

# Green Seed Apartments

16111 EAST BURNSIDE STREET, PORTLAND, OR 97233

GREEN SEED APARTMENTS  
16111 - 16137 E. BURNSIDE  
Finding Comfort with Others

Skip Rotticci, CCIM  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

16111 East Burnside Street, Portland, OR 97233



## PROPERTY DESCRIPTION

Green Seed is a 31-unit apartment complex that was built in 2022. It is the only carbon-neutral apartment complex in the Pacific Northwest. The apartments are designed to be energy-efficient, with features such as solar panels and water-saving appliances.

The apartments range in size from 313 square feet to 511 square feet including studio and one bedroom apartments. The apartments are highly energy efficient and are focused on affordability, community building, and offer desperately needed workforce housing adjacent to a Max light rail station.

The property has a number of amenities, including a rainwater harvesting system, community raised bed gardening area, onsite parking, two ground floor commercial spaces, and a 1,741 square foot space in the daylight basement that could be office, treatment counseling, or shelter space that could serve residents and the greater community. In addition, there is also a community room that can be used for resident events and gatherings.

The rent for the apartments starts at \$1,150 per month for studio apartments. Rent includes all utilities, except for internet.

If you are looking for a sustainable and convenient place to live in Portland, then 16111 East Burnside Street is a great option. The property is located in a vibrant neighborhood with easy access to public transportation, shopping, and parks. The apartments are also energy-efficient and have a number of amenities.



**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

# FOR SALE

16111 East Burnside Street, Portland, OR 97233



## PROPERTY HIGHLIGHTS

- The building is the only Carbon Neutral apartment complex in the region.
- Generous common areas to encourage resident interaction.
- Individual locking storage spaces.
- Rainwater Harvesting System.
- Geothermal Heating and Cooling.
- Solar Power generation.
- High efficiency construction methods.

## OFFERING SUMMARY

Sale Price:	\$7,500,000
Number of Units:	31
Lot Size:	18,200 SF
Building Size:	19,551 SF
NOI:	\$295,254.86
Cap Rate:	3.94%



**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

# FOR SALE

16111 East Burnside Street, Portland, OR 97233



**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

# FOR SALE

16111 East Burnside Street, Portland, OR 97233

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	2,522	7,723	25,898
Median age	34.1	35.2	37.0
Median age (Male)	33.8	35.9	36.3
Median age (Female)	36.3	36.6	38.0
Total households	987	2,970	9,838
Total persons per HH	2.6	2.6	2.6
Average HH income	\$41,313	\$51,052	\$57,580
Average house value	\$294,366	\$305,730	\$294,991

## LOCATION OVERVIEW

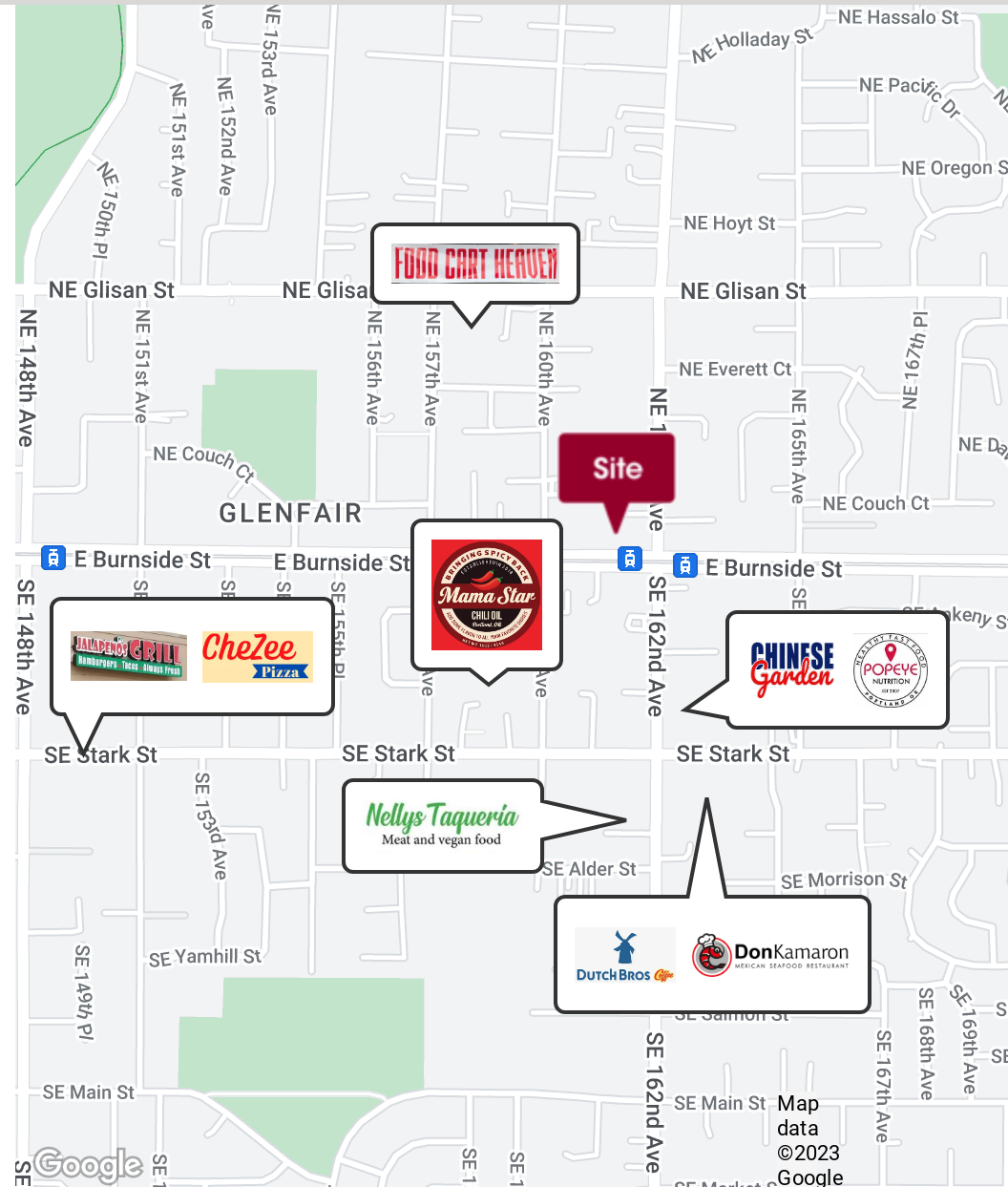
The address is located in the East Portland neighborhood of Portland, Oregon.

