ESALE 12 UNIT MULTIFAMILY PROPERTY

4435 SE BELMONT ST PORTLAND, OR 97215



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Offering Highlights

4435 SE Belmont presents a rare chance to acquire a 12-unit multifamily asset in the high-demand Sunnyside neighborhood of southeast Portland. Located along the thriving Belmont retail corridor, the property benefits from walkable amenities, excellent transit access, and consistent tenant demand.

The unit mix and property condition support stable cash flow with potential for rent growth through light value-add improvements. The property includes many updated units, new exterior paint, a new 70 year metal roof, and a dedicated parking lot.

With limited inventory in this core submarket, this offering is wellpositioned for both long-term hold or repositioning strategies





Summary

Asking Price: \$1,695,000 @ 6.28% CAP Rate on in-place income

Address: 4435 SE Belmont St, Portland, OR 97215

Year Built: 1911

Renovated: Ongoing upgrades

New exterior paintUpdated fire escape

New 70-year metal roof (2020)

Interior improvements

New mailbox

Building Size: ± 8,952 SF

Units: 12

Unit Mix: 11 one-bedroom apartments and 1 studio apartment

Occupancy: 100%

Parking: ± 6 on-site dedicated parking stalls

10 stalls leased for \$650 a month to neighboring property. Each year the rate goes up by \$50 a month for another 10 years. Neighboring property is responsible for parking lot /

landscape maintenance.

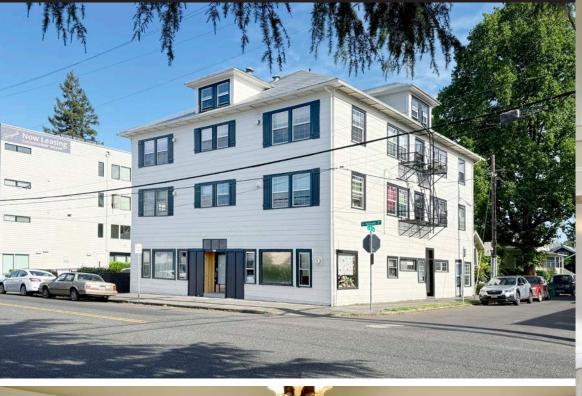
Land Size: $\pm 0.20 \text{ AC} / \pm 8,763 \text{ SF}$

Amenities: • Storage units

Secure bike parking

Coin operated laundry

4435 SE Belmont Street







Financial Analysis

Property Income				
Rental Income	\$	169,380		
RUBS	\$	4,920		
Parking	\$	9,600		
Pet Rent	\$	1,080		
Laundry Machines	\$	420		
Vacany Factor (5%)	\$	(8,469)		
Total	\$	176,931		

Property Expenses				
Expense		Amount	%EGI	
Real Estate Taxes	\$	14,848	8.4%	
Insurance	\$	6,000	3.4%	
Total Utilities	\$	14,652	8.3%	
Maintenance/Repairs	\$	4,192	2.4%	
Cleaning & General Main.	\$	3,963	2.2%	
Administration	\$	-	0.0%	
Labor	\$	5,275	3.0%	
Landscaping	\$	1,200	0.7%	
Turnover	\$	2,400	1.4%	
Management Fee	\$	11,857	6.7%	
Misc.		-	0.0%	
Advertising		2,400	1.4%	
Reserves		3,600	2.0%	
Total Operating Expenses	\$	70,387	39.8%	

Net Operating Income			
Effective Gross Income	\$	176,931	
Operating Expenses	\$	70,387	
Net Operating Income	\$	106,544	

Returns			
Net Operating Income	\$	106,544	
Annual Debt Service	\$	78,703	
Cash Flow Before Taxes	\$	27,841	
Gross Rent Multiplier		10.02	
Expense Ratio		39.8%	
Price Per Unit	\$	142,646	
Cap Rate		6.28%	

Loan Information				
Sales Price	\$	1,696,567		
Down Payment	\$	693,806		
Loan Amount	\$	1,017,940		
Loan To Value		60%		
Interest Rate		6.50%		
Term (Years)		10		
Monthly Payment	\$	6,559		
Annual Payment	\$	78,703		
DSCR		1.35		



Prime Location

Located in the heart of Portland's coveted Belmont District, 4435 SE Belmont St offers investors a rare chance to own a 100% leased multifamily asset in one of the city's most vibrant, walkable, and competitive real estate neighborhoods.

THRIVING URBAN VII I AGE

SE Belmont Street is known for its eclectic mix of local shops, top-rated restaurants, cafés, and breweries - all within a short walk from the property.

EXCEPTIONAL LIVABILITY

With a strong bike score, excellent transit access, and close proximity to downtown, and less than 1 mile from two or Portland's best parks, tenants are drawn to the area's authentic charm and unmatched convenience.

HIGH-DEMAND RENTAL MARKET

The Belmont neighborhood has historically low vacancy rates and consistent rental growth, driven by a mix of young professionals, creatives, and long-term residents.

STABLE, INCOME-PRODUCING ASSET

This fully occupied property delivers immediate cash flow in a location where demand consistently outpaces supply.



Great Walkability

