

Roseland Apartments

OFFERING MEMORANDUM

5811 SE BOISE ST
Portland, OR 97206

Mike Carlson

Metric Real Asset Strategies Inc

Managing Principal

(503) 303-8393

mike@metricrealassets.com

200201171



Metric
Real Asset Strategies

Roseland Apartments

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary
Local Business Map

03 Property Description

Property Features
Property Images
Unit Amenities

04 Additional Information

Floorplans

05 Financial Analysis

Income & Expense Analysis

06 Demographics

General Demographics
Race Demographics

Exclusively Marketed by:

Mike Carlson

Metric Real Asset Strategies Inc
Managing Principal
(503) 303-8393
mike@metricrealassets.com
200201171



5200 SW Meadows Rd #200, Lake Oswego, OR 97035

Brokerage License No.: 201263860
<https://metricrealassets.com/>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ROSELAND APARTMENTS

01	Executive Summary
	Investment Summary
	Unit Mix Summary

OFFERING SUMMARY

ADDRESS	5811 SE BOISE ST Portland OR 97206
COUNTY	Multnomah
MARKET	Portland-metro
SUBMARKET	Inner Southeast
BUILDING SF	16,478 SF
LAND SF	8,500 SF
NUMBER OF UNITS	30
YEAR BUILT	2016
APN	1S2E07DD 15400
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$5,350,000
PRICE PSF	\$324.68
PRICE PER UNIT	\$178,333
OCCUPANCY	95.00%
NOI (CURRENT (6/2026))	\$304,068
NOI (Leveled)	\$299,113
CAP RATE (CURRENT (6/2026))	5.68%
CAP RATE (Leveled)	5.59%
CASH ON CASH (CURRENT (6/2026))	4.12%
CASH ON CASH (Leveled)	3.85%
GRM (CURRENT (6/2026))	11.21
GRM (Leveled)	11.26

PROPOSED FINANCING

LOAN TYPE	Interest Only & Amortized
DOWN PAYMENT	\$1,775,000
LOAN AMOUNT	\$3,575,000
INTEREST ONLY YEARS	3
INTEREST ONLY RATE (1-3)	6.35%
AMORITIZED RATE	6.35%
LOAN TO VALUE	67%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	28,808	207,098	508,772
2026 Median HH Income	\$98,433	\$95,949	\$89,496
2026 Average HH Income	\$125,755	\$127,761	\$126,135

Executive Summary

» Roseland Apartments presents a rare opportunity to acquire a high-quality, stabilized multifamily asset strategically located at 5811 SE Boise Street in one of Portland's most resilient, high-demand rental submarkets. Positioned at the convergence of the trendy Creston-Kenilworth and Foster-Powell neighborhoods, this property offers investors immediate scale in a supply-constrained environment characterized by historically low vacancy rates and consistent year-over-year rent growth. The asset features a modern, premium construction profile with luxury-adjacent unit amenities—including individual climate control, stacked in-unit laundry, and a complete energy-efficient appliance package. By pairing institutional-grade location dynamics with a stable, highly desirable demographic profile, Roseland Apartments stands out as a foundational portfolio addition poised for reliable long-term capital appreciation and durable cash flow.

Investment Highlights

- » From an operational perspective, Roseland Apartments is designed for maximum Net Operating Income (NOI) optimization and minimal landlord friction. The property boasts an exceptional tenant retention profile, with the majority of residents maintaining tenancy for well over a year, significantly reducing turnover costs and leasing concessions. Built to rigorous modern standards, the high-quality construction ensures modest, below-market maintenance costs and low ongoing capital expenditure requirements. Furthermore, the asset utilizes a highly efficient operational footprint that eliminates the overhead expense of an on-site manager, while individual utility metering passes standard operational costs directly to the tenant base. This streamlined, low-overhead management structure allows an incoming investor to capture immediate operational efficiencies and enjoy a highly insulated, predictable yield.

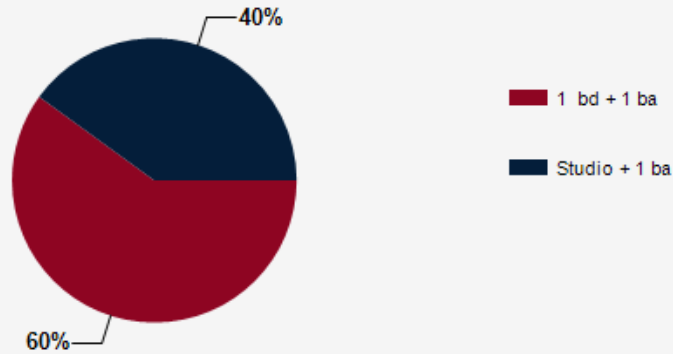
Why This Asset, Why Now

- » Today's market demands defensive, well-located assets with built-in demand drivers, and Roseland Apartments perfectly fits this thesis. The asset benefits from permanent, recession-resistant demand fueled by its close proximity to major higher-education institutions like Reed College and Warner Pacific College, creating a perpetual pool of student and faculty renters. Simultaneously, its near-perfect 99 Bike Score and 86 Walk Score align with modern demographic shifts toward walkable, low-car-dependency urban lifestyles. With immediate access to the SE Foster Road commercial corridor and five of Southeast Portland's premier dining and shopping districts, the property captures a highly affluent demographic of young professionals and urban commuters. Acquiring this asset now allows an investor to capitalize on Portland's tightening rental market, leveraging immediate micro-market demand to drive competitive rent growth while anchoring their capital in a fundamentally secure location.

			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	18	525 - 557	\$1,095 - \$1,480	\$2.38	\$23,175	\$1,195 - \$1,395	\$2.39	\$23,310
Studio + 1 ba	12	394 - 412	\$895 - \$1,318	\$2.75	\$13,278	\$995 - \$1,195	\$2.72	\$13,140
Totals/Averages	30	486	\$1,215	\$2.53	\$36,453	\$1,215	\$2.52	\$36,450

Notes: NOTE: The Total Monthly Rent Amount Reflects the Mid-Point Between the MARKET RENT RANGE LOW & MARKET RENT RANGE HIGH - Current Scheduled Rents slightly higher.

