



WOODSTOCK APARTMENTS

7630 SE WOODSTOCK BLVD | PORTLAND, OR 97207

SMI REAL ESTATE

PRICING SUMMARY

WOODSTOCK APARTMENTS

7630 SE Woodstock Blvd, Portland, OR 97207

\$975,000

Price

\$139,286

Price Per Unit

\$243.75

Price Per SF

6.15%

Current Cap Rate

8.40%

Stabilized Cap Rate

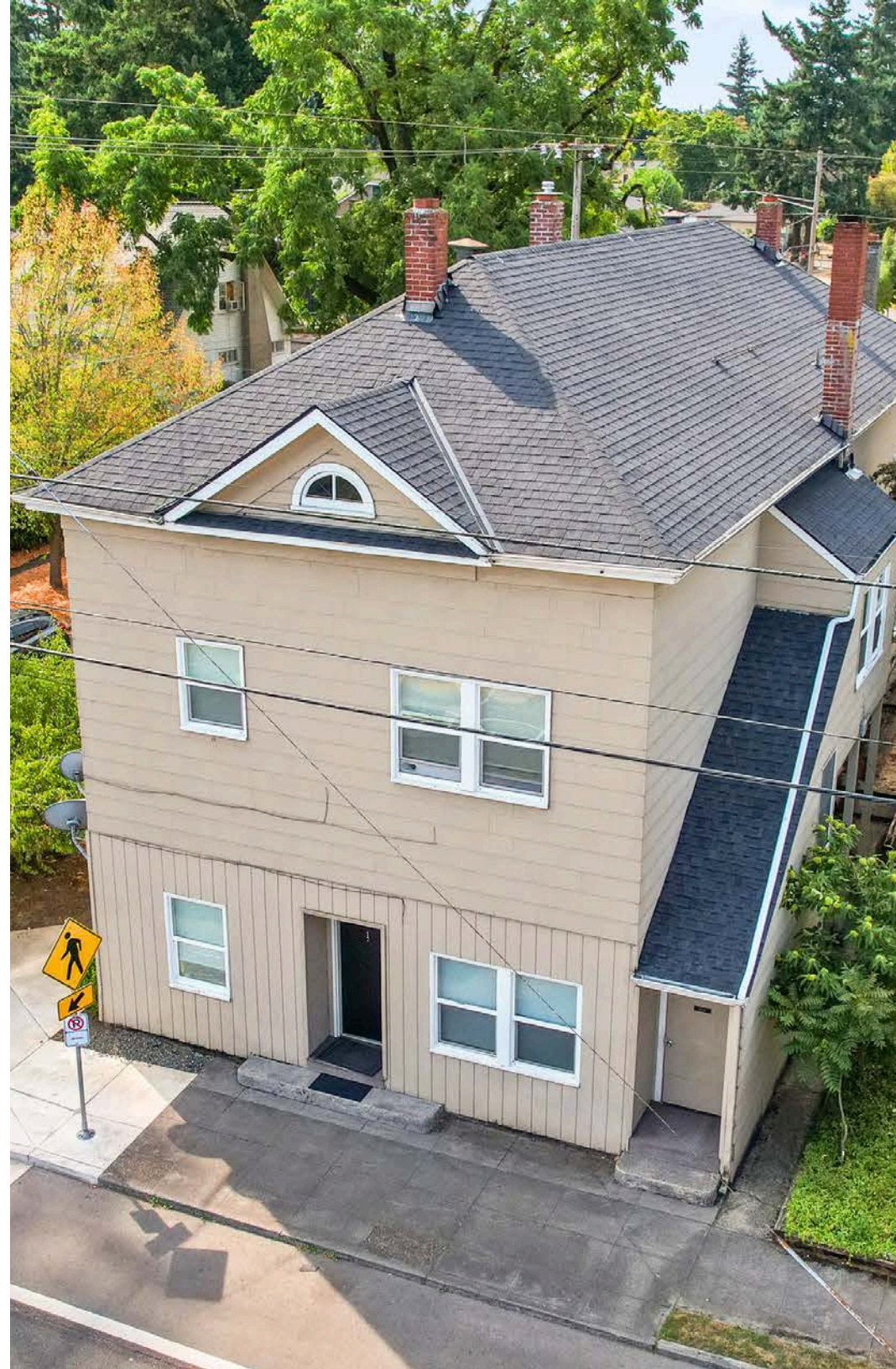
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ASSET OVERVIEW

