



16-Unit Multi-Family Investment

4775 NE 107th Avenue | Portland, OR 97220

\$3,225,000 | Cap Rate: 5.25% | Built 2024



Recently constructed and fully stabilized 16-unit apartment building located in Portland's Parkrose neighborhood. This turn-key investment offers low-maintenance ownership with modern systems, contemporary finishes, and a balanced mix of unit types designed to attract a broad tenant base.

Built with long-term durability and operational efficiency in mind, the property features well-finished units with quality fixtures, high-end kitchens, and established occupancy. The diversified unit mix supports stable occupancy and consistent cash flow, appealing to both traditional renters and high demand workforce housing that is near NE Sandy Blvd, grocery, and transit.

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16-UNIT APARTMENT BUILDING FOR SALE - \$3,225,000

4775 NE 107th Avenue | Portland, OR

PROPERTY OVERVIEW

Property Details

Property Name: 107th Apartments
Address: 4775 NE 107th Avenue, Portland, OR
Property Type: Multi-family Apartments

Site Description

Site Area: 0.11 acres / 4,900 sqft
Lot Shape: Rectangular (50' x 98')
Zoning: RM2 (Residential Multi-dwelling 2)
Parcel Number: R703341

Improvements Description

Year Built: March 2024
Number of Buildings: 1
Stories: 4
Number of Units: 16
Gross Building Area: 10,480 square feet
Residential Rentable Area: 7,830 square feet
Construction Type: Wood frame
Common Amenities: Bike Storage Room
Unit Amenities: In-unit laundry, stainless steel appliances, dishwasher, kitchen islands, quartz countertops, high-end finishes



UNIT OVERVIEW

Unit Mix

Type	Count	Average Size (sqft)	Average Mo. Rent	Average Rent PSF
Studio	5	345	\$1,110	\$3.22
1 Bed / 1 Bath	8	510	\$1,429	\$2.80
2 bed / 1 Bath	3	675	\$1,682	\$2.49
Total	16	7,830	\$22,027	
Average		489	\$1,377	\$2.81

A gated entry provides access to the units via an exterior staircase and outdoor corridors, minimizing routine portering expenses.

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FINANCIAL OVERVIEW

Direct Capitalization Valuation					
	Assumption	Monthly	Annually	PSF	% of EGR
Rental Revenue	In-Place	\$22,027	\$264,324	\$33.76	
Pet Rent	In-Place	\$34	\$413	\$0.05	
Residential Reimbursements	Utilities (90.0% of expense)	\$3,000	\$36,000	\$4.60	
Total Gross Revenue		\$25,061	\$300,737	\$38.41	
Vacancy and Collection Loss	5.0%	-\$1,253	-\$15,037	-\$1.92	
Effective Gross Revenue		\$23,808	\$285,700	\$36.49	100%
Expenses					
Insurance	Actual 2025	-\$575	-\$6,899	-\$0.88	2.4%
Utilities	Actual 2025	-\$3,333	-\$40,000	-\$5.11	14.0%
Repairs & Maintenance	\$1,000 per unit annually	-\$1,333	-\$16,000	-\$2.04	5.6%
Management & Leasing Fees	7.0% of EGR	-\$1,667	-\$19,999	-\$2.55	7.0%
Turnover	20% of units turn @ \$1k each	-\$267	-\$3,200	-\$0.41	1.1%
Other Expenses ⁽¹⁾	\$6 per unit monthly	-\$96	-\$1,152	-\$0.15	0.4%
Property Taxes	2026 Estimate	-\$2,411	-\$28,932	-\$3.69	10.1%
Total Expenses		-\$9,682	-\$116,182	-\$14.84	40.7%
Net Operating Income		\$14,127	\$169,518	\$21.65	59.3%

