

OFFERING MEMORANDUM



**UNIVERSITY PARK 4-PLEX**

7450-7458 N Portsmouth Avenue

Portland, OR 97203



UNIVERSITY PARK 4-PLEX

7450-7458 N PORTSMOUTH  
AVENUE  
PORTLAND, OR 97203

**EXCLUSIVELY PRESENTED BY:**



**BRIAN SPEAR**

Principal Broker

Mobile: 503-515-9374

Spear@JMAProperties.com

License #: 200312221



**BRIAN PORTER**

Principal Broker

Direct: 503-810-2219

Brian@BrianPorter.com

License #: 200305174



**JMA Properties, LLC**

4507 NE Fremont Street  
Portland, OR 97213

Office: 503-575-1818  
[www.PortlandDuplex.com](http://www.PortlandDuplex.com)

Built By: [www.crebuilder.com](http://www.crebuilder.com)



## PROPERTY SUMMARY

Offering Price	\$895,000.00
Building SqFt	3,120 SqFt
Lot Size (acres)	0.24
Levels	1
Units	4.00
Year Built	1977
Subdivision Name	University Park
County	Multnomah
Parking Spaces	6
Gross Rent Multiple	12.1
Cap Rate	5.53%

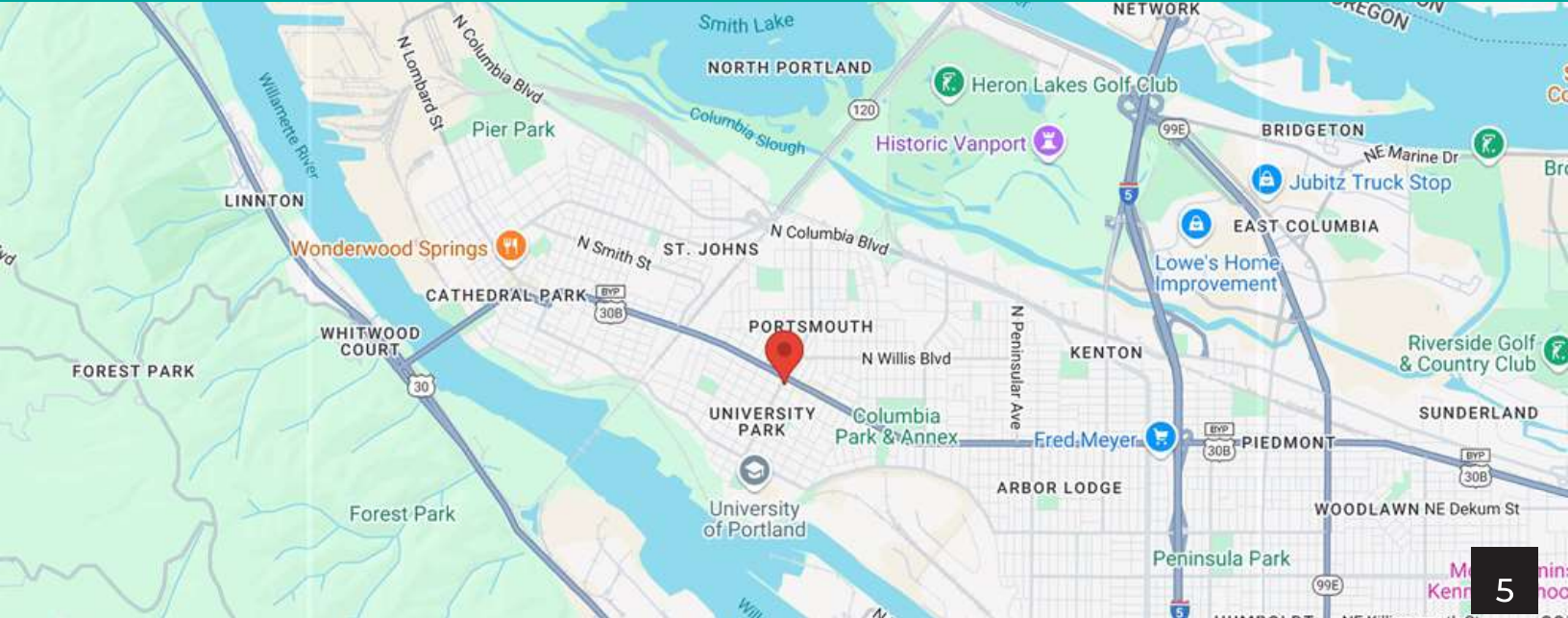
## INVESTMENT SUMMARY

JMA Properties, LLC is pleased to present the exclusive opportunity to acquire a true University Park 4-Plex. This well-maintained property consists of two duplexes, connected by a beautifully landscaped courtyard with native bushes and stone pathways that provide access to each unit. The spacious 100' x 105' lot is fully fenced providing added security and privacy. Each spacious 2-bedroom unit comes with an in-unit washer/dryer, a private fenced patio, and assigned off-street parking. The building boasts newer roofs, updated windows, fresh flooring, and modern appliances in most units. All units are currently rented at approximately \$1,550/month. Ideal University Park location features a vibrant neighborhood offering easy access to dining options, New Seasons Market, Portsmouth Park, McKenna Park, and the University of Portland. Don't miss out on this fantastic investment with strong rental income and future growth potential!



