



TABOR VILLA APARTMENTS

1904-1924 SE 80th Ave., Portland, OR 97215

11 units

\$2,295,000



FOR MORE INFORMATION:
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Joseph Bernard LLC
INVESTMENT REAL ESTATE

The Professional Approach to Apartment Investing.

TABOR VILLA APARTMENTS

1904-1924 SE 80th Ave., Portland, OR 97215

Price	\$2,295,000
Units	11
Building Size	8,550* SF
Price/Unit	\$208,636
Price/SF	\$268
Cap Rate	6.01%
Proforma Cap Rate	6.16%
Year Built	1966 (Renovated 2022)
Lot Size	0.43 acres
County	Multnomah
Zoning	R1

* Total Square Footage is estimated based on unit square footage.
Buyer to confirm.





HIGHLIGHTS

- **Renovated community** with strong in-place rents.
- **Quiet residential setting** within walking distance to many of Southeast Portland's most desirable amenities.
- **Unique single-level layout** featuring spacious floor plans and on-site parking.
- **Located in the proven Central SE Portland submarket** with historically low vacancy.



CAPITAL IMPROVEMENTS

- All unit interiors have been extensively renovated with new flooring, paint, electrical, cabinetry, quartz countertops, tile showers, electric fireplaces, stainless steel appliances, and new fixtures throughout.
- New parking lot.
- New exterior paint.
- New vinyl windows.
- Roof replaced approximately 5 years ago.
- New landscaping.
- New gutters.
- New electrical panels.

PROPERTY SUMMARY

Tabor Villa Apartments presents a rare opportunity to acquire a turn-key, fully stabilized multifamily asset in one of Southeast Portland's strongest and most resilient submarkets. The property consists of 11 modernized units and is ideally positioned within a quiet residential enclave of the Montavilla neighborhood, offering residents a peaceful living environment while remaining minutes from the vibrant retail, dining, and lifestyle amenities along Hawthorne, Division, and greater SE Portland.

The property benefits from proximity to major employment and educational institutions, including Warner Pacific University and Portland Community College, which supports consistent demand from a broad and diversified tenant base. The community features single-level apartment homes with spacious floor plans, modern finishes, and on-site parking - a highly desirable amenity that further enhances tenant appeal and retention in this submarket.

Tabor Villa has undergone a comprehensive interior and exterior renovation, transforming the asset into a modern, low-maintenance investment. Each unit was upgraded with new cabinetry, quartz countertops, stainless steel appliances, updated flooring, fresh paint, and contemporary design touches throughout, positioning the property to meet the expectations of today's renters while minimizing near-term capital expenditures.

The property has been successfully leased at strong market rents and has demonstrated solid performance in recent years, providing an incoming investor with immediate, stable cash flow from day one. In addition to its current income profile, the investment offers meaningful upside potential through continued rent growth as units re-lease during more favorable spring and summer leasing cycles, as well as from anticipated tightening in the Portland rental market driven by limited new multifamily construction in the coming years.

With its recent renovations, proven rent performance, operational upside, and desirable location, Tabor Villa Apartments represents a high-quality, stabilized investment offering both durable income and long-term growth potential - an increasingly scarce opportunity within the Portland multifamily market.



SOUTHEAST PORTLAND

Situated in the quiet residential enclave of Montavilla, Tabor Villa offers enduring neighborhood appeal with strong everyday walkability and convenient access to Portland’s vibrant Southeast lifestyle. Residents enjoy easy connectivity via I-84, I-205, and major arterial streets, simplifying commutes throughout SE Portland and the greater metro area. The property is served by Portland Public Schools, supporting long-term neighborhood stability and renter demand. Nearby commercial corridors including Hawthorne & Division provide a dynamic mix of local cafés, restaurants, boutiques, and cultural anchors such as the historic Academy Theater, reinforcing SE Portland’s reputation as a livable, community-oriented neighborhood with lasting investment appeal.



