



# Offering Memorandum



**5730 SE Center St - 4 Plex**

**5730 SE CENTER ST, PORTLAND, OR 97206**



## PROPERTY INFORMATION

### 5730 SE CENTER ST - 4 PLEX

PORTLAND, OR 97206

#### OFFERING SUMMARY

SALE PRICE:	\$595,000
PRICE PER UNIT:	\$162,500
AVRG. RENT:	\$1,171 / month
MARKET RENT:	\$1,336 / month
UNIT TYPES:	1bed 1 bath ~410 SF
BUILDING SIZE:	1,640 SF
LOT SIZE:	4,600 SF
CAP RATE:	6.2%
NOTICE:	Sellers are licensed brokers in state of Oregon



## PROPERTY SUMMARY

Opportunity to acquire a well maintained Four-Plex in SE Portland with an updated laundry room!  
UPSIDE: Much room to increase cash flow from rent increases, as well as installing coin operated laundry machines.  
Existing W/Ds are not coin operated. Please Do Not Disturb Tenants.

## LOCAL RENT COMPARABLES

Edit Quickview search

### QuickView™ Rent Estimate

5730 Se Center St, Portland, OR 97206

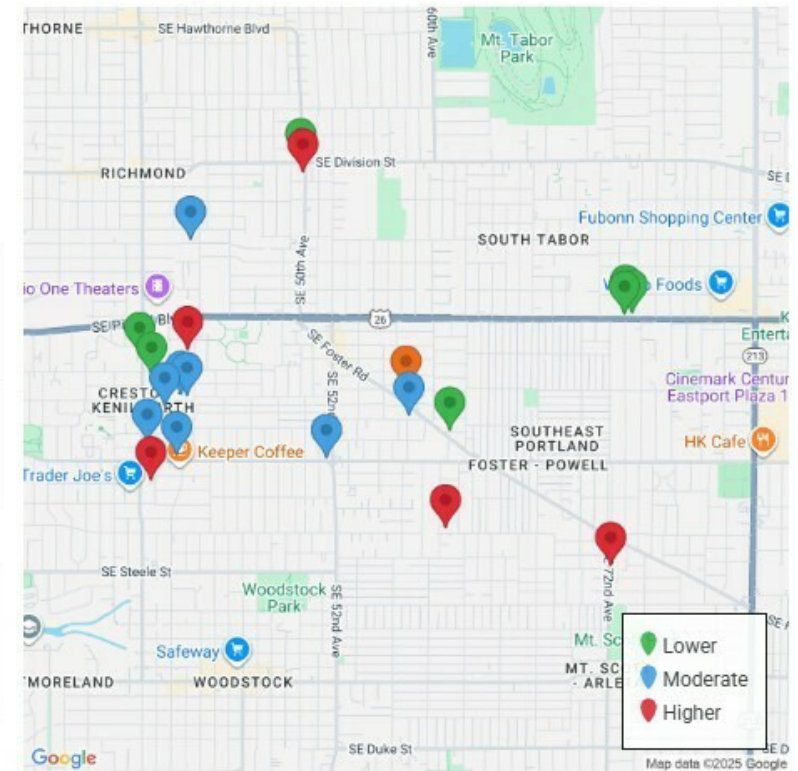
Results based on 28, single bedroom, single bath Apartment rentals seen within the last 12 months in a 1.50 mile radius.



AVERAGE	MEDIAN
\$1,336	\$1,350
25TH PERCENTILE	75TH PERCENTILE
\$1,254	\$1,418

Download Comps

View Pro Report





## INTERIOR PHOTOS





## ADDITIONAL PHOTOS





# PRO FORMA

Property Information	
SALE PRICE	\$595,000
NUMBER OF UNITS	4
LOT SIZE	4,600 SF
BUILDING SIZE	1,640 SF
PRICE/UNIT	\$148,750
CAP RATE	6.2%
YEAR BUILT	1962