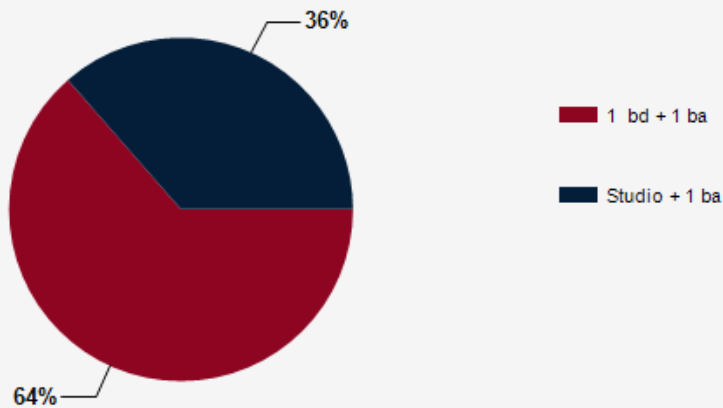
Unit Mix Summary



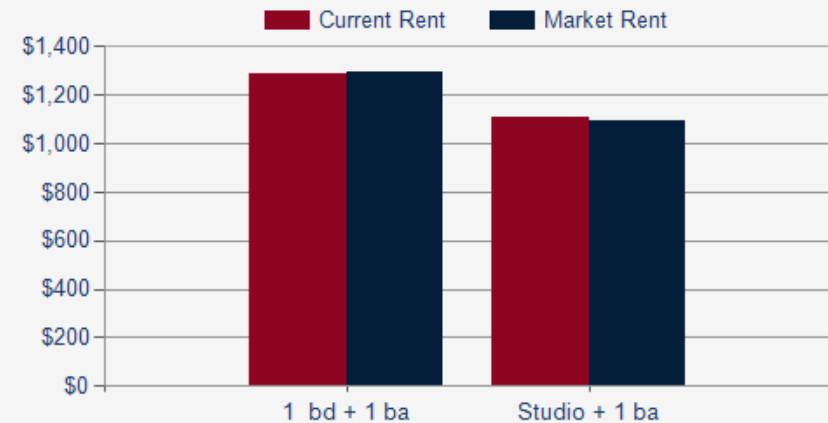
Unit Mix SF

Other

Unit Mix Revenue



Actual vs. Market Revenue



02

Location

Location Summary

Local Business Map

ROSELAND APARTMENTS

Strategic Inner Southeast Location

- » Roseland Apartments is ideally situated at 5811 SE Boise Street within Portland's highly desirable Creston-Kenilworth and Foster-Powell neighborhoods. This resilient rental submarket is exceptionally attractive to young professionals, urban commuters, and students seeking a vibrant, community-centric lifestyle. Located just steps from the bustling SE Foster Road commercial corridor, the property places residents within immediate walking distance of an eclectic mix of popular restaurants, local cafes, trendy bars, and daily neighborhood conveniences. Furthermore, the asset enjoys prime proximity to several of Southeast Portland's most popular and culturally rich shopping and dining districts, including Foster, Powell, Division, Hawthorne, and Woodstock. This seamless integration into a thriving neighborhood ecosystem drives historically low vacancy rates and positions the asset for consistent long-term rent growth.

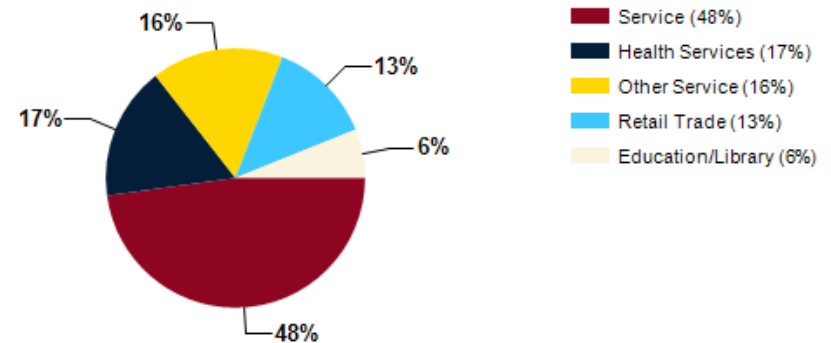
Unmatched Transit and Accessibility

- » The property boasts exceptional multi-modal accessibility, featuring a near-perfect bike score of 99 and a walk score of 86, which effectively minimizes car dependency for daily errands. For vehicular commuters, Roseland Apartments offers rapid access to major regional arterials including SE Powell Boulevard and Highway 26. This central positioning allows for an effortless fifteen-minute commute to Downtown Portland and a convenient twenty-minute drive to Portland International Airport. Additionally, robust local public transit infrastructure provides residents with efficient, seamless connectivity to employment hubs across the broader metropolitan area.

Proximity to Education and Recreation

- » An additional driver of consistent tenant demand is the property's close proximity to premier educational institutions and renowned urban green spaces. Roseland Apartments sits just over two miles from Reed College and is also highly convenient to Warner Pacific College, located right on the near side of Mt. Tabor Park. This close proximity to multiple higher-education institutions provides an excellent, built-in tenant pool of students, faculty, and university staff. Outdoor enthusiasts and pet owners are drawn to the area's abundant recreation options, with Creston Park located just a short walk away and the iconic Mt. Tabor Park reachable in minutes. This ideal balance of academic convenience and recreational amenities significantly enhances the long-term desirability and retention rate of the asset's location.