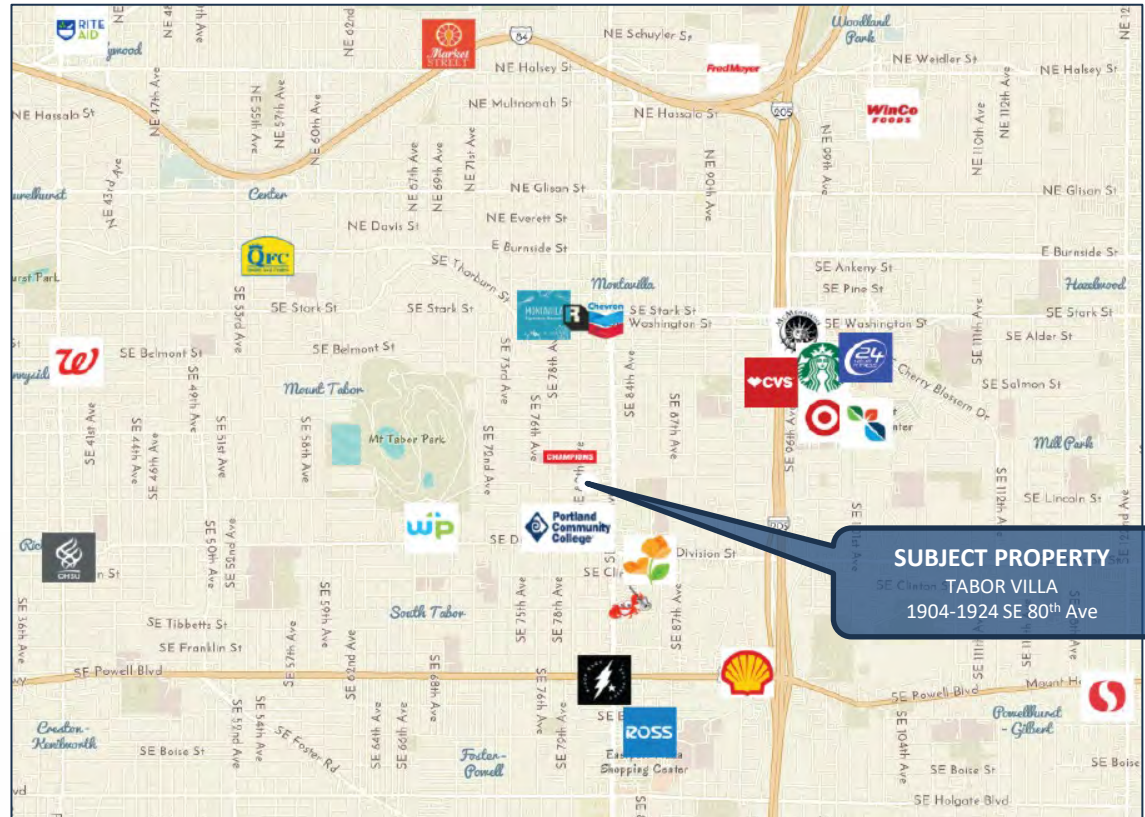
NEARBY PARKS & ATTRACTIONS

- **Mt. Tabor Park** – Known for its hiking trails, panoramic city views, picnic areas, and year-round outdoor activity.
- **Montavilla Park** – A nearly 10-acre neighborhood green space with playgrounds, sports fields, community center, and seasonal pool facilities.
- **Montavilla Farmers Market** – A dynamic community staple where neighbors meet, explore local crafts, and enjoy fresh Oregon-grown produce & local fare.