It is about 8.2 miles from Portland Airport Air Guard Station and 11.5 miles from Portland International Airport.

The property is within walking distance of several parks, including Nadaka Nature Park, Midland Park, and Ventura Park.

There are also several shopping centers within a 1.1-mile radius, including the Hawthorne District and the Division Street Shopping District. The property is located about 2 miles from the Lloyd District, which is a major commercial and business district.

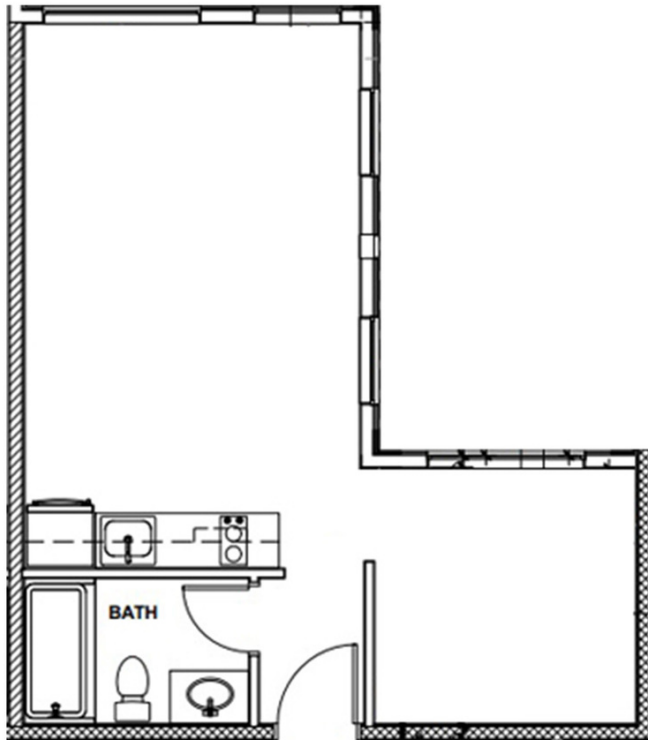
The neighborhood is served by several bus lines, making it easy to get around without a car.



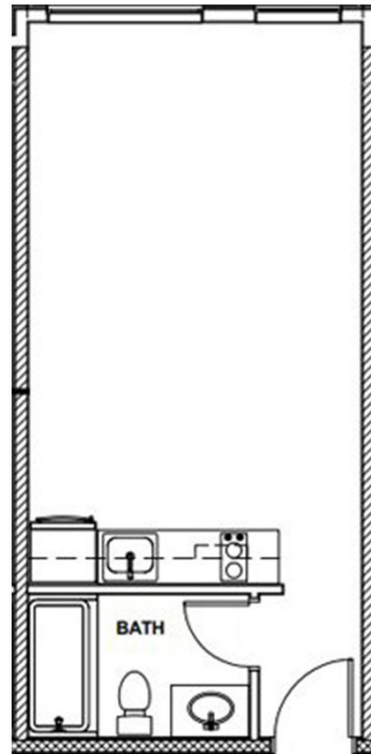
**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

# FOR SALE

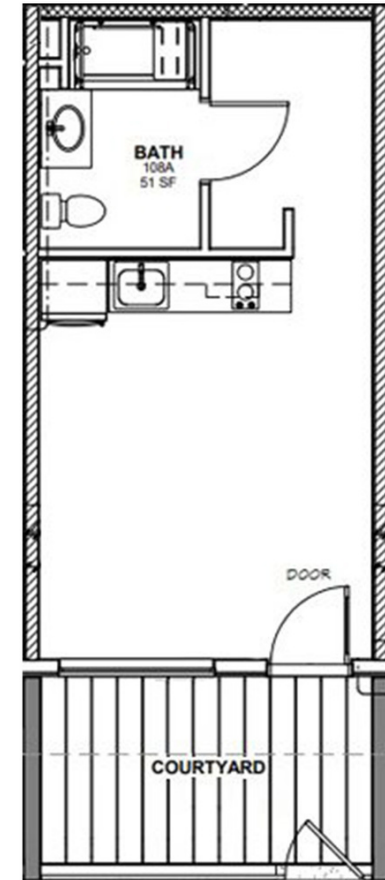
16111 East Burnside Street, Portland, OR 97233



## Large Floor Plan



## Normal Floor Plan



## Porch Floor Plan



**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR