



OFFERING MEMORANDUM

# 8218 SOUTHEAST WASHINGTON ST

*Triplex Apartment Community  
Located in Portland in  
Desirable Montavilla Area*



 (503) 241-5541

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## Contact Us

**Yuriy Chubok**

yuriy@hfore.com  
(971) 717-6340

**Jack Stephens**

jack@hfore.com  
(971) 717-6344

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# 01

## Property Overview



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# PROPERTY OVERVIEW

## Triplex on SE Washington St 3 Recently Updated Units in Bustling Montavilla Area

Introducing the triplex at **8218 SE Washington Street**, a three-unit property in the Montavilla neighborhood of Portland, OR. Built in 1997, this investment includes one 3-bedroom and two 2-bedroom units, each with two baths and an attached garage. Recent updates to two of the units include new carpet, paint, and appliances, enhancing the property's appeal for long-term tenants.

Montavilla offers a "small-town" feel within the city. The area is known for its unique mix of shops, restaurants, cafes, and a weekly farmers market, offering tenants a community-oriented lifestyle close to essentials. Residents also benefit from only a short drive to Mt. Tabor Park, a nearby power center with Target and Home Depot, and Gateway Shopping Center with options like WinCo and Fred Meyer in the immediate vicinity. The triplex is also near I-205 and well-served by bus lines, making commuting convenient.

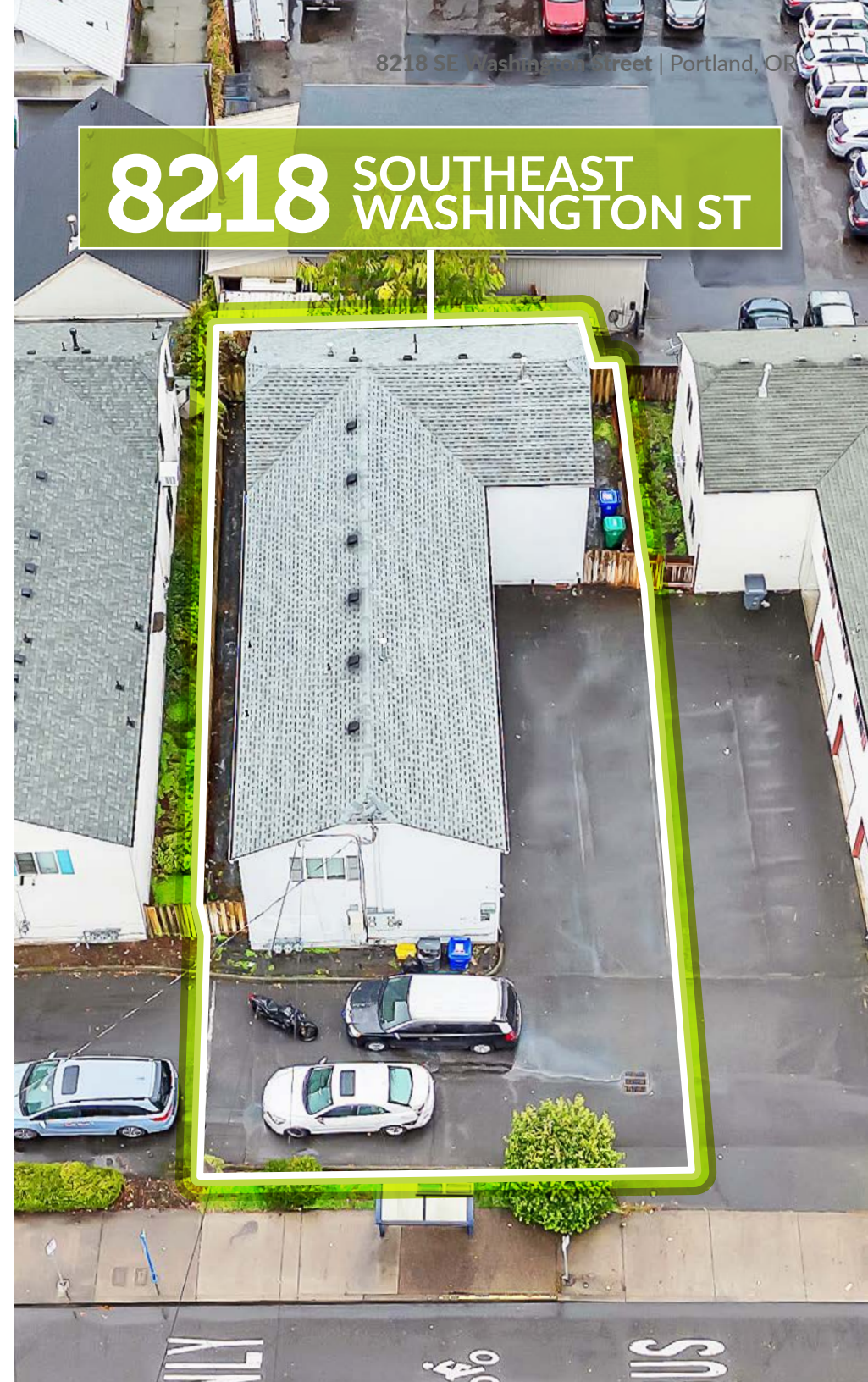
With updated units, proximity to local amenities, and a lively neighborhood, this property represents a strong investment opportunity in Portland's Montavilla neighborhood.

### Property Summary

<b>Address</b>	8218 SE Washington St, Portland, OR 97216		
<b>Year Built</b>	1997	<b>Stories</b>	2
<b>Unit Count</b>	3	<b>Lot Size</b>	0.12 AC
<b>Avg Unit Size</b>	908 SF	<b>Density (Units/AC)</b>	25.00
<b>Total Rentable Size</b>	2,724 SF	<b>County</b>	Multnomah

### Pricing Summary

<b>Price</b>	\$729,888	<b>GRM</b>	13.02
<b>Price/Unit</b>	\$243,296	<b>Price/SF</b>	\$268



# UNIT MIX SUMMARY

8218 SE Washington Street | Portland, OR

Unit Type	Unit Count	Avg. Unit Size (SF)	Scheduled Rents as of 09/2024	Per SF
2 Bed / 2 Bath	2	864	\$1,450	\$1.68
3 Bed / 2 Bath	1	996	\$1,770	\$1.78
<b>Totals/Averages</b>	<b>3</b>	<b>908</b>	<b>\$1,557</b>	<b>\$1.71</b>



# AMENITIES

- » Recent updates to two units including new carpet, paint, and appliances
- » Spacious units with open layouts
- » Hardwood-style flooring
- » Large closets
- » In-unit hookups for washers and dryers
- » Full-size garages & off-street parking
- » Individual entries for residents



**Spacious Units**



8218 SE Washington Street | Portland, OR

**Fully Equipped Kitchens**



**Full-Size Garages**



**Large Closets & Vanity Space**

# 02

## Location Overview



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# LOCATION OVERVIEW

## Montavilla Neighborhood

The Montavilla neighborhood in East Portland is a dynamic, community-centered area that appeals to renters and investors alike. Bordered by I-84 and I-205, Montavilla offers a unique blend of urban and suburban living, with SE Stark Street serving as the vibrant heart of the neighborhood. Here, residents enjoy an array of local shops, diverse eateries, and the historic Academy Theater, originally built in 1948 and restored in 2006. This central hub encourages socializing, dining, and shopping, while Glisan Street adds a more vehicle-oriented corridor with additional businesses and dining options. With a rich assortment of local amenities, Montavilla provides a small-town feel within the city.

Montavilla also offers excellent outdoor recreation, featuring Montavilla Park with its Portland Timbers-sponsored futsal field and the Vestal Community Garden. Known for being family-friendly, the neighborhood has above-average public schools and diverse residents, including families, young professionals, and long-time locals. Its strategic location near 82nd Avenue—a major commercial thoroughfare—provides residents with easy access to retail, services, and nearby transit lines, ensuring connectivity throughout the Portland metro area. With its charming “downtown” feel, access to key transit routes, and proximity to Mt. Tabor Park and seasonal farmer’s markets, Montavilla balances Portland’s signature charm with practical convenience, making it a desirable choice for renters and a solid investment opportunity.

## Top Area Employers



### Providence Health

23,100 Employees

8-Min Drive from Subject Property

### Fred Meyer Stores

9,000 Employees

6-Min Drive from Subject Property

### Adventist Health Portland

1,876 Employees

5-Min Drive from Subject Property



Montavilla Farmers Market  
8-Minute Walk



The Observatory  
4-Minute Walk



Portland Community College  
4-Minute Drive



Adventist Health Portland  
5-Minute Drive



Montavilla Park  
4-Minute Drive



Mt. Tabor | 7-Minute Drive



## Why Portland?

### A Prime Investment Destination Located in the Heart of the Pacific Northwest

The triplex at 8218 SE Washington Street is nestled in the picturesque Pacific Northwest in the heart of Portland, which stands as a beacon of economic strength and natural beauty. Renowned for its vibrant culture, sustainable urban development, and unparalleled access to the great outdoors, Portland has emerged as a top-tier destination for savvy investors in the commercial real estate sector.

Known for its thriving economy, progressive business environment, and a diverse array of neighborhoods, Portland offers a wide range of opportunities for investors seeking to capitalize on the city's strategic advantages. **Portland and this triplex both present a compelling investment in a time with high demand for existing assets in an area with a burgeoning population.**



#### Strong Demand and Investment Upside

Portland's stunning natural landscape and growing population create sustained demand for multifamily rentals, while limited housing supply positions the market for potential rental growth and appreciation.



#### Strategic Location with Growth Potential

The metropolitan area provides access to employment hubs and key trade corridors, enhancing the attractiveness of multifamily investments.



#### Diverse Economic Drivers

Growth in tech, manufacturing, and healthcare sectors fuels job opportunities, supporting high demand for rental housing.



#### Extensive Public Transit and Infrastructure

An efficient transit network, including MAX Light Rail, boosts tenant demand and supports a diverse renter demographic.

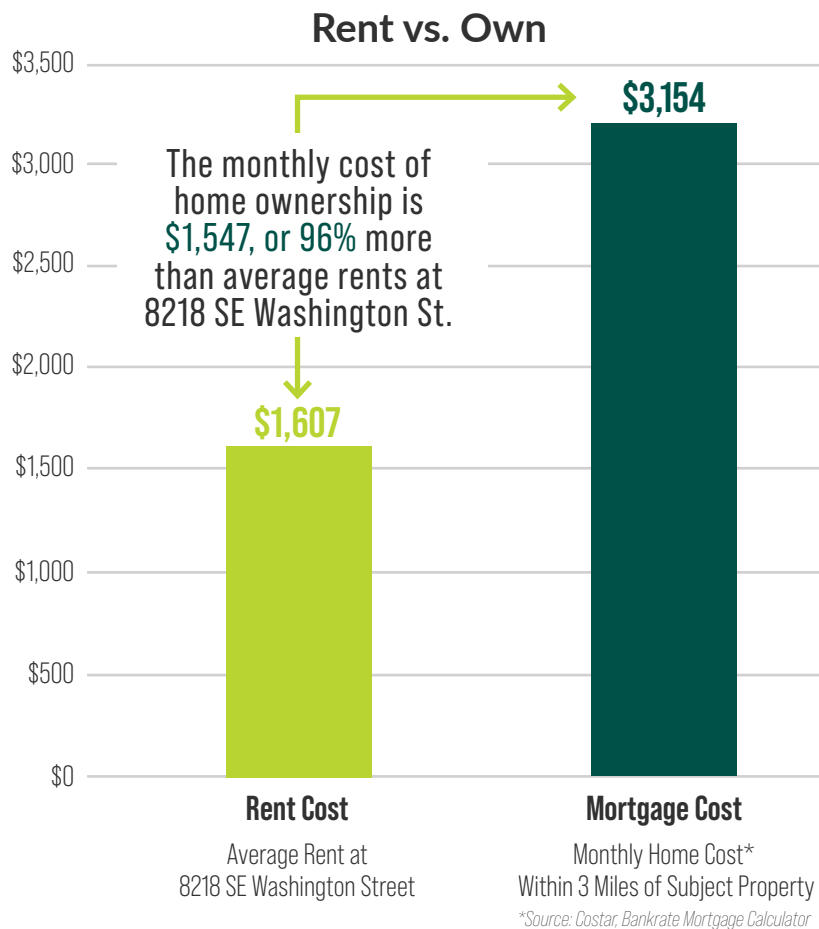


# MARKET OVERVIEW

## Renters by Necessity

In a real estate landscape influenced by soaring property prices and escalating homebuying expenses, more residents are driven to rent. With mortgage rates near 8% and average home prices reaching record highs, sales of existing homes hit a 30-year low in 2023, an 18.7% decline from 2022.