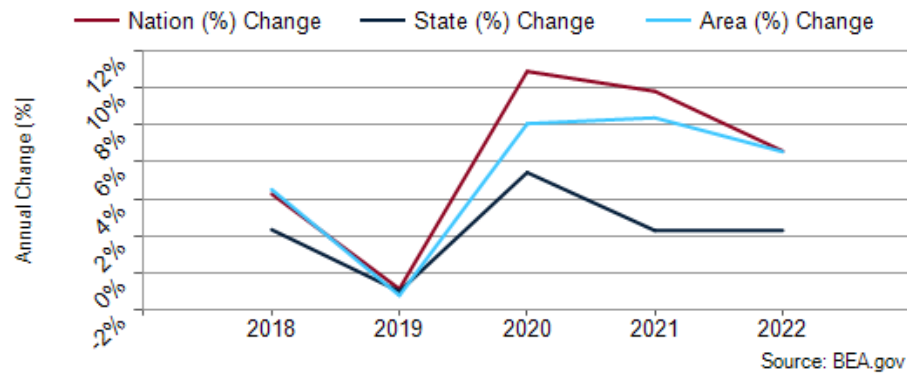
Major Industries by Employee Count

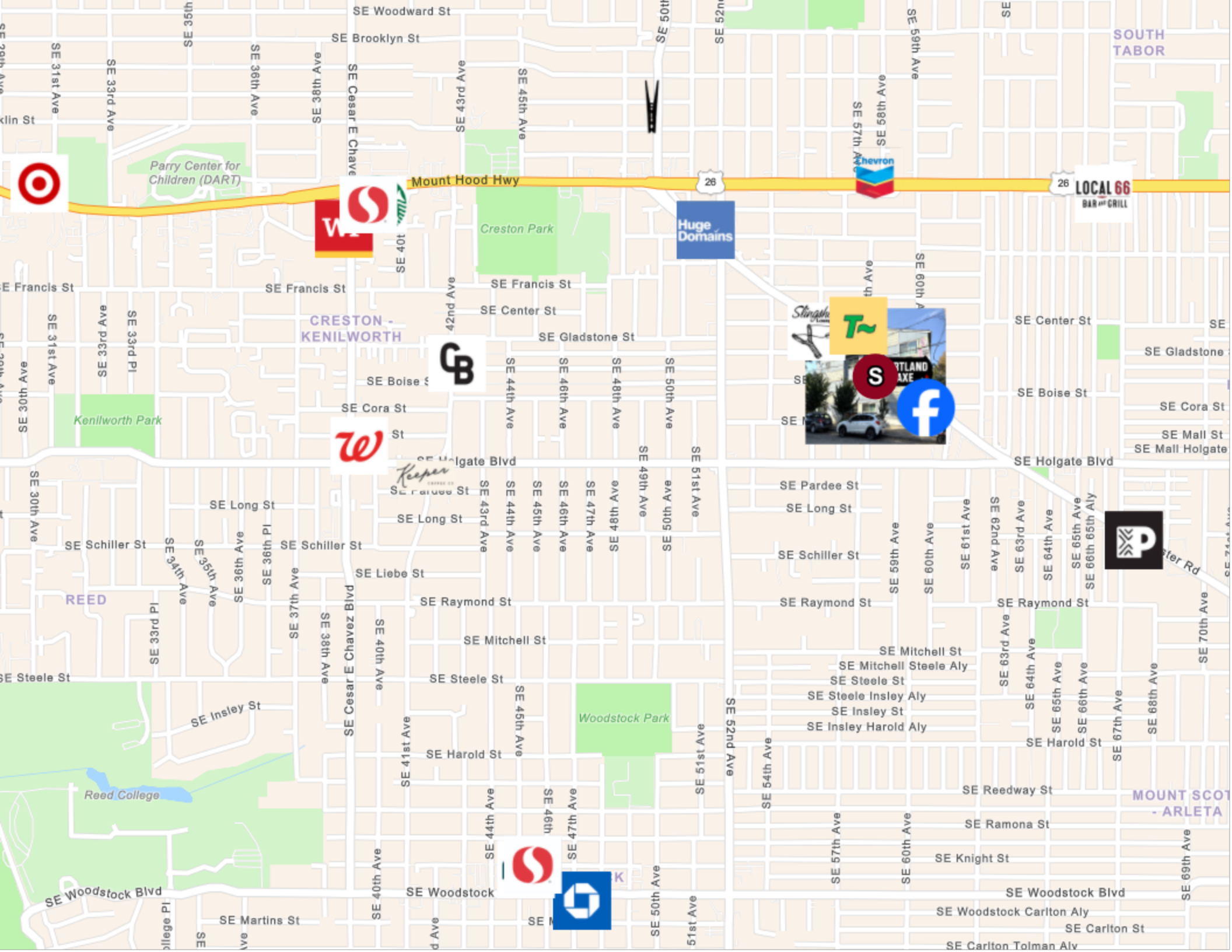


Largest Employers

Providence Health & Services	13,500
Safeway	13,000
Oregon Health & Science University (OHSU)	11,300
Fred Meyer Stores	10,500
Kaiser Foundation Health Plan of the Northwest	8,747
Legacy Health Systems	8,500
State of Oregon	6,700
City of Portland	5,498

Multnomah County GDP Trend





03

Property Description

Property Features

Property Images

Unit Amenities

ROSELAND APARTMENTS

PROPERTY FEATURES

NUMBER OF UNITS	30
BUILDING SF	16,478
LAND SF	8,500
YEAR BUILT	2016
ZONING TYPE	CG
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
WASHER/DRYER	Yes (provided)

MECHANICAL

HVAC	Individual Heating/AC
------	-----------------------

UTILITIES

WATER	Tenant (partial) - RUBS
TRASH	Tenant (partial) - RUBS
GAS	No
ELECTRIC	Tenant (partial) - RUBS
RUBS	Yes (approximately 83%)

CONSTRUCTION

FOUNDATION	Slab on Concrete
FRAMING	Light Frame Wood Construction
EXTERIOR	Modern Fiber-Cement Lap
ROOF	Asphalt Shingle
LANDSCAPING	Manicured/Low Maintenance



"Strong curb appeal and low maintenance, quality exterior finishes"



"Manicured, low maintenance landscaping"