# INVESTMENT HIGHLIGHTS

- Off-Street and assigned parking spots for each unit.
- In-unit Washer and Dryer for each unit.
- Private fenced patios for each unit.
- Fully fenced and gated courtyard with security lighting for added safety and comfort.
- Aggressively priced at a 12.1 Gross Rent Multiplier. With current projected 2025 income at \$74,100 this 4-plex offers perfect opportunity for future rent growth with enhanced returns.





## LOCATION HIGHLIGHTS

- Beautiful Portsmouth Park is only 3 blocks away and McKenna Park is only 7 blocks away. Perfect for sports, playing and all outdoor activities.
- University of Portland is only 3/4 mile away! Runners and Bikers love cruising Willamette Boulevard with great views and dedicated bikeway.
- Portland International Airport is a quick 9 mile drive and easily accessible.
- Vibrant Downtown Portland is only 6 miles away and a quick drive via Greeley Avenue. Visit Moda Center to watch concerts and the Trailblazers.
- Downtown St. Johns is only 1.5 miles away and features several restaurants, food carts, movie theatre and more. This neighborhood hot spot features Cathedral Park, home of the St. Johns Jazzfest.



# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
7450	Farris, Scott & Munir	780	\$17,400.00	\$22.31	Other Income - \$0.00	08/21/2024	08/20/2025
7452	Douglas & Taeya	780	\$18,900.00	\$24.23	Other Income - \$0.00	02/01/2025	01/31/2026
7456	Francisco & Stephanie	780	\$18,900.00	\$24.23	Other Income - \$0.00	01/22/2025	01/22/2026
7458	Jaremy	780	\$18,900.00	\$24.23	Other Income - \$0.00	03/18/2025	03/17/2026
<b>Total Occupied</b>		<b>3120</b>	<b>\$74,100.00</b>				
<b>TOTAL</b>		<b>3120</b>	<b>\$74,100.00</b>		<b>\$0.00</b>		





# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$895,000.00
PRICE PSF	\$286.86
YEAR 1 NOI	\$48,449.93
YEAR 1 CAP RATE	5.41%
YEAR 1 LEVERAGED CASH / CASH RETURN	5.41%

## GENERAL INFORMATION

ANALYSIS PERIOD	7
ANALYSIS START DATE	03/20/2025
INCOME GROWTH RATE	6.00%
GENERAL VACANCY / ABSORPTION GROWTH RATE	3.00%
PROPERTY INSURANCE GROWTH RATE	4.00%
CAM / EXPENSE GROWTH RATE	4.00%
PROPERTY TAX GROWTH RATE	3.00%
MARKET RENT/SF	\$0.00

## EXIT

## EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$3,200.00
PROPERTY TAX	\$8,083.00
UTILITIES - GARBAGE	\$840.00
UTILITIES - WATER/SEWER	\$3,600.00
LANDSCAPING	\$1,200.00
MAINTENANCE EXPENSES	\$5,187.00
VACANCY FACTOR	\$2,223.00
CITY FEES	\$280.00
<b>TOTAL EXPENSES</b>	<b>\$24,613.00</b>