Source: National Association of Realtors, Oregon Public Broadcasting



# LOCATION OVERVIEW



## Demographics

8218 SE Washington Street offers spacious units with multiple bedrooms, catering to renter lifestyles in the area



**Millennials with Families**



**Households with Multiple Vehicles**



**High-Earning Households**

Distance from Subject Property	1 Mile	3 Miles	5 Miles
2020 Population	20,777	217,924	472,125
2024 Population	19,571	205,738	454,037
2029 Population Projection	19,077	200,631	445,165
Annual Growth 2020-2024	-1.4%	-1.4%	-1.0%
Annual Growth 2024-2029	-0.5%	-0.5%	-0.4%
Median Age	41.3	40.4	39.9
Avg Household Size	2.3	2.3	2.3
Avg Household Income	\$93,345	\$101,299	\$101,585
Median Home Value	\$460,260	\$477,776	\$483,578
Owner Occupied Households	4,353	42,764	90,243
Renter Occupied Households	3,463	38,232	92,763
Avg Household Vehicles	2	2	2

03

# Operations Analysis

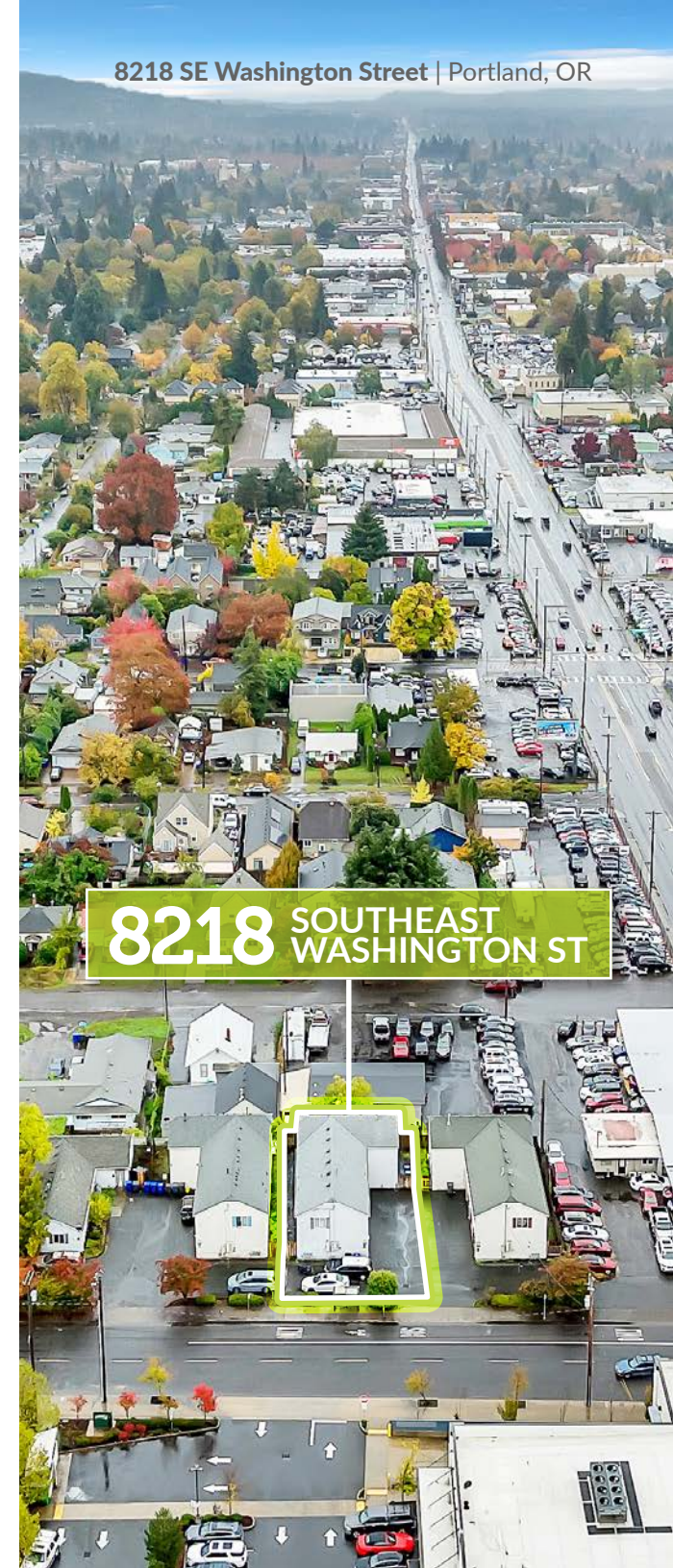


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# OPERATIONS ANALYSIS

Income	HISTORICAL OPERATIONS			PROJECTED OPERATIONS			Notes
	December 2023 TTM			Scheduled Rents as of 09/2024			
<b>Scheduled Gross Rent</b>	\$53,860	\$17,953		\$56,040	\$18,680		1
Less: Vacancy/Credit Loss	\$0	\$0	0.0%	-\$1,681	-\$560	-3.0%	2
<b>Net Rental Income</b>	\$53,860	\$17,953		\$54,359	\$18,120		
Utility Billing (RUBS)	\$0	\$0	0.0%	\$0	\$0	0.0%	3
Miscellaneous	\$0	\$0		\$300	\$100		4
<b>Total Other Income</b>	\$0	\$0	0.0%	\$300	\$100	0.5%	
<b>Effective Gross Income</b>	<b>\$53,860</b>	<b>\$17,953</b>		<b>\$54,659</b>	<b>\$18,220</b>		
Expenses	December 2024 TTM	Per Unit	% EGI	Projected Operations	Per Unit	% EGI	
Real Estate Taxes	\$10,425	\$3,475	19.4%	\$10,842	\$3,614	19.8%	5
Insurance	\$886	\$295	1.6%	\$886	\$295	1.6%	6
Total Utilities	\$5,420	\$1,807	10.1%	\$5,420	\$1,807	9.9%	7
Management	\$0	\$0	0.0%	\$5,466	\$1,822	10.0%	8
Repairs/Maintenance	\$1,900	\$633	3.5%	\$1,200	\$400	2.2%	9
Turnover	\$0	\$0	0.0%	\$750	\$250	1.4%	10
Reserves	\$750	\$250	1.4%	\$750	\$250	1.4%	11
<b>Total Expenses</b>	<b>\$19,382</b>			<b>\$25,314</b>			
Expenses per Unit	\$6,461			\$8,438			
% of EGI	36.0%			46.3%			
<b>NOI (Net Operating Income)</b>	<b>\$34,478</b>	<b>\$11,493</b>	<b>64.0%</b>	<b>\$29,345</b>	<b>\$9,782</b>	<b>53.7%</b>	

8218 SE Washington Street | Portland, OR



**8218 SOUTHEAST WASHINGTON ST**

## Income

1. **Rental Income** Rental income is based on current scheduled rents, which average \$1,557 per unit, or \$1.71 per SF.
2. **Economic Loss** For analysis purposes, we have applied a 3.0% allocation for stabilized vacancy and credit loss, which is the market standard and is acceptable to most lenders. This allocation is inclusive of bad debt, which has been nominal.