(1) Includes software fees

Value Summary

Value	PSF	Per Unit	Cap Rate
\$3,225,000	\$411.88	\$201,563	5.25%



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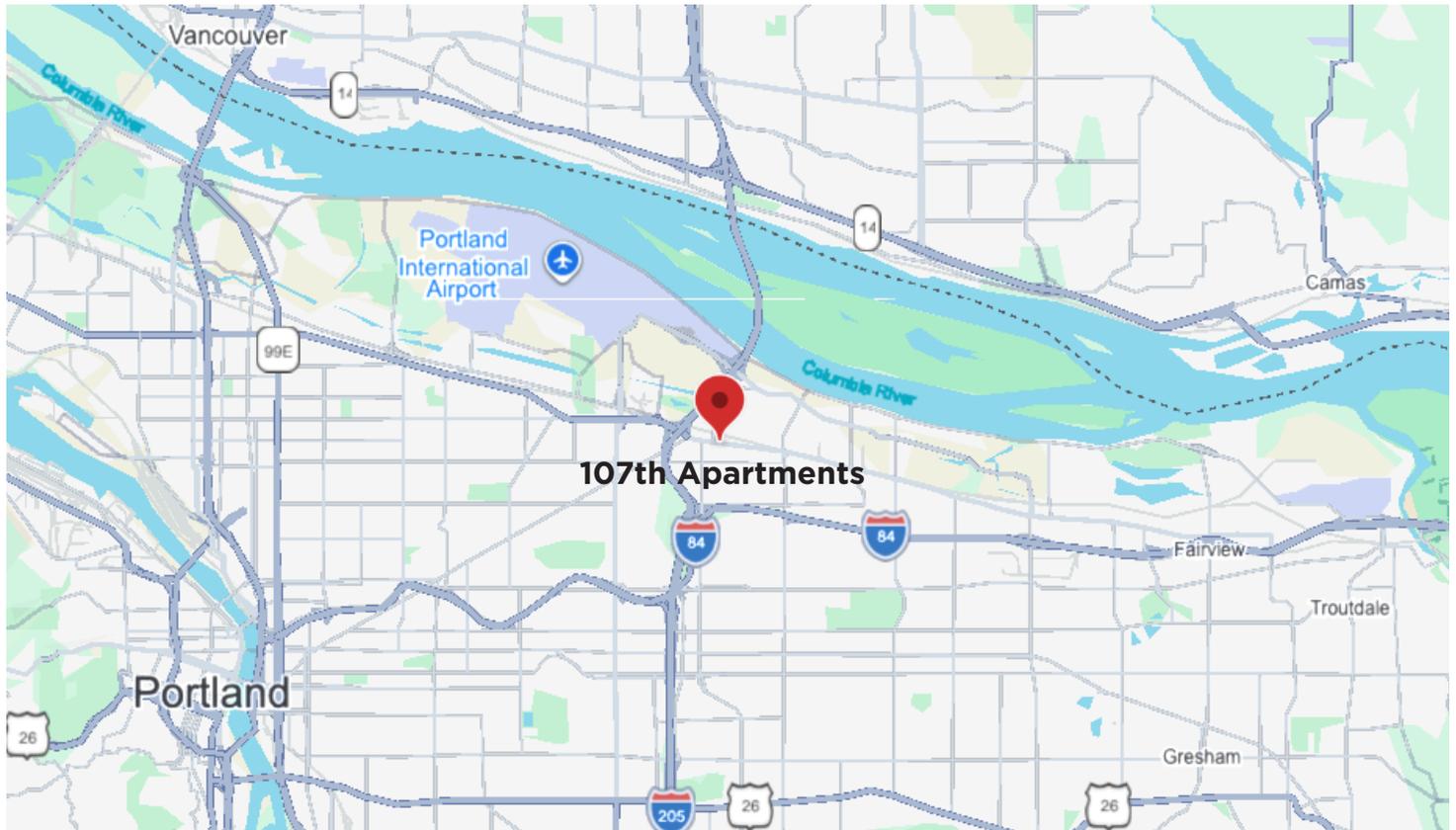
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LOCATION OVERVIEW



Situated in the Parkrose neighborhood, the property benefits from convenient access to I-84, I-205, Portland International Airport, and major employment corridors throughout Northeast and East Portland. Residents enjoy proximity to neighborhood retail, public transportation, and everyday services, enhancing tenant retention and long-term rent growth potential.

AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2024 Estimated Population	8,997	89,732	353,051
2029 Projected Population	8,724	87,619	351,044
2020 Census Population	9,785	94,802	366,382
Projected Annual Growth Rate 2024 to 2029	-0.6%	-0.5%	-0.1%
Households			
2024 Estimated Households	3,360	35,434	139,464
2024 Est. Avg. HH Income	\$82,573	\$92,041	\$99,385
2024 Est. Median HH Income	\$61,905	\$70,782	\$75,432
Businesses			
2024 Est. Total Businesses	990	6,353	22,534
2024 Est. Total Employees	8,717	56,055	160,238

Walk Score
75

Transit Score
56

Bike Score
77

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