

SALE



LAURELHURST STUDIOS
3327 NE SANDY BLVD
PORTLAND, OR 97232

18 Studio Units

Laurelhurst Studios provide new contemporary living spaces close to the city core for urbanites & bike enthusiasts. Designed to maximize comfort & efficiency, these studios are reminiscent of what you might find in a thriving European metropolis. The lush courtyard was designed to be an extension of each flat, providing a complimentary gas BBQ, community seating, and bamboo plantings which highlight clean architectural lines.

\$2,076,000

Commercial Real Estate For Sale

TOD BRESLAU

Senior Commercial Broker
503-740-4888
todbreslau@gmail.com

 **PREMIERE**
PROPERTY GROUP, LLC



FOR SALE

Price:

\$2,076,000

Cap Rate:

6.36%

Income

- Rental Income - \$226,330
- Total Income - \$226,330/year

Expenses

- Property Tax - \$31,228
- Insurance - \$5,900
- Management / Maintenance - \$22,425
- Utilities - \$16,717

Total Expenses - \$94,244/year

Net Operating Income

\$132,136/year



RENT ROLL

3327 NE Sandy Blvd, Portland OR 97232									
05/31/2024									
Unit	Sqft	BD/BA	Unit Type	Status	Deposit	Rent	Monthly Charges	Lease From	Lease to
100	316	0/1.00	Studio	Current	\$500.00	\$950.00	\$106.00	12/14/2023	12/13/2024
101	295	0/1.00	Studio	Current	\$995.00	\$995.00	\$81.00	04/12/2024	04/11/2025
102	300	0/1.00	Studio	Current	\$995.00	\$1,276.00	\$70.00	2/28/2023	
103	299	0/1.00	Studio	Current	\$0.00	\$1,025.00	\$70.00	05/01/2024	04/30/2025
104	297	0/1.00	Studio	Vacant- Unrented	\$0.00	\$1,025.00	\$70.00		
105	249	0/1.00	Studio	Current	\$0.00	\$995.00	\$81.00	04/01/2024	03/31/2025
106	334	0/1.00	Studio	Current	\$995.00	\$1,010.00	\$70.00	03/01/2023	02/29/2024
107	387	0/1.00	Studio	Current	\$500.00	\$1,025.00	\$81.00	02/15/2024	02/14/2025
108	455	0/1.00	Studio	Current	\$0.00	\$1,125.00	\$81.00	04/01/2024	03/31/2025
200	324	0/1.00	Studio	Current	\$500.00	\$1,085.00	\$106.00	10/19/2023	10/18/2024
201	310	0/1.00	Studio	Current	\$0.00	\$1,035.00	\$70.00	06/01/2024	05/31/2025
202	312	0/1.00	Studio	Current	\$500.00	\$1,025.00	\$81.00	09/26/2023	09/25/2024
203	310	0/1.00	Studio	Current	\$0.00	\$1,055.00	\$106.00	02/22/2023	02/21/2024
204	309	0/1.00	Studio	Current	\$500.00	\$1,045.00	\$106.00	01/09/2024	01/08/2025
205	252	0/1.00	Studio	Current	\$1,045.00	\$1,045.00	\$81.00	07/25/2023	07/24/2024
206	433	0/1.00	Studio	Current	\$500.00	\$1,220.00	\$70.00	08/05/2020	
207	411	0/1.00	Studio	Current	\$500.00	\$1,145.00	\$106.00	12/06/2023	12/05/2024
208	362	0/1.00	Studio	Current	\$0.00	\$1,155.00	\$106.00	05/18/2023	05/16/2024
18 Units	5955			94.4% Occupied	\$7,530.00	\$19,236.00	\$1,542.00		



KEY AMENITIES

- The Zipper
- Fred Meyer
- Trader Joe's
- Grocery Outlet
- New Seasons

LOCAL AMENITIES

- Petite Provence
- UPS Store
- PulsePDX
- Dave's Hot Chicken
- Jiffy Lube
- Mountain Shop
- Hollywood Beverage
- Brooklyn Mall
- Hollywood Vintage
- Standard TV & Appliance
- Katie O'Brien's
- Nicholas Restaurant
- Blind Onion Pizza
- Full Moon Thai
- AT&T Store
- Mudbay
- Grossenbacher Brothers

LOCATION HIGHLIGHTS

- Located on Sandy Blvd
- Located in the Laurelhurst area
- Only 10 minutes to Downtown Portland
- Many restaurants and attractions nearby
- Close to freeway entrances



"Walker's Paradise"

