

FLEXIBLE SALE OPTIONS: BUY ALL OR INDIVIDUAL UNITS



FOR SALE



LANCASTER PARK TOWNHOMES

New Construction Multifamily Investment

Multifamily Investment Opportunity (Available Separate or Together)

Building 11 (Units 125 - 163) SW Lancaster Ct, Troutdale, OR 97060

Capacity Commercial is pleased to present a brand new, townhome rental opportunity in Troutdale, OR. Located inside of the Lancaster Park housing development by Arbor Homes, the building is comprised of 3-bedroom, 2.5 bath units with attached garages. The units are designed with the resident in-mind featuring spacious floor plans, contemporary design, and modern finishes. Each unit is on a separate tax lot allowing the buyer to sell units individually in the future or maintain as rentals. The fee simple townhomes are available to be purchased on a unit-by-unit basis or together and are priced accordingly with purchase flexibility for 1 – 5 units.

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PROPERTY SUMMARY



BLDG 11: 5 PLEX - UNITS 125 - 163



BLDG 12: UNITS 87 - 113

Property Overview Building 11

Address	125, 137, 149, 151, & 163 SW Lancaster Ct., Troutdale, OR 97060
Sale Price	\$2,132,500
Price per Unit	\$426,500
Nº of Units	Five
ProForma NOI	\$106,633
ProForma CAP	5.00%

Individual Unit Pricing

Interior Unit Price	\$421,733
Exterior Unit Price	\$433,123

Offering Summary

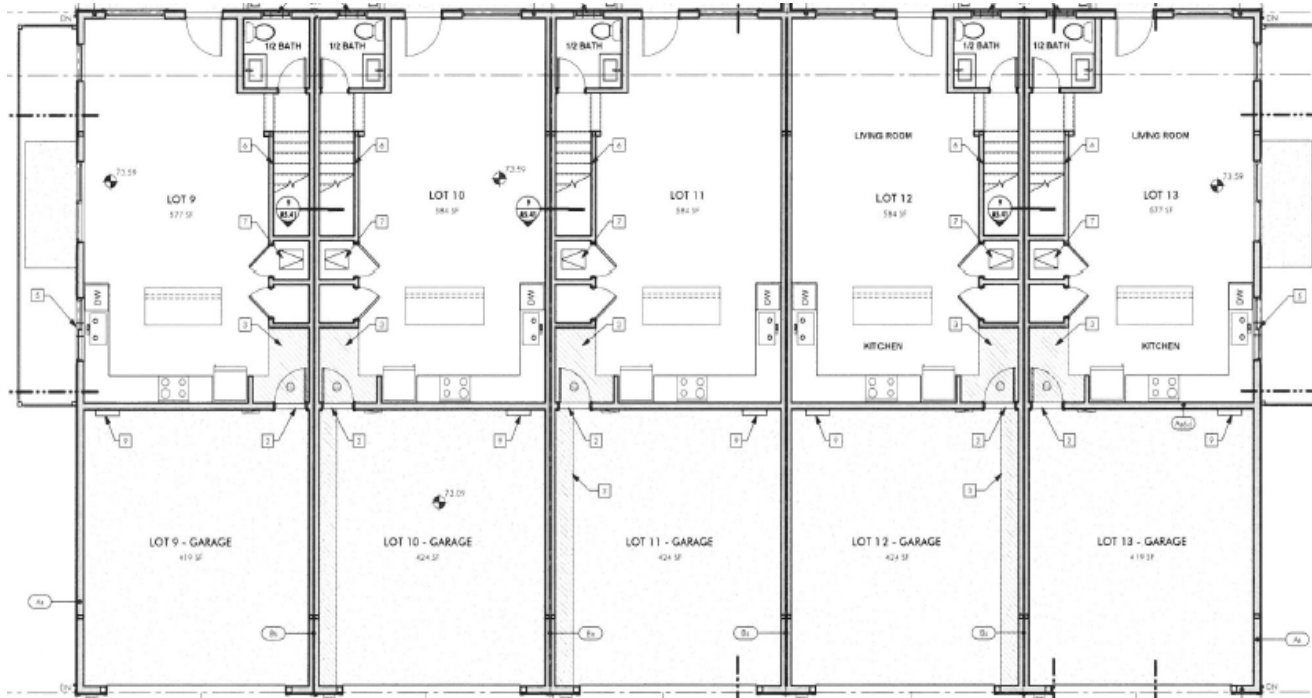
Lancaster Park is a brand-new housing development located in Troutdale, OR. Troutdale is at the eastern edge of the Portland metro area, right at the confluence of the Sandy River and mighty Columbia River. Known as the "Gateway to Gorge" the city is a jumping off place for exploring all the hiking, fishing, biking, and so much more that the Columbia Gorge has to offer. The site of the townhomes is less than a half mile to McMenemy's Edgefield venue which is a popular attraction with a movie theater, concert venue, par 3 golf course, and popular event venue.