7630 SE WOODSTOCK BLVD, PORTLAND, OR 97207

WOODSTOCK APARTMENTS

Located in in the popular Woodstock Neighborhood of Southeast Portland,

Woodstock Apartments is a well-maintained, 7-unit apartment community comprised of six (6) one (1) bedroom and one (1) bathroom apartments and one (1) studio apartment. The one (1) bedroom apartments range in size from ~550 Square Feet to ~650 Square Feet and the studio apartment is ~500 Square Feet. Property amenities include off-street assigned parking and a coin-less laundry facility. Since acquiring the property the current ownership team have replaced all windows and updated all of the units. Recent updates include but are not limited to the following, Roof (2024), Siding (partial) 2024, Central Water Heater (2023), and Remodeled Kitchens (3 Units). Woodstock Apartments presents investors with an opportunity to acquire an asset in a desirable location, implement operational efficiencies and to capitalize on the below market rents, \$296 and \$180 for one (1) bedroom and Studio (0) units respectively.*

**Market Rents based on 12-month average rents for 1BR/1BA and 0BR/1BA apartments within 1.5-mile radius of subject property. Sample Size: 59 properties and 17 properties, respectively. Source: Rentometer 7/29/2025*



PROPERTY
HIGHLIGHTS

RECENT CAPITAL
IMPROVEMENTS

SPACIOUS
UPDATED UNITS

PRIVATE OFF-
STREET PARKING

LOW VACANCY

DESIRABLE
LOCATION

BELOW MARKET
RENTS

ASSET OVERVIEW

WOODSTOCK APARTMENTS

PROPERTY SUMMARY

ADDRESS 7630 SE Woodstock Blvd, Portland, OR 97207

YEAR BUILT	1894	LOT SIZE	.10AC
UNIT COUNT	7	UNITS AC	70
AVG UNIT SIZE (SF)	~571	TAX LOT	R312119
TOTAL GBA SF	~4,500	COUNTY	MULTNOMAH
LAND SF	5,000		

CONSTRUCTION SUMMARY

TOTAL PARKING	~7	SIDING	T1 11/Hardie Plank/Cedar
NO. OF BUILDINGS	1	LAUNDRY	Facilities
NO. OF FLOORS	2		
CONSTRUCTION	Wood Frame		
WINDOWS	Vinyl		
ROOFING	Asphalt Shingle		

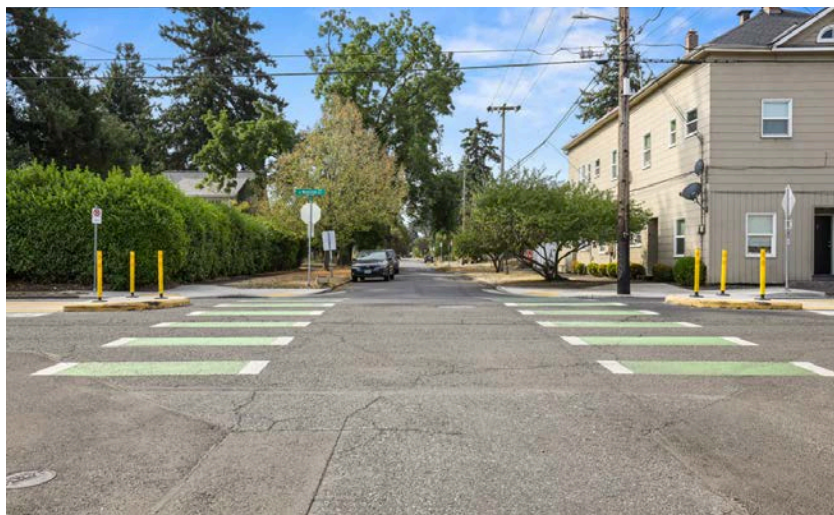
UNIT MATRIX

As of September 2025

UNIT	UNIT TYPE	SQUARE FEET	CURRENT		MARKET	
			RENT	RENT/SF	RENT	RENT/SF
1	1BD/1BA	650	\$1,250	\$1.92	\$1,482	\$2.28
2	1BD/1BA	600	\$1,200	\$2.00	\$1,482	\$2.47
3	1BD/1BA	600	\$1,245	\$2.08	\$1,482	\$2.47
4	1BD/1BA	550	\$1,045	\$1.90	\$1,482	\$2.69
5	1BD/1BA	550	\$1,125	\$2.05	\$1,482	\$2.69
6	1BD/1BA	550	\$1,175	\$2.19	\$1,237	\$2.47
7	0BD/1BA	500	\$1,095	\$2.19	\$1,275	\$2.55
TOTAL		4,000	\$8,135	\$2.03	\$10,129	\$2.53



Average Market Rent for 1BD/1BA and 0BD/1BA units is based on 59, 1BD/1BA and 17, 0BD/1BA rentals, respectively seen within 12 months within a 2 miles radius of the Subject Property. Data captured from Rentometer, September 2025. Unit Square Footage is estimated based on GBA SF and needs to be verified with ownership.