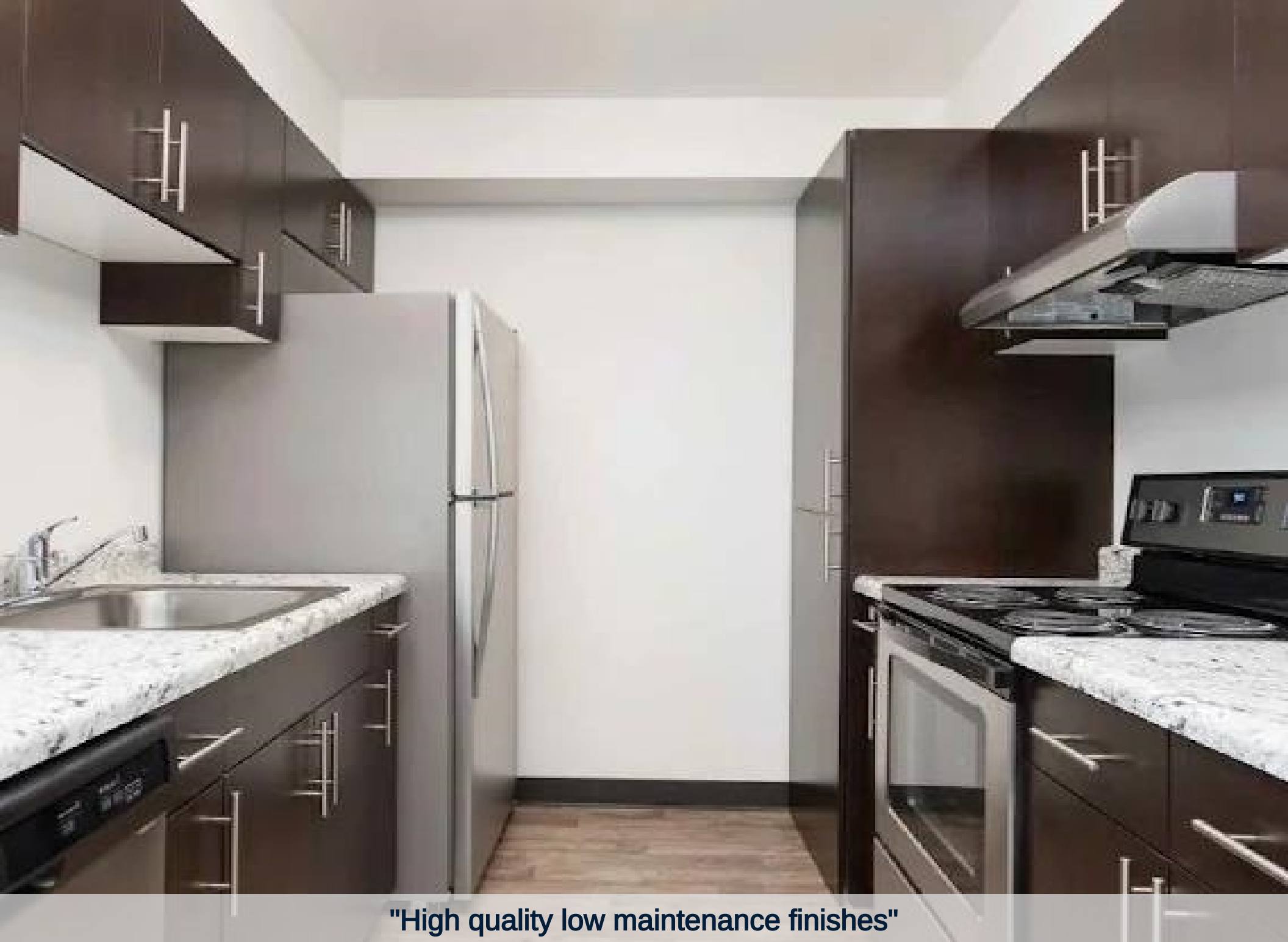
"Ample on site bike parking and leasable storage units"



"Enhanced curb appeal with simple, self watering plantings"



"High efficiency appliances"



"High quality low maintenance finishes"



Bathroom



1 Bedroom



1 Bedroom



Studio



1 Bedroom

Unit Amenities

- » Energy Efficient Appliances
- » Stacking Washer/Dryer
- » LED Lighting
- » Individual Heating/AC Units
- » Individually Metered Units



