



PORTFOLIO PACKAGE - 9 BUILDINGS, 121 DOORS

9 BUILDINGS, 121 DOORS ; TOWNHOME STYLE + APARTMENTS + RETAIL
2023 - 2025 Construction

Sale Price: \$30,875,000 | Current Proforma NOI: \$1,694,991

Own a rare portfolio of 9 buildings and 121 units, featuring a dynamic mix of townhomes, apartments, and retail spaces. Built between 2023-2025 with high-end finishes throughout, this collection offers strong diversification, modern design, and exceptional tenant appeal. A prime opportunity to bolster your investment portfolio with a substantial stake in Portland real estate.

DARRYL BODLE

Broker, Realtor

Licensed in Oregon & Washington

Info@toodb.com | (503) 709-4632

KELLY CHRISTIAN

Broker, Realtor

Licensed in Oregon

Kelly@toodb.com | (908) 328-1873

7504 SW Bridgeport Rd, Portland, OR 97224

PROPERTY SUMMARY

Address 2465 NE ALBERTA ST
Portland, OR 97211

County Multnomah

Neighborhood Alberta Arts

Asset Type Multi-Family

Offering Price \$9,949,900

of Units/Building 34 (32 Apts + 2 Retail)

Rentable Area 18,757 RSF

Avg. Unit Size 1552 SF

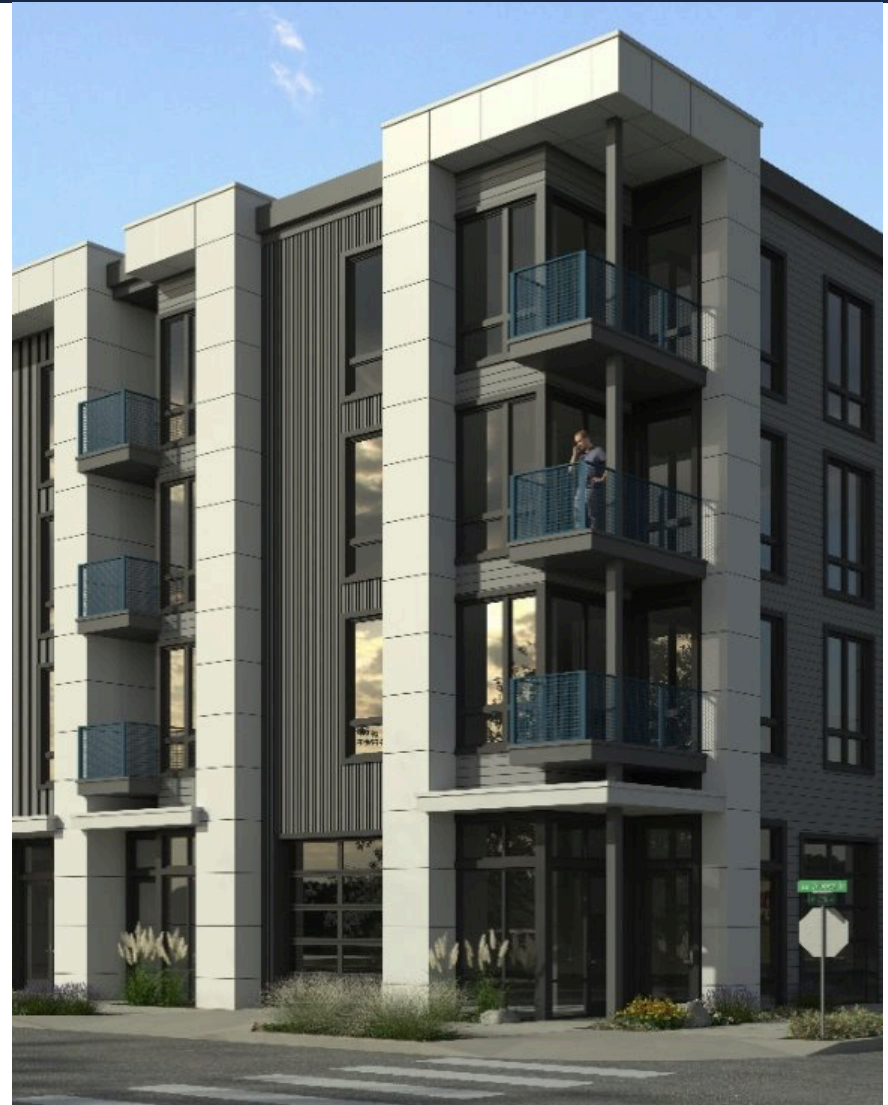
Year Built 2025

Proforma NOI \$553,593

Proforma Cap 5.56%

Gross Land Area Approx. 8,000SF

Zoning CM2 - Commercial
Mixed Use 2



PROFORMA DETAILS

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Rental Income	Annual Rent	% Annual Rent
Retail 1	R1	3%	Vacant	756	\$2.67	\$2,021	\$24,252	4%
Retail 2	R2	3%	Vacant	1595	\$3.00	\$4,785	\$57,420	8%
1 bd, 1 ba	1	3%	Vacant	570	\$2.94	\$1,675	\$20,100	3%
1 bd, 1 ba	2	3%	Vacant	509	\$3.09	\$1,575	\$18,900	3%
1 bd, 1 ba	3	3%	Vacant	509	\$3.09	\$1,575	\$18,900	3%