Proposed Financing On Sale	
% DOWN	35%
DOWN PAYMENT	\$208,250
LOAN AMOUNT	\$386,750
INTEREST RATE	5.5%
LENGTH OF LOAN	30 Years
MONTHLY PAYMENT	\$2,196
ANNUAL DEBT SERVICE	\$26,351
DEBT COVERAGE RATIO	1.40

Proposed Returns	
NET OPERATING INCOME	\$36,908
LESS: LOAN PAYMENT	\$26,351
BEFORE TAX CASH FLOW	\$10,557
CASH-ON-CASH RETURN YEAR 1	4.86%

Cap Rates	
	6.2%



## INCOME & EXPENSES

### INCOME SUMMARY

RENTAL INCOME	\$56,208
UTILITY BILLBACKS	\$2,880
VACANCY COST	(\$2,954)
<b>GROSS INCOME</b>	<b>\$56,134</b>

### EXPENSES SUMMARY

REAL ESTATE PROPERTY TAXES	\$6,236
INSURANCE	\$1,890
ADVERTIZING	\$275
MAINTENANCE & REPAIRS	\$1,090
LANDSCAPING / PORTER / SNOW REMOVAL	\$2,352
TURNING EXPENSES	\$1,725
GARBAGE	\$1,002
ELECTRICITY	\$439
WATER / SEWER	\$3,217
RESERVES	\$1,000
<b>OPERATING EXPENSES</b>	<b>\$19,226</b>