EXTERIOR HIGHLIGHTS

- New Roof
- New Siding (Partial)
- Vinyl Windows
- Private Off-Street Parking





INTERIOR HIGHLIGHTS

- Gas Stoves
- LVP Flooring
- Renovated Kitchens



WOODSTOCK NEIGHBORHOOD

Nestled along the eastern stretch of SE Woodstock Blvd where Woodstock meets Mt. Scott-Arleta, this location offers the best of close-in Southeast Portland living—everyday convenience, nearby parks, and easy transit. With green spaces in every direction, quick access to groceries and essentials along Foster, Flavel, and 82nd, plus reliable bus lines and a high BikeScore, it's a neighborhood that makes daily life simple and enjoyable.



KEY ATTRACTIONS (≈ 1 MILE)

Nearby Parks

- Mt. Scott Park
- Brentwood City Park
- Glenwood City Park

Transit At Your Doorstep

- TriMet Line 19 (Woodstock/Glisan)
- TriMet Line 14 (Hawthorne/Foster)

Groceries & Pharmacies

- Grocery Outlet Bargain Market - SE 72nd & Flavel
- Walgreens - 82nd & Holgate

Gas & Convenience

- Space Age Fuel – 84th & Foster
- Plaid Pantry - 82nd & Duke area



Very
Walkable



Very
Bikeable



Good
Transit

Downtown Portland



IN-DISTRICT SCHOOLS:

- Woodmere Elementary School
- Lane Middle School
- Franklin High School

TRI MET

TriMet Line 19
Woodstock/Glisan

TriMet Line 14
Hawthorne/Foster

HEART OF WOODSTOCK BLVD

~4 min Drive / ~7 min Bike

- New Seasons, Safeway, BiMart, & ACE Hardware
- The Heist Food Cart Pod
- Pilates & Yoga Studios
- KeyBank, Chase Bank
- ZoomCare & VCA Woodstock Animal Hospital
- Plus dozens of hip restaurants, bars, & coffee shops

Mt. Scott Park



Walgreens

GROCERY OUTLET
bargain market

plaid pantry

Brentwood City Park

Glenwood City Park

WOODSTOCK BLVD

PORTLAND METRO MARKET HIGHLIGHTS

Portland blends big-city amenities with a deep neighborhood feel. People prize the parks and access to nature (Forest Park to the west, the Columbia River Gorge and Mt. Hood as weekend staples), and an ever-curious food/coffee/beer scene.

The city invests heavily in parks—over 11,000 acres system-wide and 150+ developed parks—so most neighborhoods have green space, playgrounds, and trails close by.

Anchored by the Port of Portland which boasts the 3rd largest wheat export in the world, largest bulk mineral import on the West Coast and the 5th largest auto import in the country, the Portland Metro boasts strong long-term growth metrics. Coupled with a strong workforce, National and Global Fortune 500 Companies, including but not limited to Nike, Intel, Precision Cast Parts, and Adidas the Portland

Metro is built to withstand economic headwinds and to continue to grow and evolve as a regional and national leader.

Despite experiencing the largest demand surge in over 20 years, Elevated material costs, due to the global supply chain crunch, coupled with labor shortages, is hindering the groundbreaking of new projects. Further, the previous development boom beginning in 2015 gobbled up many vacant and severely underdeveloped sites.

As such, available land within the central portion of the city is now nearly impossible to find. This means the prospect of development is likely to involve the purchase of an underdeveloped site, with subsequent demolition of existing structures. Thus, even the most savvy and deep-pocketed developers face hurdles to bringing supply to Downtown Portland.

**Source: US Census and PSU Center for population research for four-county metro area.*

***Multifamily NW Apartment Report. US Bureau of Labor Statistics.*

4.5%

METRO-AREA VACANCY

37.7%

METRO-AREA RENTER
OCCUPIED HOUSING RATE

47.2%

CITY OF PORTLAND RENTER
OCCUPIED HOUSING RATE

\$94,925

MEDIAN HOUSEHOLD INCOME

4.6%

UNEMPLOYMENT RATE
(OR Employment Dept 2025)

11.8%

CITY OF PORTLAND
POPULATION GROWTH
(April 2010 - July 2020)*

53.5%

PORTLAND RESIDENTS
AGE 25+ YEARS
(With a bachelor's degree or higher)