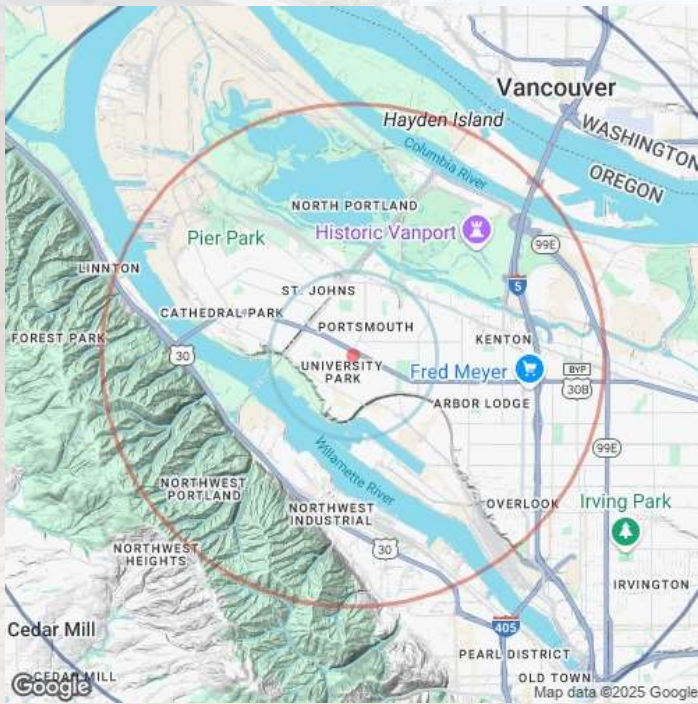
# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
<b>POTENTIAL GROSS REVENUE</b>								
BASE RENTAL REVENUE	\$74,100.00	\$78,546.00	\$83,258.76	\$88,254.29	\$93,549.54	\$99,162.52	\$105,112.27	\$111,419.00
ABSORPTION & TURNOVER VACANCY		\$(2,223.00)	\$(4,579.38)	\$(7,077.14)	\$(9,724.77)	\$(12,531.26)	\$(15,506.13)	\$(18,659.50)
SCHEDULED BASE RENTAL REVENUE	\$74,100.00	\$76,323.00	\$78,679.38	\$81,177.14	\$83,824.77	\$86,631.26	\$89,606.13	\$92,759.50
TOTAL POTENTIAL GROSS REVENUE	\$74,100.00	\$76,323.00	\$78,679.38	\$81,177.14	\$83,824.77	\$86,631.26	\$89,606.13	\$92,759.50
GENERAL VACANCY FACTOR	\$(2,223.00)	\$(2,356.38)	\$(2,497.76)	\$(2,647.63)	\$(2,806.49)	\$(2,974.88)	\$(3,153.37)	\$(3,342.57)
EFFECTIVE GROSS REVENUE	\$71,877.00	\$73,966.62	\$76,181.62	\$78,529.51	\$81,018.29	\$83,656.38	\$86,452.77	\$89,416.93
<b>OPERATING EXPENSES</b>								
PROPERTY TAX	\$8,083.00	\$8,325.49	\$8,575.25	\$8,832.51	\$9,097.49	\$9,370.41	\$9,651.52	\$9,941.07
INSURANCE	\$3,200.00	\$3,328.00	\$3,461.12	\$3,599.56	\$3,743.55	\$3,893.29	\$4,049.02	\$4,210.98
CAM	\$13,330.00	\$13,863.20	\$14,417.73	\$14,994.44	\$15,594.21	\$16,217.98	\$16,866.70	\$17,541.37
TOTAL OPERATING EXPENSES	\$24,613.00	\$25,516.69	\$26,454.10	\$27,426.51	\$28,435.25	\$29,481.68	\$30,567.25	\$31,693.42
<b>NET OPERATING INCOME</b>	<b>\$47,264.00</b>	<b>\$48,449.93</b>	<b>\$49,727.51</b>	<b>\$51,103.00</b>	<b>\$52,583.04</b>	<b>\$54,174.70</b>	<b>\$55,885.52</b>	<b>\$57,723.51</b>
CAP RATE		5.41%	5.56%	5.71%	5.88%	6.05%	6.24%	6.45%