1 bd, 1 ba	4	3%	Vacant	570	\$2.94	\$1,675	\$20,100	3%
0 bd, 1 ba	5	3%	Vacant	400	\$3.50	\$1,400	\$16,800	2%
1 bd, 1 ba	6	3%	Vacant	567	\$2.91	\$1,650	\$19,800	3%
1 bd, 1 ba	7	3%	Vacant	562	\$2.94	\$1,650	\$19,800	3%
1 bd, 1 ba	8	3%	Vacant	562	\$2.94	\$1,650	\$19,800	3%
1 bd, 1 ba	9	3%	Vacant	567	\$2.91	\$1,650	\$19,800	3%
0 bd, 1 ba	10	3%	Vacant	400	\$3.50	\$1,400	\$16,800	2%
1 bd, 1 ba	11	3%	Vacant	570	\$2.94	\$1,675	\$20,100	3%
1 bd, 1 ba	12	3%	Vacant	509	\$3.09	\$1,575	\$18,900	3%
1 bd, 1 ba	13	3%	Vacant	509	\$3.09	\$1,575	\$18,900	3%
1 bd, 1 ba	14	3%	Vacant	570	\$2.94	\$1,675	\$20,100	3%
0 bd, 1 ba	15	3%	Vacant	400	\$3.50	\$1,400	\$16,800	2%
1 bd, 1 ba	16	3%	Vacant	567	\$2.91	\$1,650	\$19,800	3%
1 bd, 1 ba	17	3%	Vacant	562	\$2.94	\$1,650	\$19,800	3%
1 bd, 1 ba	18	3%	Vacant	562	\$2.94	\$1,650	\$19,800	3%
1 bd, 1 ba	19	3%	Vacant	567	\$2.91	\$1,650	\$19,800	3%
0 bd, 1 ba	20	3%	Vacant	400	\$3.50	\$1,400	\$16,800	2%
1 bd, 1 ba	21	3%	Vacant	540	\$3.01	\$1,625	\$19,500	3%
0 bd, 1 ba	22	3%	Vacant	325	\$3.69	\$1,200	\$14,400	2%
0 bd, 1 ba	23	3%	Vacant	367	\$3.54	\$1,300	\$15,600	2%
0 bd, 1 ba	24	3%	Vacant	325	\$3.69	\$1,200	\$14,400	2%
1 bd, 1 ba	25	3%	Vacant	540	\$3.01	\$1,625	\$19,500	3%
1 bd, 1 ba	26	3%	Vacant	414	\$3.62	\$1,500	\$18,000	3%
1 bd, 1 ba	27	3%	Vacant	498	\$3.16	\$1,575	\$18,900	3%
1 bd, 1 ba	28	3%	Vacant	498	\$3.16	\$1,575	\$18,900	3%
1 bd, 1 ba	29	3%	Vacant	414	\$3.62	\$1,500	\$18,000	3%
2 bd, 2 ba	30	3%	Vacant	789	\$2.53	\$2,000	\$24,000	3%
2 bd, 1 ba	31	3%	Vacant	632	\$2.77	\$1,750	\$21,000	3%
2 bd, 1 ba	32	3%	Vacant	632	\$2.77	\$1,750	\$21,000	3%
Total / AVG	34	100.00%	0/34	18757	\$1.62	\$57,206	\$686,472	100.00%

