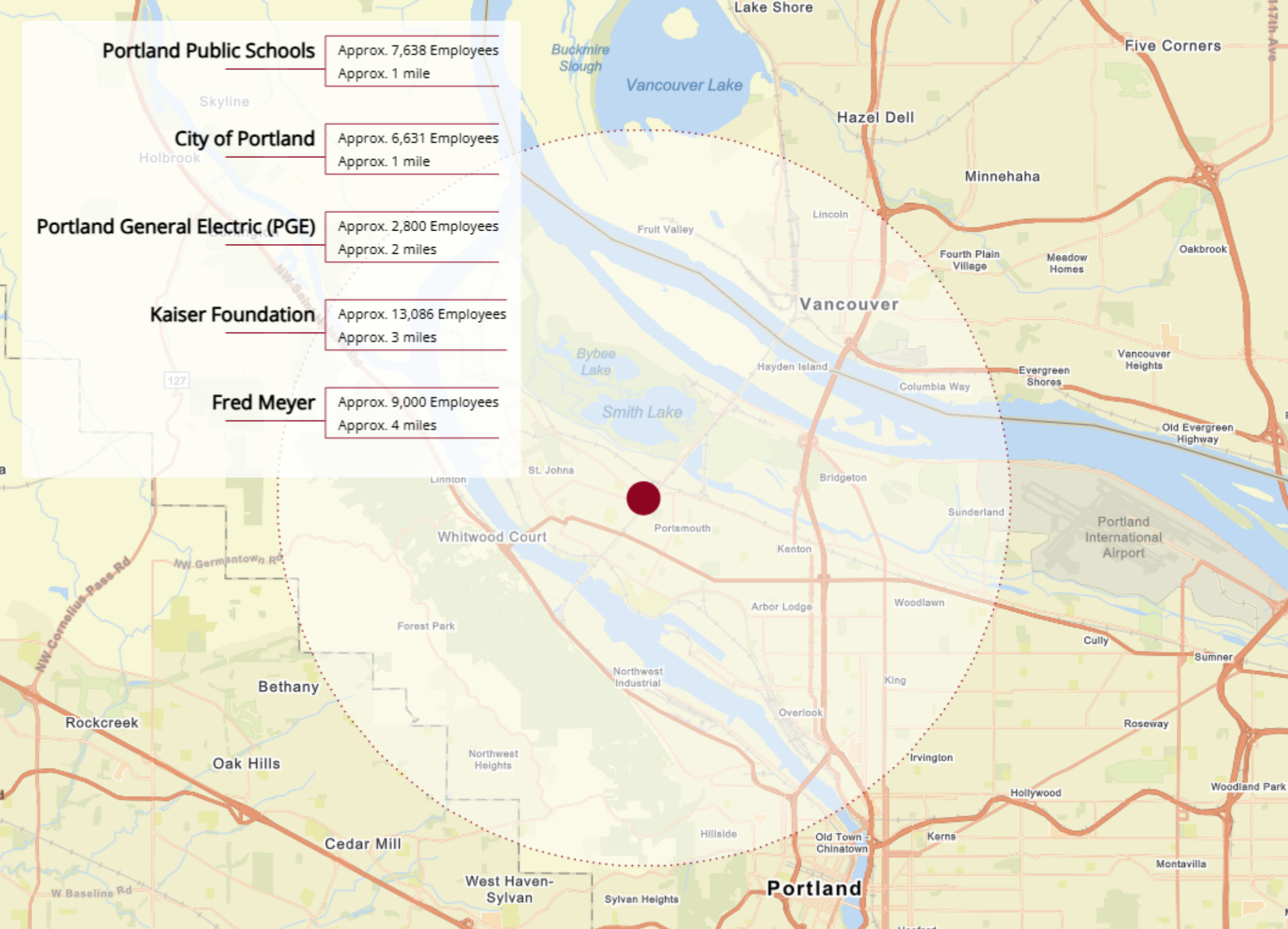
### Multnomah County GDP Trend



















03

Property Description

Property Features

SEQUOIA GLEN



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## PROPERTY FEATURES

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NUMBER OF UNITS	26
BUILDING SF	20,400
LAND ACRES	.6
YEAR BUILT	1973
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3

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## UTILITIES

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WATER	Landlord
TRASH	Landlord
GAS	N/A
ELECTRIC	Landlord
RUBS	N/A

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## CONSTRUCTION

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FOUNDATION	Concrete Crawl Space
FRAMING	Wood Frame
EXTERIOR	T 111
PARKING SURFACE	Aphalt
ROOF	New Composition Shingle
STYLE	Lowrise Garden
LANDSCAPING	Mature

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# SEQUOIA GLEN

04

Financial Analysis

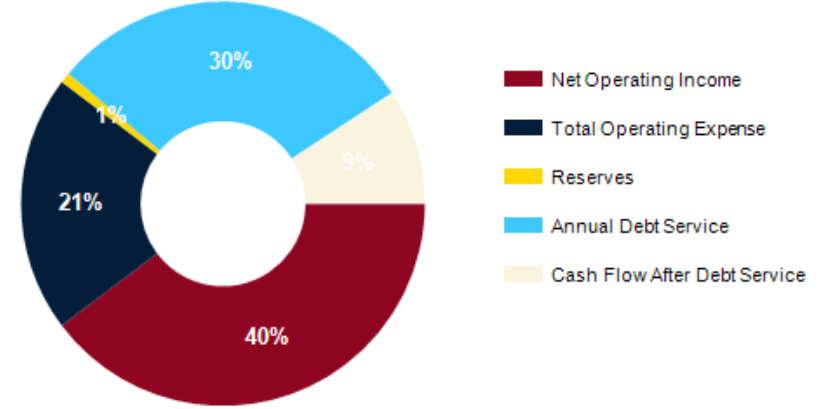
Income & Expense Analysis



## REVENUE ALLOCATION

2025

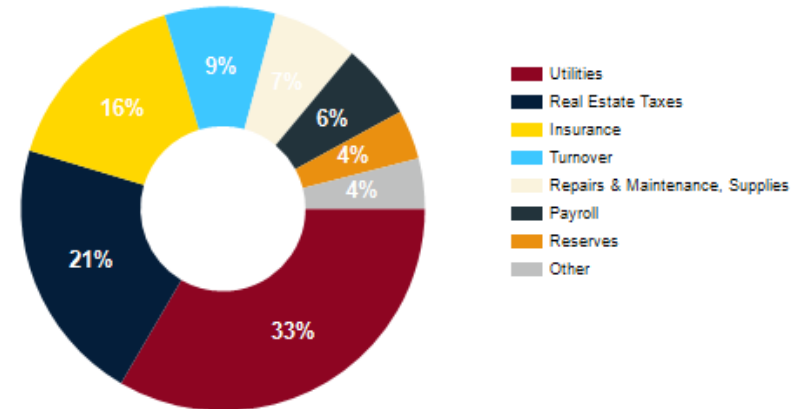
INCOME	2025		PRO FORMA	
Gross Scheduled Rent	\$448,755	96.6%	\$500,160	94.0%
Fee Income	\$15,769	3.4%	\$15,800	3.0%
RUBS Income			\$12,000	2.3%
Other Income/ Laundry			\$4,200	0.8%
<b>Gross Potential Income</b>	<b>\$464,524</b>		<b>\$532,160</b>	
General Vacancy			-5.00%	
<b>Effective Gross Income</b>	<b>\$464,524</b>		<b>\$507,152</b>	
Less Expenses	\$158,596	34.14%	\$186,699	36.81%
<b>Net Operating Income</b>	<b>\$305,928</b>		<b>\$320,453</b>	
Annual Debt Service	\$228,296		\$228,296	
<b>Cash flow</b>	<b>\$71,132</b>		<b>\$85,657</b>	
Debt Coverage Ratio	1.34		1.40	



EXPENSES	2025	Per Unit	PRO FORMA	Per Unit
Administrative	\$900	\$35	\$900	\$35
Auto/Telephone/Misc	\$2,719	\$105	\$2,800	\$108
Management Fee			\$25,358	\$975
Turnover	\$14,596	\$561	\$14,500	\$558
Payroll	\$9,915	\$381	\$10,000	\$385
Repairs & Maintenance, Supplies	\$11,318	\$435	\$13,000	\$500
Utilities	\$55,176	\$2,122	\$56,000	\$2,154
Contracted Services	\$3,012	\$116	\$3,100	\$119
Real Estate Taxes	\$35,041	\$1,348	\$35,041	\$1,348
Insurance	\$25,919	\$997	\$26,000	\$1,000
<b>Total Operating Expense</b>	<b>\$158,596</b>	<b>\$6,100</b>	<b>\$186,699</b>	<b>\$7,181</b>
Reserves	\$6,500	\$250	\$6,500	\$250
Annual Debt Service	\$228,296		\$228,296	
Expense / SF	\$7.77		\$9.15	
% of EGI	34.14%		36.81%	

## DISTRIBUTION OF EXPENSES

2025







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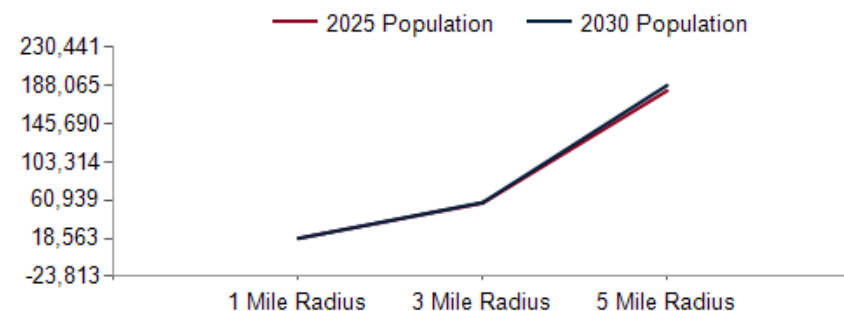
## Demographics

General Demographics  
Race Demographics

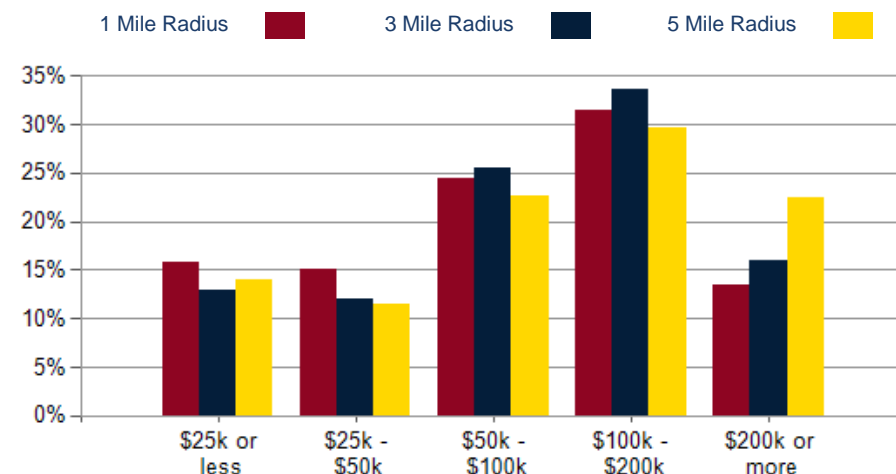


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,779	47,220	131,384
2010 Population	17,728	51,498	149,787
2025 Population	18,565	57,717	182,135
2030 Population	18,563	58,314	188,065
2025 African American	2,030	4,562	14,308
2025 American Indian	348	940	2,202
2025 Asian	897	2,664	14,004
2025 Hispanic	4,123	9,830	22,844
2025 Other Race	2,266	4,847	9,616
2025 White	10,239	36,541	118,960
2025 Multiracial	2,507	7,501	21,758
2025-2030: Population: Growth Rate	0.00%	1.05%	3.20%