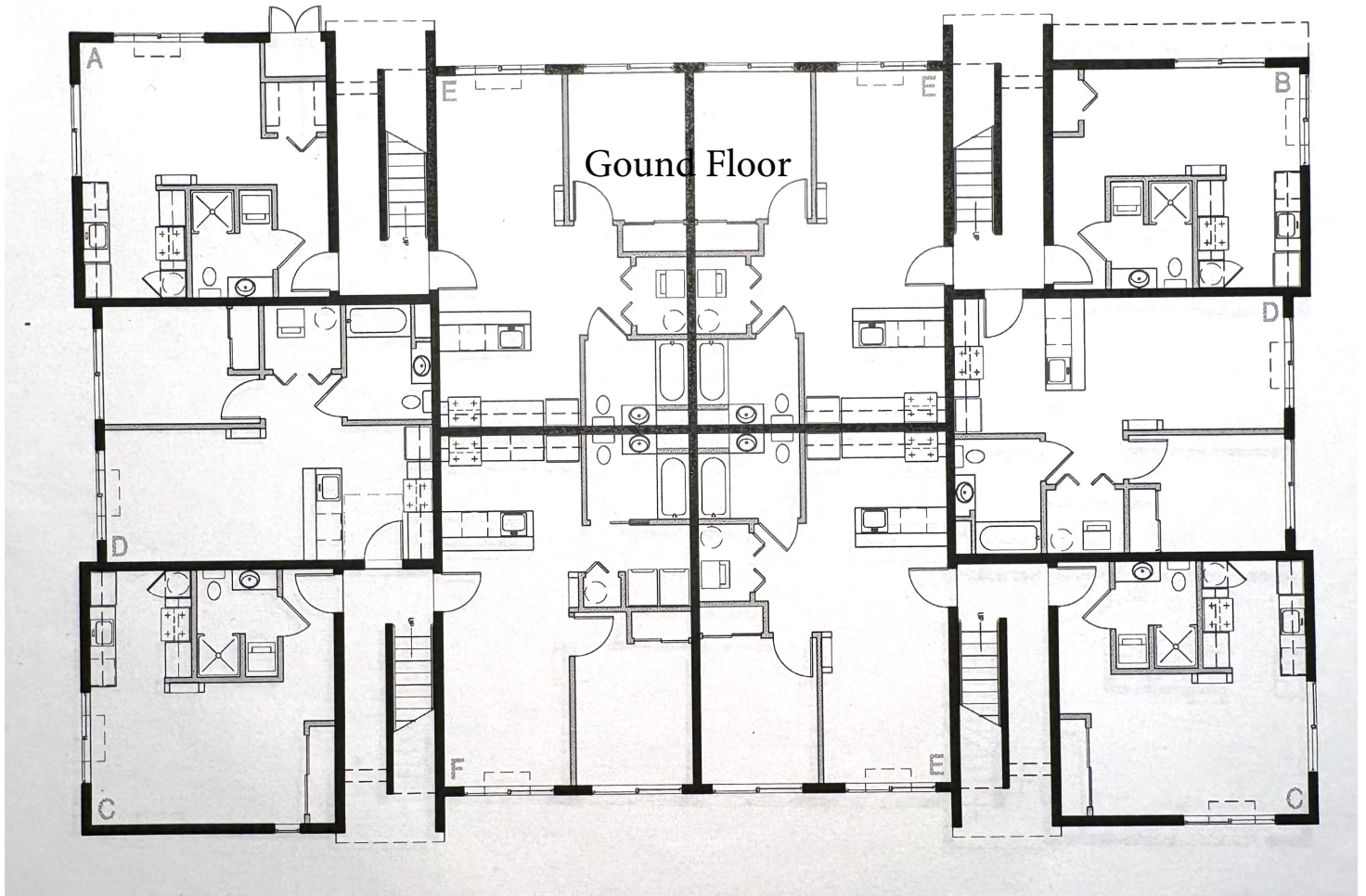
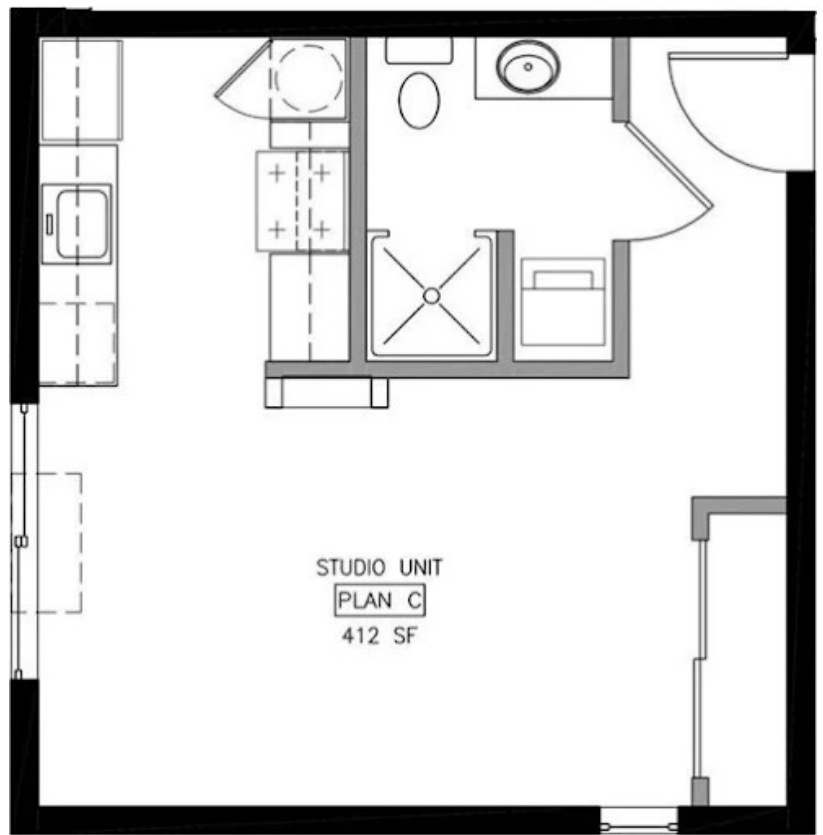
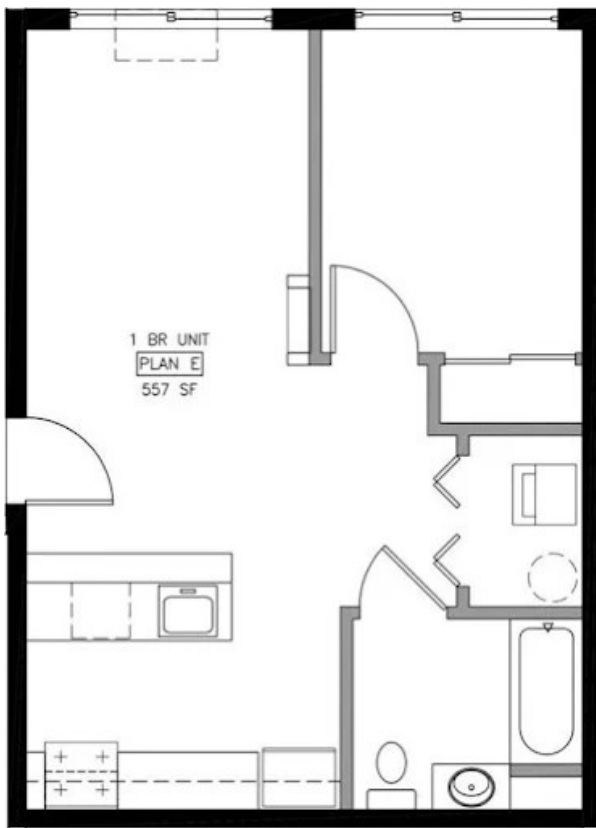