*Vacant units reflect market rents

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$57,206	\$686,472
Utility Billback	\$3,478	\$41,736
Misc Income	\$2,975	\$35,700
Late Fees (average)	\$286	\$3,432
Subtotal	\$63,945	\$767,340
Average Vacancy (4%)	-\$2,288	-\$27,459
Effective Gross Income	\$61,657	\$739,881
Net Operating Income	\$46,133	\$553,593
Annual Net Operating Income (NOI)		\$553,593
CAP RATE		5.56%

PRICE

\$9,949,900

	Monthly	Annual
Estimated Taxes	\$6,063	\$72,760
Insurance	\$907	\$10,880
General Admin	\$397	\$4,760
Landscaping	\$150	\$1,800
Utilities	\$3,864	\$46,373
Fire & Life Safety	\$45	\$540
Management (5.5% of gross rents)	\$3,146	\$37,756
Maintenance & Repairs	\$640	\$7,680
Turnover (painting, cleaning)	\$312	\$3,740
Total Operating Expenses	\$15,524	\$186,289
Per Unit	\$457	\$5,479
Percent of EGI	25.18%	25.18%

Assumed average late fees for this proforma.

PROPERTY SUMMARY

Address	3727 S Hood Ave Portland, OR 97035
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County	Multnomah
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Neighborhood	South Portland
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Asset Type	Multi-Family
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Offering Price	\$3,849,900
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# of Units/Building	18
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Rentable Area	7,500 RSF
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Avg. Unit Size	417 SF
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Year Built	2024
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Proforma NOI	\$196,712
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Proforma Cap	5.11%
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Gross Land Area	Approx. 5,000 SF
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Zoning	RM3 - Residential Multi-Dwelling 3
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S HOOD

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Rental Income	Annual Rent	% Annual Rent
0 bd, 1 ba	1	6%	Vacant	245	\$3.98	\$975	\$11,700	4%
0 bd, 1 ba	2	6%	Occupied	285	\$3.49	\$995	\$11,940	4%
0 bd, 1 ba	3	6%	Occupied	315	\$3.16	\$995	\$11,940	4%
0 bd, 1 ba	4	6%	Occupied	285	\$3.42	\$975	\$11,700	4%
1 bd, 1 ba	5	6%	Occupied	548	\$2.73	\$1,495	\$17,940	7%
1 bd, 1 ba	6	6%	Occupied	575	\$2.77	\$1,595	\$19,140	7%
0 bd, 1 ba	7	6%	Vacant	285	\$3.42	\$975	\$11,700	4%
0 bd, 1 ba	8	6%	Occupied	385	\$2.92	\$1,125	\$13,500	5%
1 bd, 1 ba	9	6%	Occupied	454	\$2.63	\$1,195	\$14,340	5%
1 bd, 1 ba	10	6%	Vacant	575	\$2.77	\$1,595	\$19,140	7%
1 bd, 1 ba	11	6%	Vacant	548	\$2.78	\$1,525	\$18,300	7%
0 bd, 1 ba	12	6%	Occupied	285	\$3.60	\$1,025	\$12,300	5%
1 bd, 1 ba	13	6%	Occupied	454	\$2.85	\$1,295	\$15,540	6%
0 bd, 1 ba	14	6%	Occupied	385	\$3.10	\$1,195	\$14,340	5%
1 bd, 1 ba	15	6%	Occupied	485	\$3.14	\$1,525	\$18,300	7%
1 bd, 1 ba	16	6%	Occupied	420	\$3.56	\$1,495	\$17,940	7%
1 bd, 1 ba	17	6%	Occupied	656	\$2.58	\$1,695	\$20,340	7%
0 bd, 1 ba	18	6%	Occupied	315	\$3.48	\$1,095	\$13,140	5%
Total / AVG	18	100.00%	11/18	7500	\$3.13	\$22,770	\$273,240	100.00%

*Vacant units reflect market rents

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$22,770	\$273,240
Utility Billback	\$584	\$7,002
Pet Rent	\$110	\$1,320
Late Fees (average)	\$18	\$216
Subtotal	\$23,482	\$281,778
Average Vacancy (4%)	-\$911	-\$10,930
Effective Gross Income	\$22,571	\$270,848
Net Operating Income	\$16,393	\$196,712
Annual Net Operating Income (NOI)		\$196,712
CAP RATE		5.11%
PRICE		\$3,849,900

Assumed average late fees for this proforma.

	Monthly	Annual
Estimated Taxes	\$2,234	\$26,807
Insurance	\$463	\$5,551
General Admin	130.5	\$1,566
Other Admin	\$275	\$3,294
Utilities	\$1,575	\$18,900
Fire & Life Safety	\$45	\$540
Management (5% of gross rents)	\$1,139	\$13,662
Maintenance & Repairs	\$198	\$2,376
Turnover (painting, cleaning)	\$120	\$1,440
Total Operating Expenses	\$6,178	\$74,136
Per Unit	\$343	\$4,119
Percent of EGI	27.37%	27.37%

PROPERTY SUMMARY

Address	11 NE 55th Ave Portland, OR 97213
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County	Multnomah
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Neighborhood	North Tabor
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Asset Type	Multi-Family
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Offering Price	\$3,179,900
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# of Units/Building	16
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Rentable Area	9,647 RSF
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Avg. Unit Size	603 SF
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Year Built	2025
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Proforma NOI	\$173,288
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Proforma Cap	5.45%
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Gross Land Area	Approx. 5,000 SF
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Zoning	CM2 - Commercial Mixed Use 2
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55th

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Current Rental Income	Annual Rent	% Annual Rent
1 bed, 1 bath	104	6%	Vacant	576	\$2.52	\$1,450	\$17,400	7%
1 bed, 1 bath	105	6%	Vacant	466	\$3.06	\$1,425	\$17,100	7%
1 bed, 1 bath	106	6%	Vacant	564	\$2.53	\$1,425	\$17,100	7%
1 bed, 1 bath	107	6%	Vacant	551	\$2.63	\$1,450	\$17,400	7%
0 bed, 1 bath	201	6%	Occupied	265	\$3.68	\$975	\$11,700	5%
1 bed, 1 bath	202	6%	Vacant	399	\$3.01	\$1,200	\$14,400	6%
1 bed, 1 bath	203	6%	Vacant	399	\$3.01	\$1,200	\$14,400	6%
1 bed, 1 bath	204	6%	Occupied	556	\$2.61	\$1,450	\$17,400	7%
1 bed, 1 bath	206	6%	Vacant	486	\$2.67	\$1,300	\$15,600	7%
1 bed, 1 bath	207	6%	Vacant	487	\$2.67	\$1,300	\$15,600	7%
0 bed, 1 bath	301	6%	Occupied	265	\$3.68	\$975	\$11,700	5%
1 bed, 1 bath	302	6%	Vacant	399	\$3.13	\$1,250	\$15,000	6%
1 bed, 1 bath	303	6%	Occupied	399	\$3.25	\$1,295	\$15,540	7%
1 bed, 1 bath	304	6%	Occupied	556	\$2.70	\$1,500	\$18,000	8%
1 bed, 1 bath	306	6%	Occupied	486	\$2.78	\$1,350	\$16,200	7%
1 bed, 1 bath	307	6%	Occupied	487	\$2.77	\$1,350	\$16,200	7%
Total / AVG	16	100.00%	7/15	7341	\$2.93	\$20,895	\$234,540	100.00%