# DEMOGRAPHICS

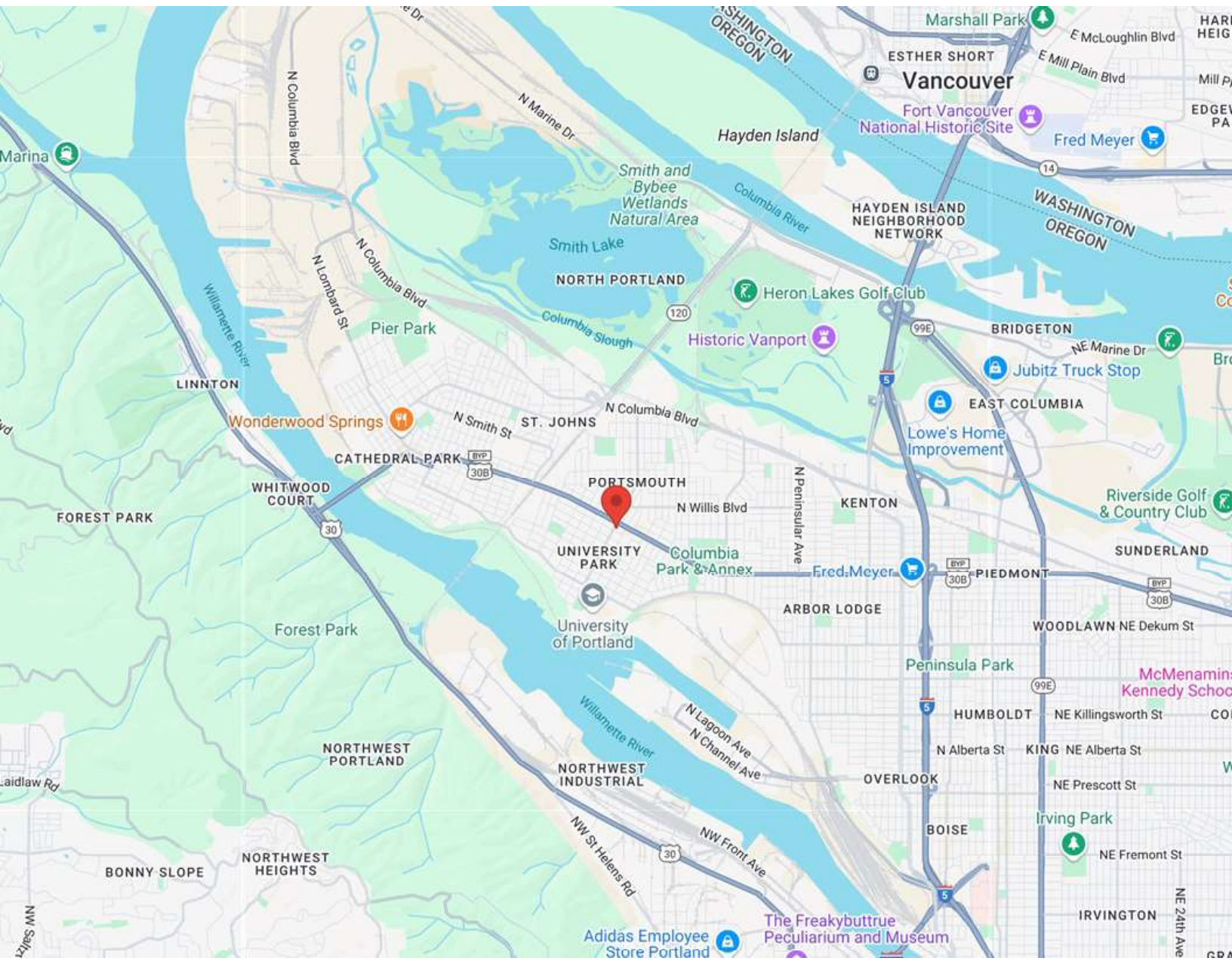
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,234	57,362	163,394
2010 Population	19,673	62,143	187,970
2024 Population	21,149	69,807	229,375
2029 Population	21,160	70,902	238,941
2024-2029 Growth Rate	0.01 %	0.31 %	0.82 %
2024 Daytime Population	17,368	72,579	311,671

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	786	2,229	11,315
\$15000-24999	453	1,719	6,534
\$25000-34999	355	1,292	5,131
\$35000-49999	718	2,304	8,146
\$50000-74999	953	4,341	13,139
\$75000-99999	822	3,388	10,998
\$100000-149999	1,580	6,201	18,651
\$150000-199999	674	3,425	11,694
\$200000 or greater	797	3,649	21,696
Median HH Income	\$ 82,770	\$ 91,226	\$ 95,528
Average HH Income	\$ 108,547	\$ 120,761	\$ 140,461



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,894	21,980	71,144
2010 Total Households	6,621	24,617	84,734
2024 Total Households	7,139	28,548	107,303
2029 Total Households	7,093	28,890	112,679
2024 Average Household Size	2.67	2.35	2.06
2024 Owner Occupied Housing	4,140	15,911	47,726
2029 Owner Occupied Housing	4,113	16,067	48,495
2024 Renter Occupied Housing	2,999	12,637	59,577
2029 Renter Occupied Housing	2,980	12,823	64,184
2024 Vacant Housing	398	2,219	11,131
2024 Total Housing	7,537	30,767	118,434





# ABOUT PORTLAND

Portland ( PORT-lənd) is the most populous city in the U.S. state of Oregon, located in the Pacific Northwest region. Situated close to northwest Oregon at the confluence of the Willamette and Columbia rivers, it is the county seat of Multnomah County, Oregon's most populous county. As of 2020, Portland's population was 652,503, making it the 27th most populous city in the United States, the sixth most populous on the West Coast, and the third most populous in the Pacific Northwest after Seattle and Vancouver.



## CITY OF PORTLAND

COUNTY      MULTNOMAH

## AREA

## POPULATION

POPULATION      652,503  
DENSITY      4,888.10 SQ MI  
URBAN      2,104,238



## EXCLUSIVELY PRESENTED BY:



**BRIAN SPEAR**

Principal Broker  
Mobile: 503-515-9374  
Spear@JMAProperties.com  
License #: 200312221



**BRIAN PORTER**

Principal Broker  
Direct: 503-810-2219  
Brian@BrianPorter.com  
License #: 200305174



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4507 NE Fremont Street  
Portland, OR 97213  
Office: 503-575-1818  
www.PortlandDuplex.com

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PLEASE CONTACT THE JMA PROPERTIES, LLC ADVISOR FOR MORE DETAILS.**