Troutdale is just 17 miles to downtown Portland and 12 miles from the Portland Airport. The close proximity to major employers and a growing industrial job market means Troutdale will have a stable base of employment driving demand for housing in the years to come.

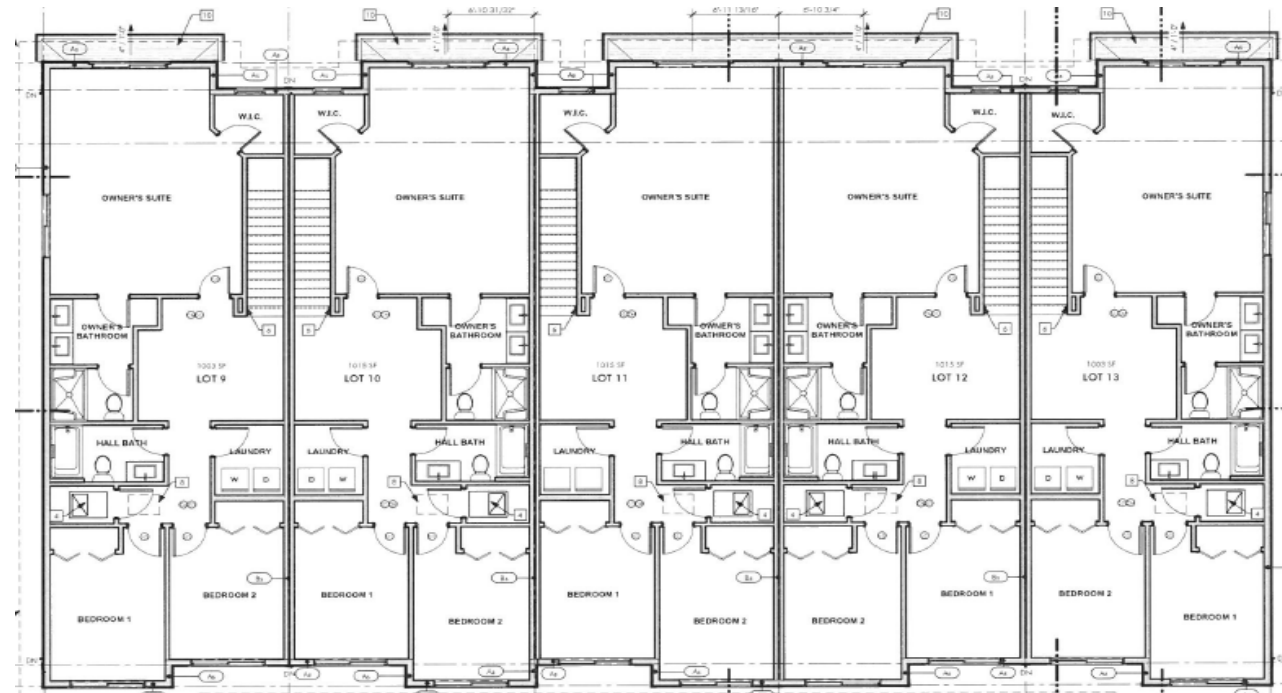
Similar interior units sold between \$445,000 and \$460,000 in early 2022. The two-building offering is well positioned to attract and maintain tenants that are looking for the balance of modern living, close to employment while also being a gateway to adventure.



BUILDING 11



Floor 1



Floor 2



INTERIOR PHOTOS



* All photos are of staged rental unit



BUILDING 11

Units 125 - 163						
Address	Unit Type	Rentable SF	SF % of Total	Rent/Unit/ Month	Rent/Unit/ Year	Rent/SF
125 SW Lancaster Ct.	3Bed - 2.5Bath	1,580	20.1%	\$2,750	\$33,000	\$1.74
137 SW Lancaster Ct.	3Bed - 2.5Bath	1,566	19.9%	\$2,650	\$31,800	\$1.69
149 SW Lancaster Ct.*	3Bed - 2.5Bath	1,566	19.9%	\$2,750	\$33,000	\$1.76
151 SW Lancaster Ct.	3Bed - 2.5Bath	1,566	19.9%	\$2,750	\$33,000	\$1.76
163 SW Lancaster Ct.	3Bed - 2.5Bath	1,580	20.1%	\$2,850	\$34,200	\$1.80
Total/Average	5	7,858	100.00%	\$13,750	\$165,000	\$1.75