*Vacant units reflect market rents

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$20,895	\$234,540
Utility Billback (90%)	\$1,642	\$19,699
Pet Rents	\$720	\$8,640
Late Fees (10%)	\$209	\$2,507
Subtotal	\$23,466	\$265,387
Average Vacancy (4%)	-\$836	-\$9,382
Effective Gross Income	\$22,630	\$256,005
Net Operating Income	\$15,760	\$173,288
Annual Net Operating Income (NOI)	\$173,288	
CAP RATE	5.45%	
PRICE	\$3,179,900	

Assumed average late fees for this proforma.

Estimated Proforma Expenses	Monthly	Annual
Estimated Taxes	\$2,853	\$34,240
Insurance	\$416	\$4,994
Utilities	\$1,824	\$21,888
General Admin	\$165	\$1,984
Turnover	\$70	\$1,120
Landscaping	\$125	\$1,500
Management (5.5% of gross rents)	\$1,149	\$13,791
Maintenance / Repairs	\$267	\$3,200
Total Operating Expenses	\$6,870	\$82,717
Per Unit	\$429	\$5,170
Percent of EGI	30.36%	32.31%

PROPERTY SUMMARY

Address	1535 N Alberta ST Portland, OR 97217
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County	Multnomah
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Neighborhood	Overlook
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Asset Type	Multi-Family
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Offering Price	\$3,400,000
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# of Units/Building	16
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Rentable Area	7640 RSF
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Avg. Unit Size	477.5 SF
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Year Built	2023
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Proforma NOI	\$185,940
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Proforma Cap	5.47%
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Gross Land Area	N/A
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Zoning	CM3 - Commercial Mixed Use 3
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PROFORMA DETAILS

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Current Rental Income	Annual Rent	% Annual Rent
0 bd, 1 ba	106	6%	Occupied	415	\$2.53	\$1,050	\$12,600	5%
0 bd, 1 ba	107	6%	Occupied	410	\$2.80	\$1,150	\$13,800	5%
0 bd, 1 ba	108	6%	Occupied	424	\$2.82	\$1,195	\$14,340	6%
0 bd, 1 ba	109	6%	Vacant	553	\$2.52	\$1,395	\$16,740	7%
1 bd, 1 ba	201	6%	Occupied	606	\$2.60	\$1,575	\$18,900	7%
1 bd, 1 ba	202	6%	Occupied	502	\$2.72	\$1,365	\$16,380	6%
1 bd, 1 ba	203	6%	Occupied	502	\$2.78	\$1,395	\$16,740	7%
0 bd, 1 ba	204	6%	Occupied	334	\$3.22	\$1,075	\$12,900	5%
1 bd, 1 ba	206	6%	Occupied	486	\$2.66	\$1,295	\$15,540	6%
1 bd, 1 ba	207	6%	Occupied	486	\$2.73	\$1,325	\$15,900	6%
1 bd, 1 ba	301	6%	Occupied	606	\$2.56	\$1,550	\$18,600	7%
1 bd, 1 ba	302	6%	Occupied	505	\$2.76	\$1,395	\$16,740	7%
1 bd, 1 ba	303	6%	Occupied	505	\$3.04	\$1,535	\$18,420	7%
0 bd, 1 ba	304	6%	Occupied	334	\$3.37	\$1,125	\$13,500	5%
1 bd, 1 ba	306	6%	Occupied	486	\$2.73	\$1,325	\$15,900	6%
1 bd, 1 ba	307	6%	Occupied	486	\$2.83	\$1,375	\$16,500	7%
Total / AVG	16	100.00%	15/16	7640	\$2.98	\$21,125	\$253,500	100.00%