04

Additional Information

Floorplans

ROSELAND APARTMENTS



ROSELAND APARTMENTS

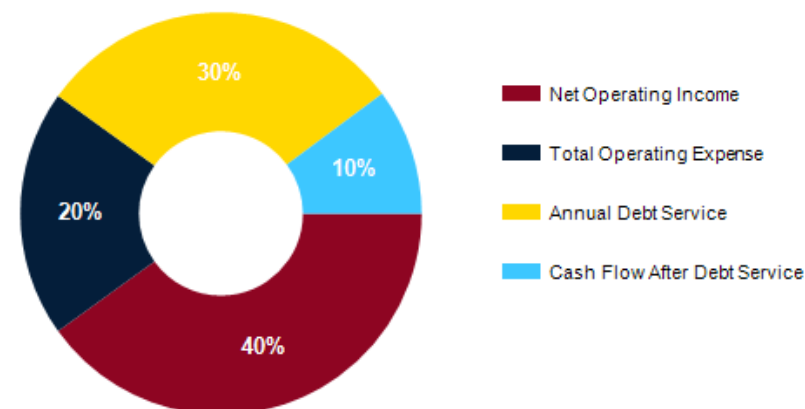
05	Financial Analysis
	Income & Expense Analysis

REVENUE ALLOCATION

CURRENT (6/2026)

INCOME	CURRENT (6/2026)		LEVELED	
Gross Scheduled Rent	\$445,680	93.4%	\$437,400	92.0%
Storage Units (13)	\$960	0.2%	\$4,800	1.0%
RUBS	\$28,055	5.9%	\$30,000	6.3%
Other Income	\$2,580	0.5%	\$3,000	0.6%
Gross Potential Income	\$477,275		\$475,200	
General Vacancy	-5.00%		-5.00%	
Effective Gross Income	\$454,991		\$453,330	
Less Expenses	\$150,923	33.17%	\$154,217	34.01%
Net Operating Income	\$304,068		\$299,113	
Annual Debt Service	\$227,012		\$227,012	
Cash flow	\$77,056		\$72,101	
Debt Coverage Ratio	1.34		1.32	

Income Notes: CURRENT reflects YTD 2026 annualized.

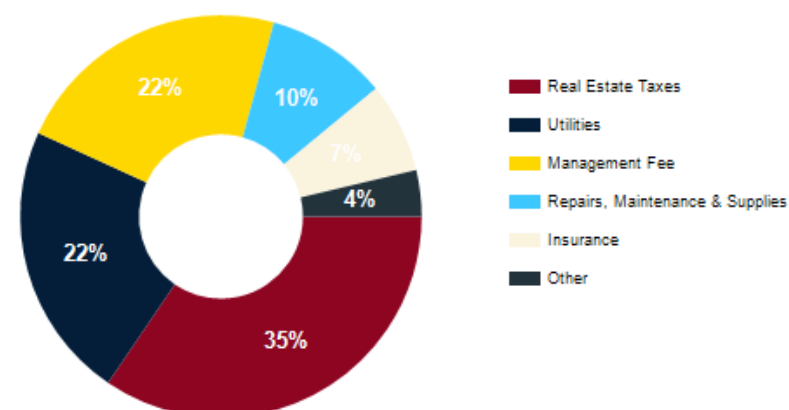


EXPENSES	CURRENT (6/2026)		LEVELED	
		Per Unit		Per Unit
Real Estate Taxes	\$52,080	\$1,736	\$52,080	\$1,736
Insurance	\$10,933	\$364	\$10,933	\$364
Management Fee (\$, \$)	\$33,872	\$1,129	\$33,242	\$1,108
Advertising/Marketing	\$2,206	\$74	\$2,400	\$80
Repairs, Maintenance & Supplies	\$14,765	\$492	\$15,000	\$500
Utilities	\$33,662	\$1,122	\$33,662	\$1,122
Landscaping (currently by owner)			\$2,400	\$80
Capital/Replacements	\$3,405	\$114	\$4,500	\$150
Total Operating Expense	\$150,923	\$5,031	\$154,217	\$5,141
Annual Debt Service	\$227,012		\$227,012	
Expense / SF	\$9.16		\$9.36	
% of EGI	33.17%		34.01%	

Expense Notes: CURRENT reflects 2026 YTD annualized. Management Fee (8% of projected collected rents, 5% vacancy factor).

DISTRIBUTION OF EXPENSES

CURRENT (6/2026)