Income		Income	
Scheduled Market Rent		\$165,000	
Less: Vacancy	5%	-\$8,250	
Net Rental Income		\$156,750	
Other Income	\$20 Per Unit	\$1,200	
Total Operating Income (EGI)		\$157,950	
Expenses		Monthly Expenses	Annual Expenses
	Assumptions		
Total General Administrative	\$100 /Unit	\$42	\$500
Total Wtr/Swr/Garbage/Common Utilities Paid by HOA	\$0 /Unit	\$0	\$0
Total Repair/Maintenance & Turnover	\$900 /Unit	\$375	\$4,500
Total Leasing & Marketing	\$100 /Unit	\$42	\$500
Total Management Fees	6.50%	\$856	\$10,267
Total HOA Dues	\$2,500 /Unit	\$1,042	\$12,500
Total Insurance - HOA pays for exterior coverage	\$710 /Unit	\$296	\$3,550
Total Property Taxes	\$3,900 /Unit	\$1,625	\$19,500
Reserves - Paid by HOA	\$0 /Unit	\$0	\$0
Total Expenses		\$4,276	\$51,317
\$10,263 /Unit			
Net Operating Income			\$106,633

*UNIT 149 IS CURRENTLY A STAGED MODEL UNIT AND CAN BE LEASED UP WHEN UNDER CONTRACT.

THE PROPERTIES ARE FULLY LEASED WITH THE EXCEPTION OF THE MODEL UNIT. THE ABOVE PROFORMA IS REFLECTIVE OF ACTUAL INCOME AND PROFORMA EXPENSES. NEITHER OWNER NOR BROKER REPRESENT OR WARRANT THE ACCURACY OF ANY OF THE NUMBERS AND BUYERS SHOULD RELY SOLELY ON THEIR OWN DUE DILIGENCE.



SITE AERIAL





NEIGHBORHOOD MAP





MAJOR EMPLOYERS IN THE REGION

The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

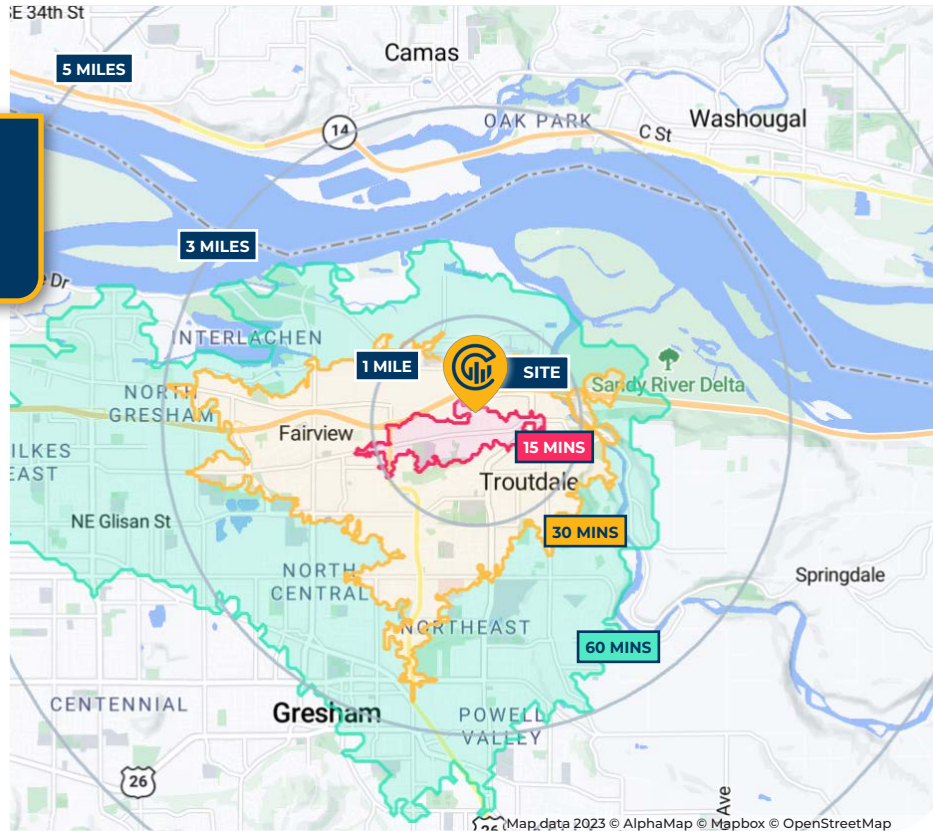
Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>



**DRIVE TIMES
& DEMOGRAPHICS**



AREA DEMOGRAPHICS			
Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	8,267	59,471	183,219
2028 Projected Population	8,220	57,514	176,864
2020 Census Population	8,296	61,397	186,629
2010 Census Population	7,936	56,902	170,042
Projected Annual Growth 2023 to 2028	-0.1%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2023	0.3%	0.3%	0.6%
Households & Income			
2023 Estimated Households	3,248	22,717	67,215
2023 Est. Average HH Income	\$102,809	\$101,305	\$116,291
2023 Est. Median HH Income	\$82,946	\$81,591	\$89,923
2023 Est. Per Capita Income	\$40,541	\$38,908	\$42,839
Businesses			
2023 Est. Total Businesses	457	2,658	7,102
2023 Est. Total Employees	4,044	23,049	54,562

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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