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$21,125	\$253,500
Utility Billback	\$1,249	\$14,990
Pet Rent	\$200	\$2,336
Late Fees	\$211	\$2,535
Subtotal	\$22,785	\$273,361
Average Vacancy (4%)	-\$845	-\$10,140
Effective Gross Income	\$21,940	\$263,221
Net Operating Income	\$15,500	\$185,940
Annual Net Operating Income (NOI)		\$185,940
CAP RATE		5.47%
PRICE		\$3,400,000

Assumed average late fees for this proforma.

Estimated Proforma Expenses	Monthly	Annual
Estimated Taxes	\$2,870	\$34,435
Insurance	\$453	\$5,440
Utilities	\$1,388	\$16,656
Landscaping	\$25	\$300
Management (5.5%)	\$1,162	\$13,943
General Admin	\$184	\$2,208
Fire & Life Safety	\$45	\$540
Turnover	\$80	\$960
Maintenance & Repairs	\$233	\$2,800
Total Operating Expenses	\$6,440	\$77,282
Per Unit	\$403	\$4,830
Percent of EGI	29.35%	29.36%

Address	232 NE 61ST AVE Portland, OR 97213
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County	Multnomah
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Neighborhood	North Tabor
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Asset Type	Multi-Family
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Offering Price	\$3,999,900
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# of Units/Building	15
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Rentable Area	8,334 RSF
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Avg. Unit Size	555 SF
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Year Built	2024
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Proforma NOI	\$217,993
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Proforma Cap	5.45%
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Gross Land Area	N/A
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Zoning	RM2 - Residential Multi-Dwelling 2
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PROPERTY SUMMARY



NE 61st

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Current Rental Income	Annual Rent	% Annual Rent
1 bed, 1 bath	1	6%	Occupied	495	\$2.68	\$1,325	\$15,900	6%
1 bed, 1 bath	2	6%	Occupied	500	\$2.75	\$1,375	\$16,500	6%
1 bed, 1 bath	3	6%	Occupied	495	\$2.62	\$1,295	\$15,540	6%
1 bed, 1 bath	4	6%	Occupied	500	\$2.79	\$1,395	\$16,740	6%
2 bed, 1 bath	5	6%	Occupied	692	\$2.52	\$1,745	\$20,940	8%
2 bed, 1 bath	6	6%	Occupied	582	\$2.74	\$1,595	\$19,140	7%
2 bed, 1 bath	7	6%	Occupied	536	\$2.85	\$1,525	\$18,300	7%
1 bed, 1 bath	8	6%	Occupied	419	\$3.09	\$1,295	\$15,540	6%
2 bed, 1 bath	9	6%	Occupied	597	\$2.67	\$1,595	\$19,140	7%
2 bed, 1 bath	10	6%	Occupied	692	\$2.49	\$1,725	\$20,700	8%
2 bed, 1 bath	11	6%	Occupied	582	\$2.92	\$1,700	\$20,400	7%
2 bed, 1 bath	12	6%	Occupied	536	\$2.94	\$1,575	\$18,900	7%
1 bed, 1 bath	13	6%	Occupied	419	\$3.33	\$1,395	\$16,740	6%
2 bed, 1 bath	14	6%	Occupied	597	\$2.85	\$1,700	\$20,400	7%
2 bed, 1 bath	15	6%	Occupied	692	\$2.53	\$1,750	\$21,000	8%
Total / AVG	15	83.33%	13/15	8334	\$2.78	\$22,990	\$275,880	100.00%