3. **RUBS Income** "Tenants are not currently charged for utilities reimbursement."  
"
4. **Miscellaneous Income** Miscellaneous income includes administrative fees, pet rent, early termination fees, etc. We have applied \$100 per unit, which is within market standards.

## Expenses

5. **Real Estate Taxes** In Oregon, property taxes are levied on a fiscal year starting July 1st. Property taxes are not reassessed on sale and are limited to a 3.0% annual increase at the state level. Any annual increase in taxes above 3.0% is due to additional location or regional bond indebtedness not restricted by the state measure. Taxes are published in October each year, and taxes paid in full before November 15th receive a 3.0% discount on the gross amount. Most property owners elect to pay in full by this date to receive the discount.

Tax History	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025 Projected
<b>Acct #: R281400</b>	\$9,360	\$10,337	\$10,515	\$10,748	\$11,177
<b>Total</b>	\$9,360	\$10,337	\$10,515	\$10,748	\$11,177
<b>w/ Discount</b>	\$9,079	\$10,027	\$10,199	\$10,425	\$10,842
<b>% Change</b>	3.56%	10.44%	1.72%	2.21%	4.00%

6. **Insurance** The existing insurance policy premium is \$886, or \$295 per unit. This amount is within market standards and is carried forward in projected operations.
7. **Total Utilities** Tenants pay for electricity directly. The owner is responsible for all other utilities as tenants are not currently charged for reimbursement. We have estimated total utilities at \$1,807 per unit.
8. **Management** Instead, all management and payroll-related expenses can be captured in a single allocation for management. We have applied 10.0% for fee management which is consistent with current rates quoted by reputable local management companies.
9. **Repairs/Maintenance** General repairs and maintenance are estimated at \$400 per unit. This is consistent with current market standards and lender underwriting.
10. **Turnover** Turnover is estimated at \$250 per unit. This is consistent with market standards and lender underwriting for properties of similar vintage and condition.
11. **Reserves** Lenders require funds to be set aside to address future capital costs. The projected operations include \$250 per unit for reserves, which is consistent with current lender underwriting.

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yuriy@hfore.com  
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**Jack Stephens**

jack@hfore.com  
(971) 717-6344

### OTHER CONTACTS:

Greg Frick • greg@hfore.com  
Rob Marton • rob@hfore.com  
Lee Fehrenbacher • lee@hfore.com  
Todd Tully • todd@hfore.com  
Adam Smith • adam@hfore.com  
Will Thompson • will@hfore.com



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