06

Demographics

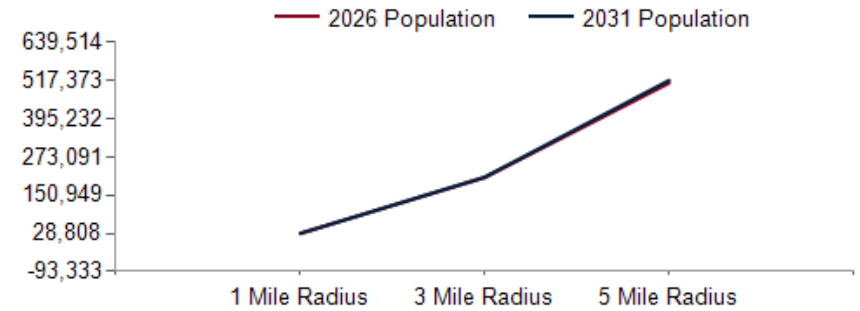
General Demographics

Race Demographics

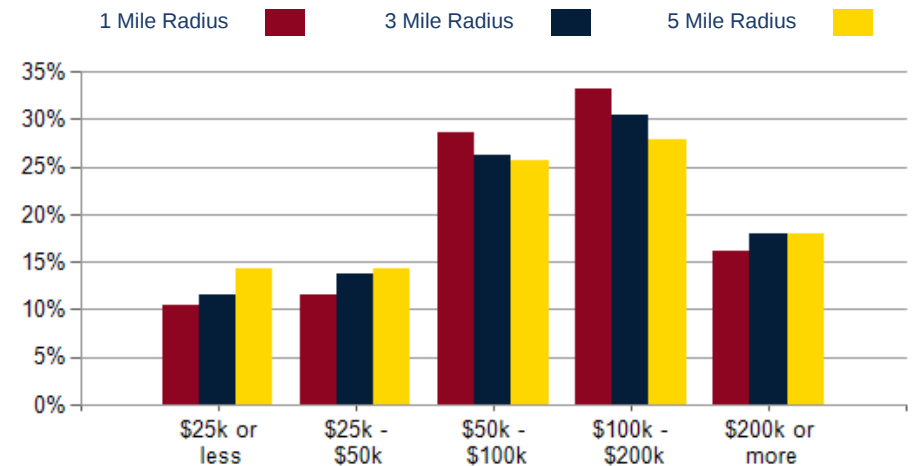
ROSELAND APARTMENTS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,247	179,697	403,549
2010 Population	26,156	189,304	446,986
2026 Population	28,808	207,098	508,772
2031 Population	28,820	208,506	517,373
2026 African American	645	7,016	24,953
2026 American Indian	210	1,950	5,707
2026 Asian	2,382	19,046	46,424
2026 Hispanic	2,711	22,712	59,830
2026 Other Race	961	9,106	25,350
2026 White	21,145	144,895	345,848
2026 Multiracial	3,362	24,139	57,648
2026-2031: Population: Growth Rate	0.05%	0.70%	1.70%

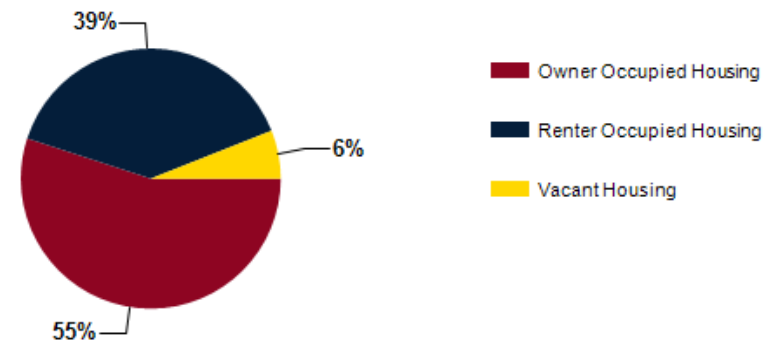
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	766	6,394	20,044
\$15,000-\$24,999	523	3,782	11,834
\$25,000-\$34,999	426	4,692	12,419
\$35,000-\$49,999	1,014	7,380	19,330
\$50,000-\$74,999	1,774	12,280	30,983
\$75,000-\$99,999	1,783	10,828	25,947
\$100,000-\$149,999	2,519	16,477	39,014
\$150,000-\$199,999	1,597	10,290	23,127
\$200,000 or greater	1,997	15,770	39,777
Median HH Income	\$98,433	\$95,949	\$89,496
Average HH Income	\$125,755	\$127,761	\$126,135



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

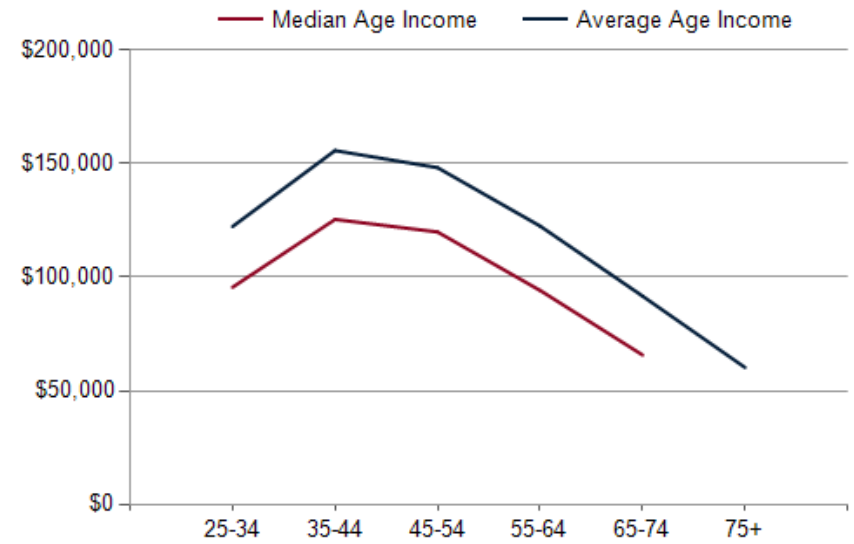
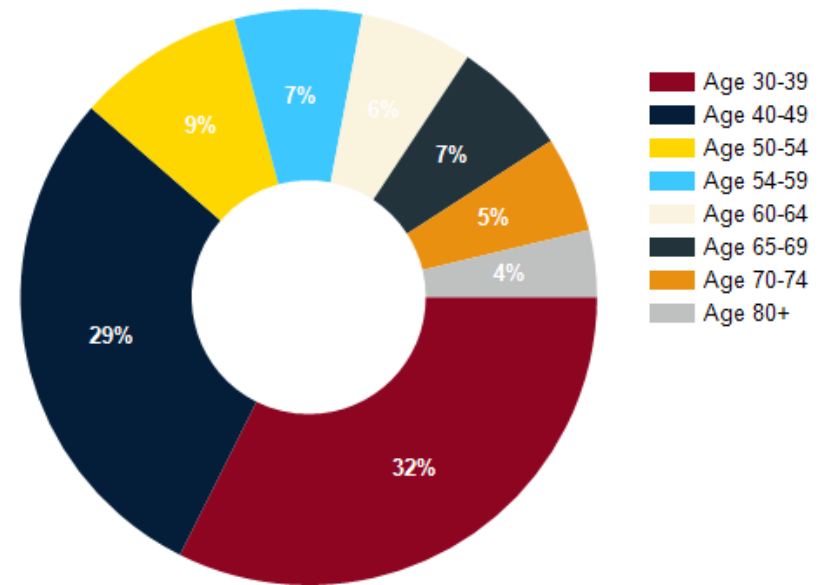