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$22,990	\$275,880
Utility Billback (85%)	\$973	\$11,679
Pet Rents	\$275	\$3,300
Subtotal	\$24,238	\$290,859
Average Vacancy (5%)	-\$1,150	-\$13,794
Effective Gross Income	\$23,089	\$277,065
Net Operating Income	\$18,166	\$217,993
Annual Net Operating Income (NOI)		\$217,993
CAP RATE		5.45%
PRICE		\$3,999,900

Estimated Proforma Expenses	Monthly	Annual
Estimated Taxes	\$1,833	\$22,000
Insurance	\$250	\$3,000
Water/Sewer	\$565	\$6,780
Electric	\$200	\$2,400
Trash	\$380	\$4,560
Landscaping	\$200	\$2,400
Management (6.5% of gross rents)	\$1,494	\$17,932
Total Operating Expenses	\$4,923	\$59,072
Per Unit	\$328	\$3,938
Percent of EGI	21.32%	21.32%

Assumed average late fees for this proforma.

PROPERTY SUMMARY

Address	2901 SE 73rd AVE Portland, OR 97206
County	Multnomah
Neighborhood	South Tabor
Asset Type	Multi-Family
Offering Price	\$1,569,900
# of Units/Building	4
Rentable Area	4,045 RSF
Avg. Unit Size	1,011 SF
Year Built	2025
Proforma NOI	\$80,639
Proforma Cap	5.14%
Gross Land Area	Approx. 5,000 SF
Zoning	R5 - Residential 5,000



Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Current Rental Income	Annual Rent	% Annual Rent
2 bed, 2 bath	1	25%	Vacant	1036	\$2.12	\$2,195	\$26,340	26%
2 bed, 2 bath	2	25%	Vacant	1008	\$2.18	\$2,195	\$26,340	26%
2 bed, 2 bath	3	25%	Vacant	1008	\$2.18	\$2,195	\$26,340	26%
2 bed, 2 bath	4	25%	Vacant	993	\$2.01	\$1,995	\$23,940	23%
Total / AVG	4	100.00%	0/4	4045	\$0.57	\$8,580	\$102,960	100.00%

*Vacant units reflect market rents

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$8,580	\$102,960
Utility Billback (90%)	\$540	\$6,480
Pet Rents	\$145	\$1,740
Late Fees	\$75	\$900
Subtotal	\$9,340	\$112,080
Average Vacancy (4%)	-\$343	-\$4,118
Effective Gross Income	\$8,997	\$107,962
Net Operating Income	\$6,761	\$80,639
Annual Net Operating Income (NOI)		\$80,639
CAP RATE		5.14%
PRICE		\$1,569,900

Estimated Proforma Expenses	Monthly	Annual
Estimated Taxes	\$833	\$10,000
Insurance	\$142	\$1,700
Utilities	\$600	\$7,200
General Admin	\$37	\$440
Turnover	\$19	\$300
Landscaping	\$50	\$600
Management (5.5% of gross rents)	\$472	\$5,663
Maintenance / Repairs	\$83	\$1,000
Leasing Renewals	\$35	\$420
Total Operating Expenses	\$2,236	\$27,323
Per Unit	\$559	\$6,831
Percent of EGI	24.85%	25.31%

Assumed average late fees for this proforma.

