



5-UNIT INVESTMENT OPPORTUNITY

2602–2610 SE 25th Avenue

Portland, OR 97202 · Clinton / Division Neighborhood

\$1,150,000

\$230,000 / unit · \$284 / SF

5	2BD / 1BA	4,056 SF	6	6.23%	11.94
UNITS	ALL UNITS	BUILDING	OFF-ST. PARKING	IN-PLACE CAP	GRM

THE OPPORTUNITY

A turnkey 5-plex in one of Southeast Portland's most sought-after corridors. Five clean, consistent two-bedroom up-and-down units, each with its own off-street parking — a premium amenity that drives strong tenant retention. Clinton/Division offers excellent walkability, transit access, and proximity to SE Division Street, fueling low vacancy and stable, long-term tenancy.

PROPERTY HIGHLIGHTS

Built 1977 · 2 stories · cedar exterior
0.17 acre lot · R2.5 zoning
In-unit dishwasher, fireplace, fridge, washer & dryer in every unit
Owner pays water, sewer, trash & grounds
Schools: Abernethy · Hosford · Cleveland

UNIT	CURRENT	STATUS
2602	\$1,639	Lease 4/27
2604	\$1,625	Month-to-Month
2606	\$1,485	Month-to-Month
2608	\$1,655	Lease 10/26
2610	\$1,625	Month-to-Month
Actual GRI		\$96,348
Pro-forma (mkt)		\$108,000
Monthly upside		+\$971 / mo

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A Closer Look

2602–2610 SE 25th Ave · Portland, OR



Aerial — Clinton/Division setting



Street-front curb appeal



Private off-street parking & entries



Bright, functional unit kitchen

WHY CLINTON / DIVISION

Steps from SE Division's restaurants, cafes, and shops, with strong walkability and transit — demand that supports low vacancy and dependable, long-term tenancy.

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LOCATION & AMENITIES

Clinton / Division · Hosford-Abernethy

Southeast Portland

KEY AMENITIES

SE Division 'Restaurant Row'
SE 26th & Clinton hub
Clinton Street Theater
New Seasons Market
Ladd's Addition
Seven Corners
Kenilworth & Creston Parks
OMSI / Willamette riverfront
Cleveland High School

LOCAL BUSINESSES

Salt & Straw
Lauretta Jean's
Olympia Provisions
Ava Gene's
Pinolo Gelato
Scottie's Pizza Parlor
Dots Cafe
Magna
Jacqueline
Oma's Hideaway
Cibo
Moore Food & Co
Mestizo

LOCATION HIGHLIGHTS

- Heart of the Clinton/Division corridor — one block from SE Division's renowned restaurant row.
- Walkable to dozens of cafes, restaurants, bars, and shops.
- Frequent transit: TriMet FX2-Division bus rapid transit; MAX Orange Line nearby.
- Clinton Street bike boulevard; minutes to Ladd's Addition and the river.
- Low-vacancy, high-demand Southeast Portland location.

92

WALK SCORE

Walker's Paradise

99

BIKE SCORE

Biker's Paradise

Walk/Bike Scores reflect the Hosford-Abernethy (Clinton/Division) area · Source: Walk Score

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Demographic Overview

2602–2610 SE 25th Ave · Portland, OR

95,997

POPULATION (2 MI)

2.0

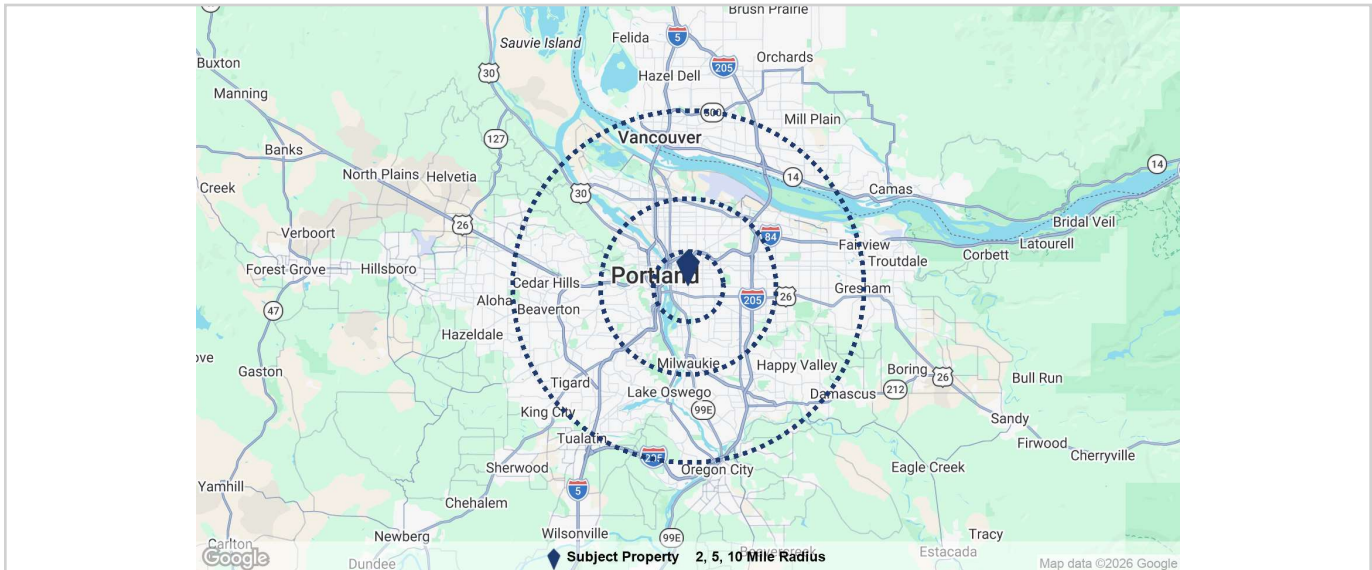
AVG. HH SIZE (2 MI)