OPERATING STATEMENT

INCOME	CURRENT		STABILIZED		NOTES	PER UNIT	PER SF
Gross Scheduled Rent	97,620		121,548		[1]	17,364	30.39
Physical Vacancy	(4,881)	5.0%	(6,077)	5.0%	[2]	(868)	(1.52)
TOTAL VACANCY	(\$4,881)	5.0%	(\$6,077)	5.0%		(\$868)	(\$2)
Economic Occupancy	95.00%		95.00%			0.14	
Effective Rental Income	92,739		115,471			16,496	28.87
Utility Bill-Back	4,484		4,708		[3]	673	
Pet Rent	1,267		1,330		[4]		
TOTAL OTHER INCOME	5,751		6,039			863	1.51
EFFECTIVE GROSS INCOME	\$98,490		\$127,548			\$18,221	\$31.89
EXPENSES	CURRENT		STABILIZED			PER UNIT	PER SF
Real Estate Taxes	8,506		8,761		[5]	1,252	2.19
Insurance	2,975		3,850		[6]	550	0.96
Utilities - Electric	7,012		7,363		[7]	1,052	1.84
Utilities - Water & Sewer	4,622		4,853		[8]		
Utilities - Gas	1,586		1,665		[9]	238	0.42
Trash Removal	1,776		1,865		[10]	266	0.47
Repairs & Maintenance	1,686		2,800		[11]	400	0.70
Landscaping	600		600		[12]	86	0.15
Administrative	500		500		[13]	71	0.13
Turnover Reserves	1,447		1,400		[14]	200	0.35
Operating Reserves	1,750		1,750		[15]	250	0.44
Professional Management	6,022	6.1%	10,204	8.0%	[16]	1,458	2.55
TOTAL EXPENSES	\$38,481		\$45,610			\$6,516	\$11.40
EXPENSES AS % OF EGI	39.1%		35.8%				
NET OPERATING INCOME	\$60,009		\$81,938			\$11,705	\$20.48

Notes and assumptions to the above analysis are on the following page.

NOTES TO OPERATING STATEMENT

- [1] Gross Scheduled Rent is based on scheduled rents which average \$1,162 per unit, or \$2.03 per SF.
- [2] For the purpose of this analysis we have applied a 5% allocation for vacancy and credit loss, which is market standard and acceptable to most lenders. This allocation is inclusive of bad debt.
- [3] Utility Bill-Back income is based on August 2025 YTD Financials supplied by the owner and annualized for this analysis. Stabilized expense has been increased at 5% for inflation.
- [4] Pet Rent income is based on August 2025 YTD Financials supplied by the owner and annualized for this analysis. Stabilized expense has been increased at 5% for inflation.
- [5] Oregon's property taxes are evaluated on a fiscal year starting July 1. In Oregon, property taxes are not reassessed on sale and are limited to a 3.0% annual increase at the state level. Property taxes paid before November 15 each year receive a 3.0% discount.
- [6] Insurance Expense is projected based on the insurance expenses for properties of similar size, vintage and location.
- [7] Electric expense is based on August 2025 YTD Financials supplied by the owner and annualized for this analysis. Stabilized expense has been increased at 5% for inflation.
- [8] Water & Sewer expense is based on August 2025 YTD Financials supplied by the owner and annualized for this analysis. Stabilized expense has been increased at 5% for inflation.
- [9] Gas expense is based on August 2025 YTD Financials supplied by the owner and annualized for this analysis. Stabilized expense has been increased at 5% for inflation.
- [10] Trash Removal expense is based on August 2025 YTD Financials supplied by the owner and annualized for this analysis. Stabilized expense has been increased at 5% for inflation.
- [11] Repair and Maintenance expense has been normalized to reflect R&M expenses for similar size and vintage properties.
- [12] Landscaping expense has been normalized to reflect landscaping expenses for similar size and vintage properties.

NOTES TO OPERATING STATEMENT

- [13] Marketing & Advertising expense is based on August 2025 YTD Financials supplied by the owner and annualized for this analysis. Stabilized expense has been increased to reflect anticipated Marketing and Advertising for similar size and vintage properties.
- [14] Turnover Reserves is estimated at \$200 per unit. This is consistent with market standards for similar size units and lender underwriting.
- [15] Operating Reserves - Lenders require funds to be set aside to address future capital costs. The projected operation include \$250 per unit for reserves, which is consistent with current lender underwriting.
- [16] The ownership has professional property management. The current management expense is based on August 2025 YTD Financials supplied by the owner and annualized for this analysis. The Stabilized expense has been adjusted to 8% which is in line with current market expectations for similar size and vintage properties in the area.



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