

# Gilbert Square Apartments



**\$1,999,500**

**13718 SE Division Street  
Portland, OR 97236**

Recent Updates: new roofs, windows & insulation

All but 1 building have been separately sub-metered - giving financials a big opportunity moving forward.

Usually 100% occupied with many long term tenants w/various avenues of rent support.

At the lower end of the spectrum, price per door is very attractive!

19 Mixed Units  
600 Sq. Ft. Storage Unit  
.74 Acres  
24 Parking Spaces

- Price Per Unit: \$105,000
- Occupancy: 90%
- Gross Rent (Current) \$229,260
- NOI (Current) \$152,097
- NOI (Proforma) \$179,308
- CAP Rate (Current) 7.61%
- GRM 8.72
- Projected Gross Rent: \$245,308
- Operating Expenses 2023: \$66,000
- Property Taxes \$23,800.70
- 600 Sq. Ft. Storage Unit Rent: \$750
- ML#24084617



To View This Property Call:

**Peter Jameson**  
Licensed Broker in OR

**503.320.1880**



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