40

AVG. AGE (2 MI)

\$93,361

MED. HH INCOME (2 MI)



Demographic radius rings: 2, 5, and 10 miles from subject property · Source: CoStar / Google Maps

DEMOGRAPHIC SUMMARY

	2 MILE	5 MILE	10 MILE
POPULATION			
2025 Population	95,997	486,204	1,244,814
2030 Population	95,314	482,222	1,243,802
Pop Growth 2025–2030	(0.7%)	(0.8%)	(0.1%)
2025 Average Age	40	41	41
HOUSEHOLDS			
2025 Households	46,981	220,283	516,941
2030 Households	46,620	218,293	516,324
Household Growth 2025–2030	(0.8%)	(0.9%)	(0.1%)
Median Household Income	\$93,361	\$91,110	\$91,623
Average Household Size	2.0	2.1	2.3
Average HH Vehicles	1	1	2
HOUSING			
Median Home Value	\$713,440	\$653,917	\$622,013
Median Year Built	1959	1962	1975

Source: CoStar Group demographic data, 2026. Figures are estimates; buyer to independently verify.

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ANNUAL OPERATING PROFORMA

2602–2610 SE 25th Avenue · Portland, OR 97202

5 Units · All 2 Bed / 1 Bath · 4,056 SF · Current vs. Market Rents

RENTAL INCOME — CURRENT VS. MARKET

UNIT	CURRENT	MARKET	UPSIDE	STATUS
2602	\$1,639	\$1,800	+\$161	Lease – 4/27
2604	\$1,625	\$1,800	+\$175	Month-to-Month
2606	\$1,485	\$1,800	+\$315	Month-to-Month
2608	\$1,655	\$1,800	+\$145	Lease – 10/26
2610	\$1,625	\$1,800	+\$175	Month-to-Month
Gross Annual Income (GRI)	\$96,348	\$108,000	+\$11,652	<i>per year</i>

Market rent estimated at \$1,800/unit · Deposits \$1,000–\$1,200/unit · \$284/SF at list price.

FIXED OPERATING EXPENSES (ANNUAL)

Property Tax	\$13,313
Insurance	\$3,327
Water & Sewage (quarterly × 4)	\$4,000
Garbage (\$185/mo × 12)	\$2,220
Lawn Care (\$155/mo × 12)	\$1,860
Total Fixed Expenses	\$24,720

NOI ANALYSIS — IN-PLACE · LENDER-ADJUSTED · MARKET

LINE ITEM	IN-PLACE	LENDER-ADJ.	MARKET
Gross Annual Income (GRI)	\$96,348	\$96,348	\$108,000
Less: Vacancy & Credit Loss (5%)	—	(\$4,817)	(\$5,400)
Effective Gross Income (EGI)	\$96,348	\$91,531	\$102,600
Less: Fixed Operating Expenses	(\$24,720)	(\$24,720)	(\$24,720)
Less: Property Management (8% EGI)	—	(\$7,322)	(\$8,208)
Less: Repairs & Maintenance (\$500/unit)	—	(\$2,500)	(\$2,500)
Less: Reserves / CapEx (\$300/unit)	—	(\$1,500)	(\$1,500)
Net Operating Income (NOI)	\$71,628	\$55,489	\$65,672
\$1,150,000	6.23%	4.83%	5.71%

In-Place reflects fixed expenses on a fully-occupied basis. Lender-Adjusted and Market apply standard underwriting: 5% vacancy, 8% management, \$500/unit repairs, \$300/unit reserves. Market assumes \$1,800/unit (estimated) — actual achievable rents subject to verification. Information from sources deemed reliable but not guaranteed; buyer to verify. Not financial or legal advice.

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