<b>NET OPERATING INCOME</b>	<b>\$36,908</b>



## LOCATION DESCRIPTION

This 4 plex is located in the Close-in Central location that is close to bike routes, bus lines, and multiple food carts and restaurants. Just 2 miles South of Mt. Tabor Park, and 2 miles from Walmart, Trader Joes, Salt & Straw, Portland Mercado Food Carts, and other shopping, entertainment, coffee shops, and dining.

Convenient access to Hwy 26. Lots of amenities! This trade area is a well-desired location for residential Tenants to find rentable and affordable units in SE Portland.

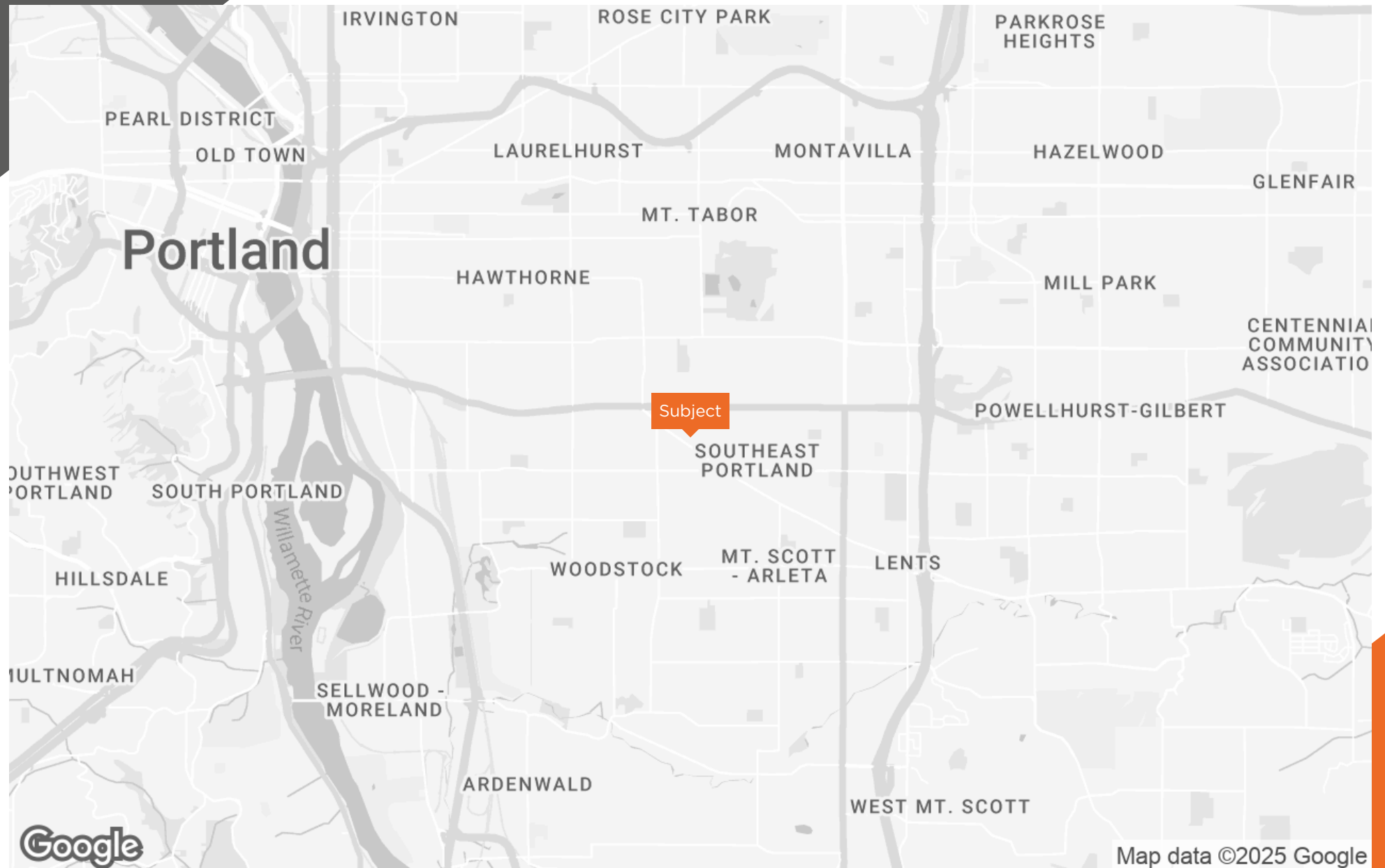
Oregon is one of the most beautiful states in USA. Portland's proximity to Vancouver WA and Salem and Columbia Gorge remains as one of the most desired and affordable places to live that is easy to access for work and pleasure.

**\*\* PLEASE DO NOT DISTURB TENANTS \*\***



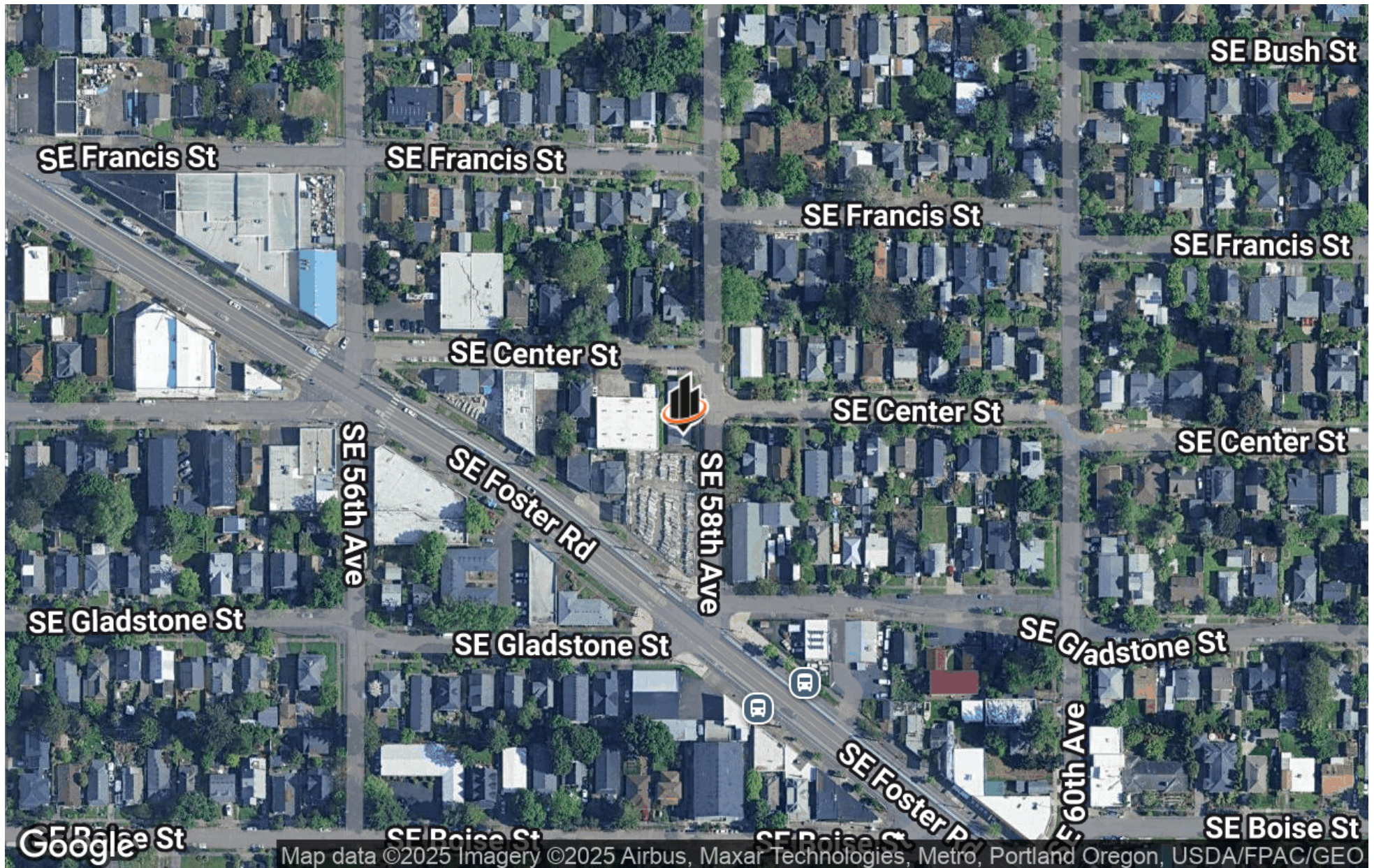


## REGIONAL MAP





## AERIAL MAP





## KEY FACTS

34,764

Population



Average  
Household Size

38.9

Median Age

\$97,741

Median Household  
Income

## EDUCATION

4.0%

No High School  
Diploma



11.9%

High School  
Graduate



23.0%

Some College/  
Associate's  
Degree



61.1%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



1,163

Total Businesses



7,515

Total Employees

## EMPLOYMENT



74.2%

White Collar



11.8%

Blue Collar



13.9%

Services

5.0%

Unemployment  
Rate

## INCOME



\$97,741

Median Household  
Income



\$54,074

Per Capita Income



\$213,430

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.7%)

The smallest group: \$25,000 - \$34,999 (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	6.0%	-2.6%	
\$15,000 - \$24,999	4.3%	-1.3%	
\$25,000 - \$34,999	3.6%	-1.7%	
\$35,000 - \$49,999	8.5%	-0.1%	
\$50,000 - \$74,999	14.3%	+0.7%	
\$75,000 - \$99,999	14.2%	+2.4%	
\$100,000 - \$149,999	19.7%	+2.2%	
\$150,000 - \$199,999	12.4%	+1.6%	
\$200,000+	17.0%	-1.2%	

Bars show deviation from Multnomah County

**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri





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### PROFESSIONAL BACKGROUND

Olesya is a licensed Real Estate Broker in Oregon and Washington. Focusing on the individual needs and priorities of her clients allows her to tailor a real estate strategy with the highest possible outcome for success. She has a true passion for helping her clients meet their real estate goals and to help them enjoy their real estate experience.

Before joining SVN | Bluestone, Olesya graduated from Portland State University in 2018 with a double major in Business Administration. Her focus was in Business Management & Leadership, Human Resource Management, and a minor in Real Estate Development.

Outside of SVN Bluestone, Olesya enjoys skiing, scuba diving, and more importantly bringing hope to the hurting through her involvement with DWJD team as a member.

Olesya's drive to be successful and help others succeed has been a powerful motivator for her and for those around her.

#### SVN | Bluestone

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