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,025	21,077	49,586
2026 Population Age 35-39	3,180	20,283	45,836
2026 Population Age 40-44	3,180	19,485	43,266
2026 Population Age 45-49	2,386	15,610	35,878
2026 Population Age 50-54	1,809	13,221	32,092
2026 Population Age 55-59	1,370	10,914	27,651
2026 Population Age 60-64	1,211	9,684	25,504
2026 Population Age 65-69	1,259	9,609	24,873
2026 Population Age 70-74	1,033	8,253	22,199
2026 Population Age 75-79	718	5,927	16,397
2026 Population Age 80-84	370	3,196	9,247
2026 Population Age 85+	322	2,954	8,166
2026 Population Age 18+	24,042	173,661	427,366
2026 Median Age	39	39	39
2031 Median Age	40	40	40

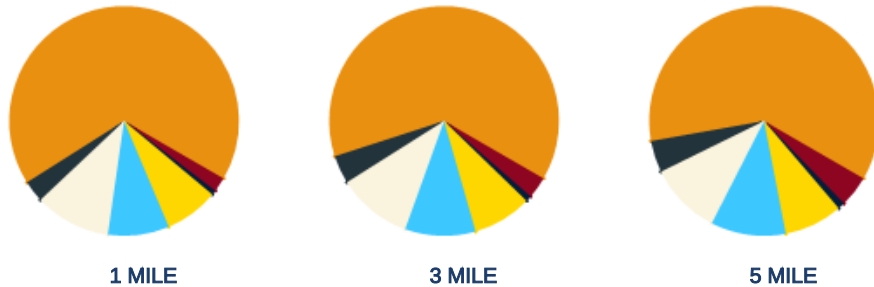
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,585	\$86,707	\$84,380
Average Household Income 25-34	\$122,295	\$114,577	\$113,459
Median Household Income 35-44	\$125,432	\$120,342	\$113,365
Average Household Income 35-44	\$155,762	\$152,071	\$148,765
Median Household Income 45-54	\$119,916	\$126,461	\$122,555
Average Household Income 45-54	\$148,231	\$161,026	\$161,756
Median Household Income 55-64	\$94,176	\$104,654	\$101,385
Average Household Income 55-64	\$122,553	\$137,901	\$139,879
Median Household Income 65-74	\$65,712	\$66,273	\$66,483
Average Household Income 65-74	\$91,684	\$99,795	\$104,346
Average Household Income 75+	\$60,220	\$71,324	\$77,407

Population By Age



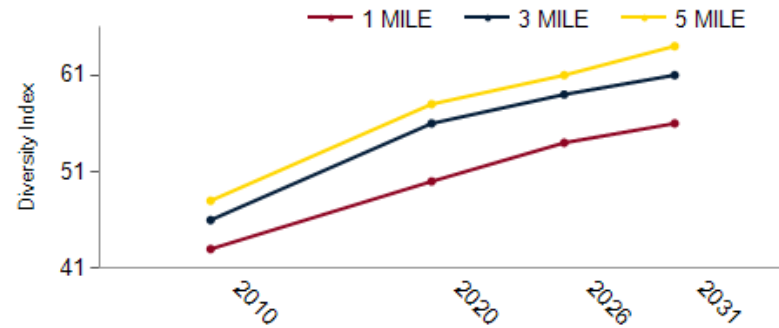
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	56	61	64
Diversity Index (current year)	54	59	61
Diversity Index (2020)	51	56	58
Diversity Index (2010)	43	46	48

POPULATION BY RACE



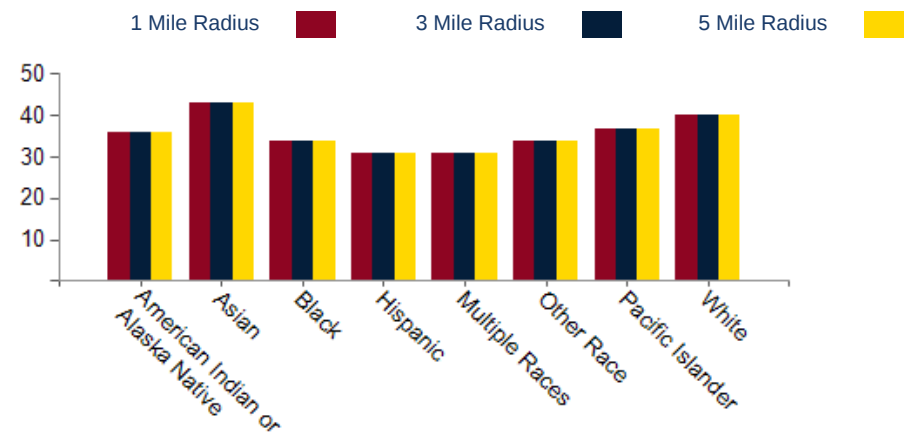
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	3%	4%
American Indian	1%	1%	1%
Asian	8%	8%	8%
Hispanic	9%	10%	11%
Multiracial	11%	11%	10%
Other Race	3%	4%	4%
White	67%	63%	61%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	37	38
Median Asian Age	43	42	40
Median Black Age	34	34	35
Median Hispanic Age	31	31	30
Median Multiple Races Age	31	31	31
Median Other Race Age	34	33	32
Median Pacific Islander Age	37	34	32
Median White Age	40	40	41

2026 MEDIAN AGE BY RACE



Roseland Apartments

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Metric Real Asset Strategies Inc and it should not be made available to any other person or entity without the written consent of Metric Real Asset Strategies Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Metric Real Asset Strategies Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Metric Real Asset Strategies Inc has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Metric Real Asset Strategies Inc has not verified, and will not verify, any of the information contained herein, nor has Metric Real Asset Strategies Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Mike Carlson

Metric Real Asset Strategies Inc
Managing Principal
(503) 303-8393
mike@metricrealassets.com
200201171



Metric
Real Asset Strategies

Brokerage License No.: 201263860
<https://metricrealassets.com/>

5200 SW Meadows Rd #200, Lake Oswego, OR 97035

powered by CREOP