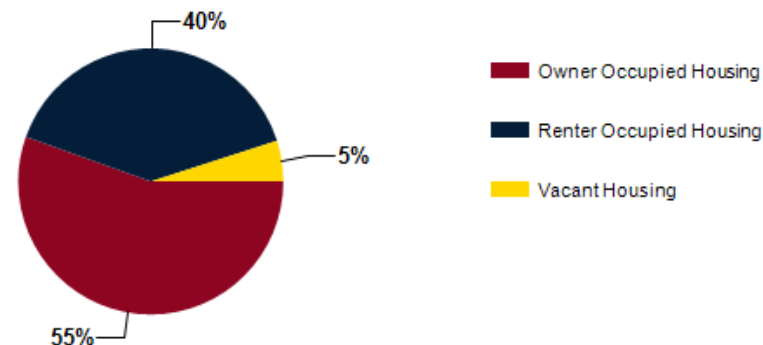
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	616	1,691	6,853
\$15,000-\$24,999	490	1,294	4,507
\$25,000-\$34,999	306	997	3,819
\$35,000-\$49,999	750	1,782	5,500
\$50,000-\$74,999	946	3,221	9,483
\$75,000-\$99,999	774	2,657	8,931
\$100,000-\$149,999	1,401	4,667	14,247
\$150,000-\$199,999	809	3,055	9,845
\$200,000 or greater	947	3,677	18,351
Median HH Income	\$86,710	\$98,543	\$104,457
Average HH Income	\$109,667	\$121,176	\$143,405



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius



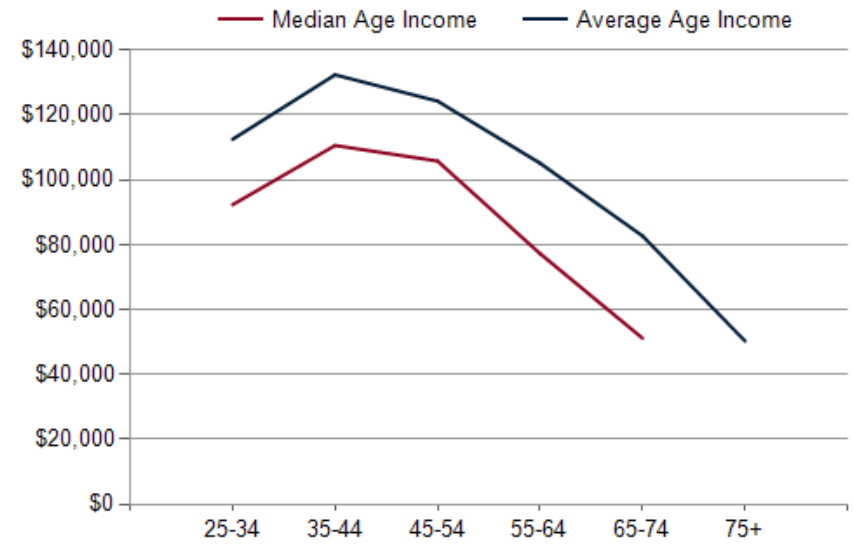
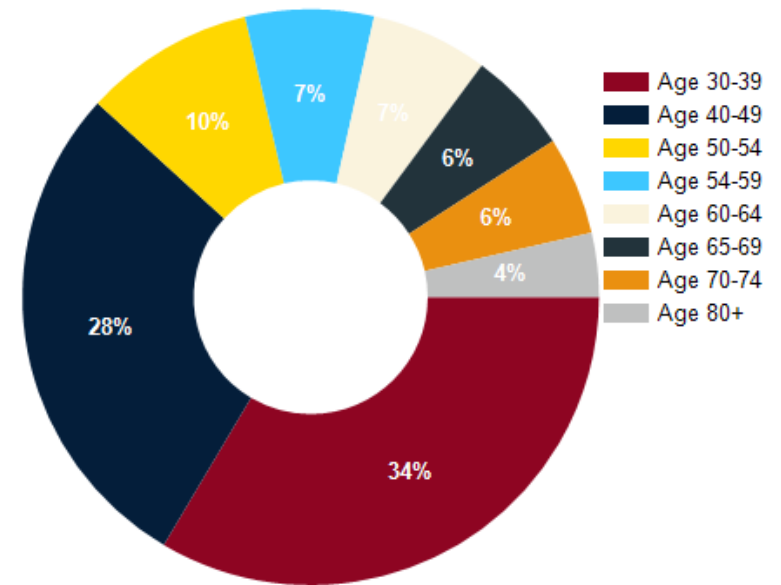
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,805	5,571	19,091
2025 Population Age 35-39	1,927	5,982	18,003
2025 Population Age 40-44	1,814	5,479	16,073
2025 Population Age 45-49	1,333	4,242	13,258
2025 Population Age 50-54	1,067	3,343	11,563
2025 Population Age 55-59	801	2,744	9,672
2025 Population Age 60-64	733	2,453	8,541
2025 Population Age 65-69	642	2,369	8,016
2025 Population Age 70-74	615	2,062	7,124
2025 Population Age 75-79	401	1,322	5,157
2025 Population Age 80-84	223	699	2,795
2025 Population Age 85+	169	510	1,784
2025 Population Age 18+	14,923	48,147	153,637
2025 Median Age	36	37	38
2030 Median Age	37	38	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,337	\$102,819	\$98,688
Average Household Income 25-34	\$112,509	\$124,871	\$131,119
Median Household Income 35-44	\$110,605	\$121,203	\$129,094
Average Household Income 35-44	\$132,390	\$145,214	\$166,426
Median Household Income 45-54	\$105,818	\$116,503	\$141,302
Average Household Income 45-54	\$124,297	\$140,774	\$180,256
Median Household Income 55-64	\$77,256	\$89,652	\$115,588
Average Household Income 55-64	\$105,147	\$116,632	\$160,796
Median Household Income 65-74	\$51,184	\$63,781	\$73,112
Average Household Income 65-74	\$82,718	\$94,242	\$117,984
Average Household Income 75+	\$50,314	\$60,831	\$82,675

Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	71	67
Diversity Index (current year)	77	69	64
Diversity Index (2020)	75	66	62
Diversity Index (2010)	73	62	55

#### POPULATION BY RACE



1 MILE



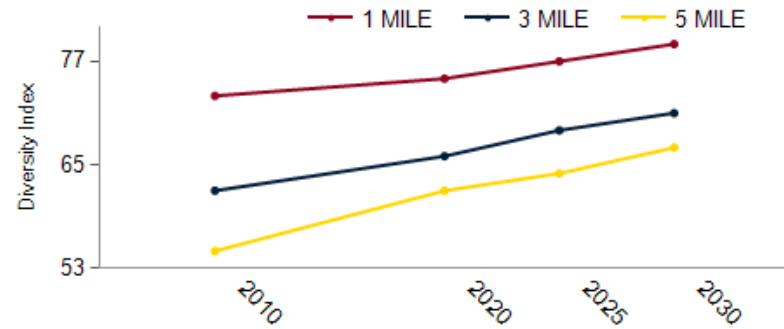
3 MILE



5 MILE

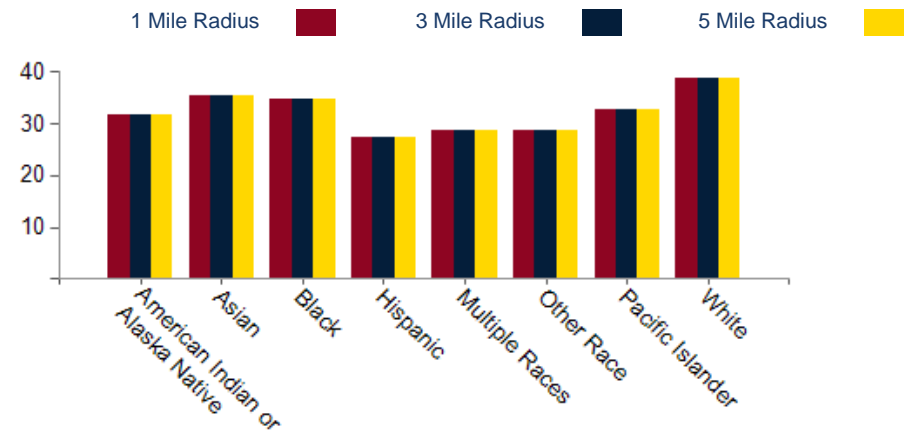
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	7%	7%
American Indian	2%	1%	1%
Asian	4%	4%	7%
Hispanic	18%	15%	11%
Multiracial	11%	11%	11%
Other Race	10%	7%	5%
White	46%	55%	58%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	35	35
Median Asian Age	36	33	38
Median Black Age	35	37	40
Median Hispanic Age	27	28	30
Median Multiple Races Age	29	29	30
Median Other Race Age	29	30	32
Median Pacific Islander Age	33	32	33
Median White Age	39	39	40

#### 2025 MEDIAN AGE BY RACE





# Sequoia Glen

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