SCHOOLS & UNIVERSITIES

- Portland Community College
- Warner Pacific University
- Franklin High School
- Harrison Park School
- Bridger Creative Science School
- Vestal Elementary



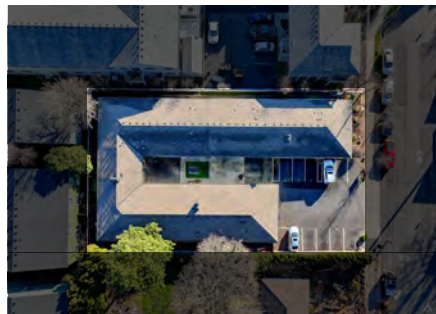
SUBJECT PROPERTY

SE Clifton TAVOR VILLA
1904-1924 SE 80th Ave

INCOME & EXPENSE

TABOR VILLA APARTMENTS

1904-1924 SE 80th Ave, Portland, OR 97210



Price **\$2,295,000**

Units	11
Building Size	8,550** SF
Price/Unit	\$208,636
Price/SF	\$268
Cap Rate	6.01%
Proforma Cap Rate	6.16%
Year Built	1966 (Reno 2022)
Lot Size	0.43 acres
County	Multnomah
Zoning	R1

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Scheduled Monthly Rents

Units	Type	Est. SF	Current Average Rent	Current Monthly Income	Rent at Market	Projected Monthly Income
4	1BR/1BA	600	\$1,395	\$5,580	\$1,395	\$5,580
1	1BR/1BA WD, downstairs unit	750	\$1,395	\$1,395	\$1,450	\$1,450
5	2BR/1BA	800	\$1,604	\$8,025	\$1,650	\$8,250
1	3BR/2BA	1,400	\$2,150	\$2,150	\$2,195	\$2,195
11				\$17,150¹		\$17,475
Scheduled Gross Income				\$205,800		\$209,700
• Less: Vacancy (5%)				-\$10,290		-\$10,485
Effective Gross Income				\$195,510		\$199,215
• Plus: 2025 Utility Fee Income				+\$15,590		+\$15,590
• Plus: 2025 Pet Rent				+\$1,228		+\$1,228
• Plus: 2025 Laundry Rent				+\$709		+\$709
• Plus: 2025 Fee Income/Lease Break Fees				+\$2,526		+\$2,526
Effective Annual Income				\$215,563*		\$219,268

*Actual 2025 Total Income = \$212,204, (Trailing 6 months Annualized = \$222,072, Trailing 3 months Annualized = \$224,733)

Estimated Expenses

Footnote	%EGI	Current Per/Unit	Amount	%EGI	Budget Per/Unit	Amount
² Taxes	11.56%	\$2,054	\$22,599	11.34%	\$2,054	\$22,599
³ Insurance	2.22%	\$394	\$4,339	2.18%	\$394	\$4,339
³ Utilities	10.29%	\$1,829	\$20,117	10.10%	\$1,829	\$20,117
⁴ Professional Management	7.00%	\$1,244	\$13,685	7.00%	\$1,268	\$13,945
⁵ Maintenance & Repairs	2.81%	\$500	\$5,500	2.76%	\$500	\$5,500
⁵ Turnover Reserves	1.13%	\$200	\$2,200	1.10%	\$200	\$2,200
³ Landscaping	0.34%	\$60	\$660	0.33%	\$60	\$660
³ Advertising	1.59%	\$283	\$3,115	1.56%	\$283	\$3,115
⁵ Capital Reserves	1.13%	\$200	\$2,200	1.10%	\$200	\$2,200
³ Administrative	1.70%	\$301	\$3,315	1.66%	\$301	\$3,315
Total Est. Annual Expenses	39.76% of EGI	\$7,066 Per Unit	\$77,730	39.15% of EGI	\$7,090 Per Unit	\$77,990

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$137,833	\$141,278
Cap Rate	6.01%	6.16%

Footnotes

1. Current Rent Roll, January 2026.
2. Actual 2025 Property Taxes, with 3.00% Oregon prepay discount.
3. Actual 2025 Expense.
4. Management Fee is budgeted at 7.00% based on estimated market. Seller currently self manages.
5. Repairs, Turnover, and Capital Reserves is Budget based on estimated market.

PROPERTY PHOTOS



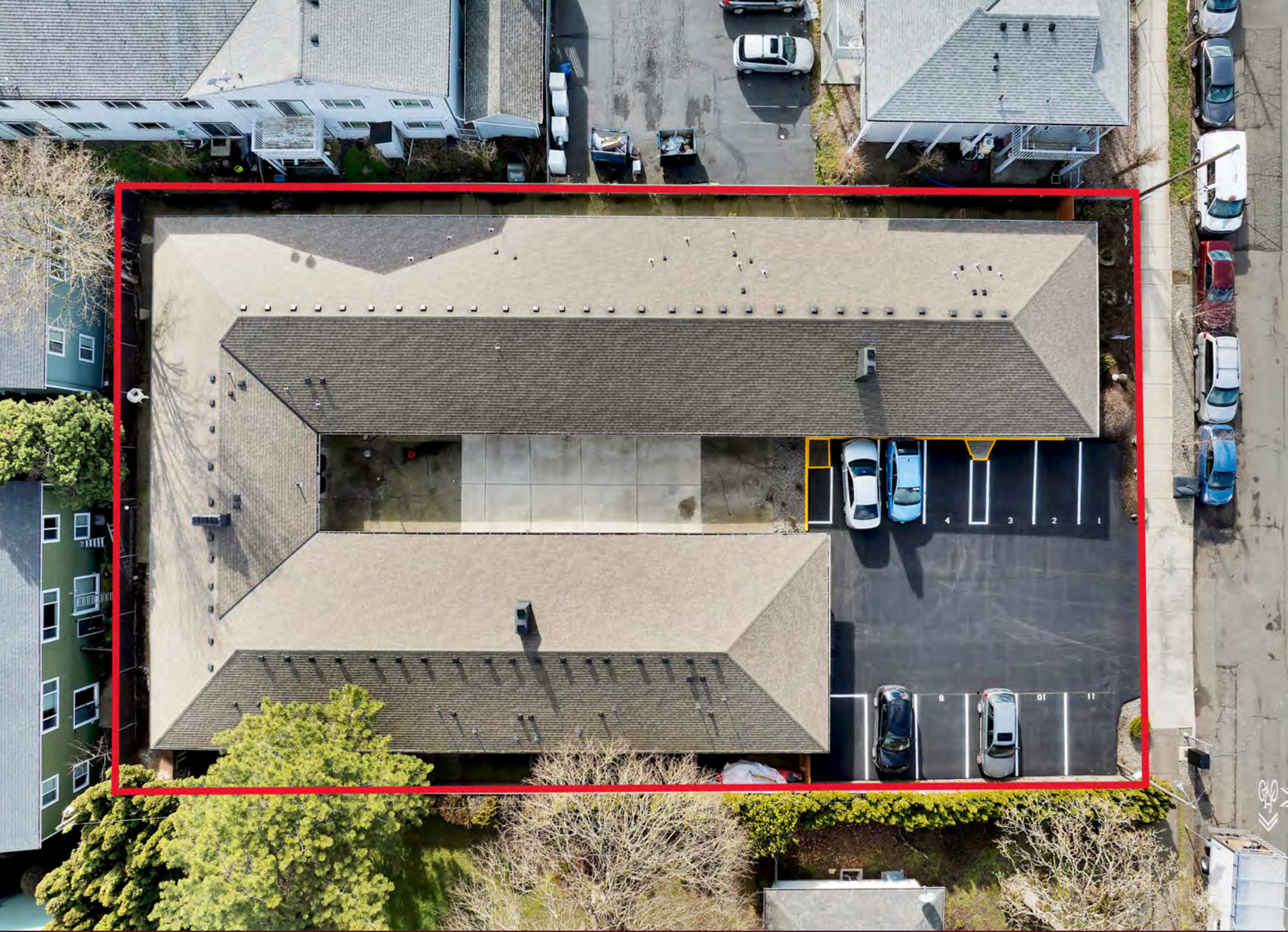


1904

1906

1910







TABOR VILLA
APARTMENT HOMES
1904-1924 SE 80th Ave









INTERIOR PHOTOS







































Protection One









FOR MORE INFORMATION:

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