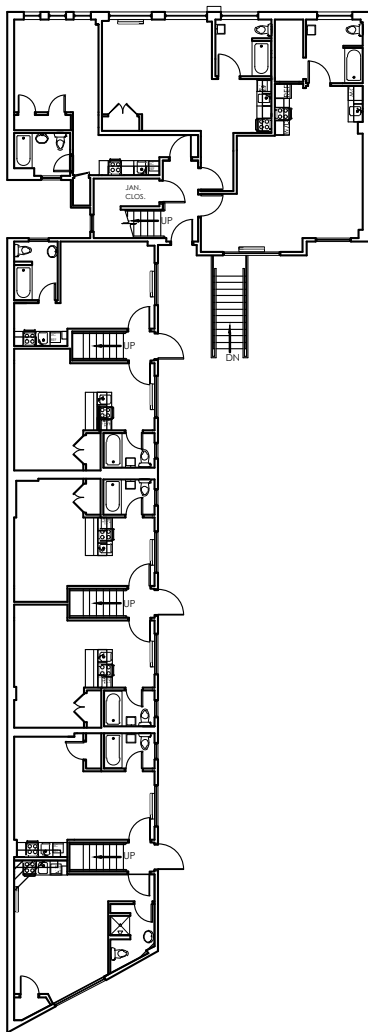


"Biker's Paradise"

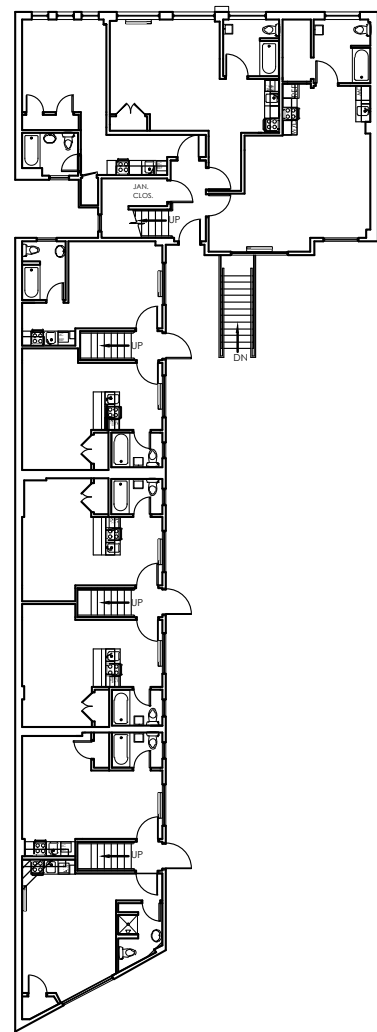
FLOOR PLAN

18 Studio Units

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100 Level



200 Level

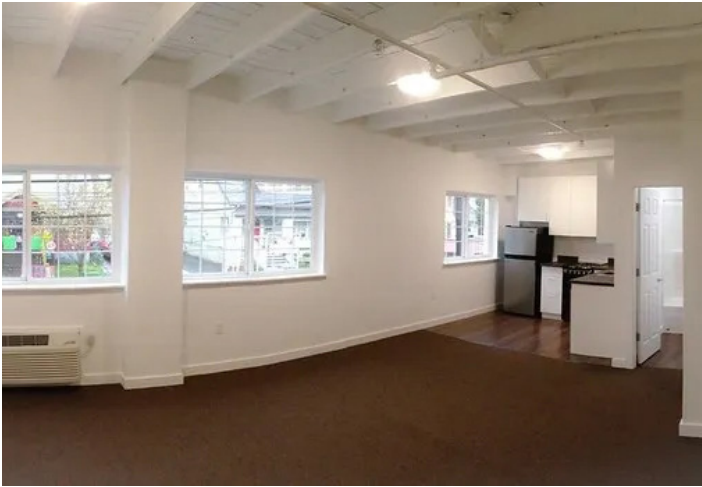


DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	29,517	242,802	456,618
Households:	13,981	113,574	205,218
Median Age:	42.1	40.5	40.1
Median HH Income:	\$89,297	\$83,450	\$81,036
Daytime Employees:	20,647	222,620	449,989

TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
NE Sandy Blvd & NE Wasco St (NE)	16,174	2022	0.02 mi
NE 33rd Ave & NE Sandy Blvd (S)	10,243	2022	0.03 mi
NE 33rd Ave & NE Sandy Blvd (NW)	4,719	2022	0.05 mi
NE Wasco St & NE 33rd Ave (E)	1,586	2018	0.06 mi
NE Clackamas St & NE 33rd Ave (W)	429	2022	0.06 mi
NE Sandy Blvd & NE 35th Ave (NE)	18,330	2019	0.09 mi
NE Peerless Pl & NE Hassalo St (SE)	5,299	2018	0.09 mi
NE 33rd Ave & NE Clackamas St (S)	11,155	2022	0.09 mi
NE Sandy Blvd & NE 33rd Ave (NE)	18,659	2022	0.10 mi
I-84 & NE 33rd Ave (NE)	5,391	2022	0.10 mi



ADDITIONAL PHOTOS





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The information contained herein has been obtained from sources we deem reliable.
We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.