PROPERTY SUMMARY

Address 6845 N Montana AVE
Portland, OR 97217

County Multnomah

Neighborhood Arbor Lodge

Asset Type Multi-Family

Offering Price \$3,199,900

of Units/Building 12

Rentable Area 7548 RSF

Avg. Unit Size 629 SF

Year Built 2023

Proforma NOI \$164,773

Proforma Cap 5.15%

Gross Land Area N/A

Zoning RM3 - Residential
Multi-Dwelling 3



Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Market Rent	Annual Rent	% Annual Rent
2 bed, 1.1 bath	1		Occupied	911	\$2.00	\$1,825	\$21,900	10.08%
1 bed, 1 bath	2		Occupied	506	\$2.72	\$1,375	\$16,500	7.60%
1 bed, 1 bath	3		Occupied	506	\$2.72	\$1,375	\$16,500	7.60%
1 bed, 1 bath	4		Occupied	500	\$2.70	\$1,350	\$16,200	7.46%
1 bed, 1 bath	5		Occupied	500	\$2.70	\$1,350	\$16,200	7.46%
2 bed, 1.1 bath	6	100%	Occupied	851	\$2.09	\$1,775	\$21,300	9.81%
2 bed, 1.1 bath	7		Occupied	911	\$2.00	\$1,825	\$21,900	10.08%
1 bed, 1 bath	8		Occupied	506	\$2.72	\$1,375	\$16,500	7.60%
1 bed, 1 bath	9		Occupied	506	\$2.72	\$1,375	\$16,500	7.60%
1 bed, 1 bath	10		Occupied	500	\$2.70	\$1,350	\$16,200	7.46%
1 bed, 1 bath	11		Occupied	500	\$2.70	\$1,350	\$16,200	7.46%
2 bed, 1.1 bath	12		Occupied	851	\$2.09	\$1,775	\$21,300	9.81%
Total / AVG	12	100.00%		7548	\$2.49	\$18,100	\$217,200	100.00%

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$18,100	\$217,200
Water / Sewer / Garbage	\$780	\$9,360
Subtotal	\$18,880	\$226,560
Average Vacancy (5%)	-\$905	-\$10,860
Effective Gross Income	\$17,975	\$215,700
Net Operating Income	\$13,559	\$164,773
Annual Net Operating Income (NOI)		\$164,773
CAP RATE		5.15%
PRICE		\$3,199,900
Price / Unit		\$266,658.33

Estimated Proforma Expenses	Monthly	Annual
Estimated Taxes	\$2,000	\$24,000
Insurance	\$350	\$4,200
Garbage & Recycling	\$300	\$3,600
Landscaping	\$200	\$335
Management (6% of gross rents)	\$1,086	\$13,032
Water & Sewer	\$480	\$5,760
Total Operating Expenses	\$4,416	\$50,927
Per Unit	\$368	\$4,244
Percent of EGI	24.57%	23.61%

Address	1318 NE 46th AVE Portland, OR 97213
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County	Multnomah
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Neighborhood	Hollywood
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Asset Type	Multi-Family
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Offering Price	\$2,150,000
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# of Units/Building	6
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Rentable Area	6,121 RSF
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Avg. Unit Size	1,020 SF
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Year Built	2024
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Proforma NOI	\$122,053
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Proforma Cap	5.68%
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Gross Land Area	Approx. 5,405SF
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Zoning	RM2 - Residential Multi-Dwelling 2
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PROPERTY SUMMARY



46th

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Current Rental Income	Annual Rent	% Annual Rent
2 bed, 2 bath	1306	17%	Vacant	1022	\$2.15	\$2,195	\$26,340	17%
2 bed, 2 bath	1308	17%	Occupied	1013	\$2.12	\$2,150	\$25,800	16%
2 bed, 2 bath	1310	17%	Occupied	1044	\$2.16	\$2,250	\$27,000	17%
2 bed, 2 bath	1312	17%	Vacant	1044	\$2.06	\$2,150	\$25,800	16%
2 bed, 2 bath	1314	17%	Occupied	1013	\$2.22	\$2,250	\$27,000	17%
2 bed, 2 bath	1316	17%	Vacant	985	\$2.13	\$2,095	\$25,140	16%
Total / AVG	6	100.00%	3/6	6121	\$0.86	\$13,090	\$157,080	100.00%

*Vacant units reflect market rents

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$13,090	\$157,080
Utility Billback (90%)	\$810	\$9,720
Pet Rents	\$218	\$2,616
Late Fees (10%)	\$30	\$360
Subtotal	\$14,148	\$169,776
Average Vacancy (4%)	-\$524	-\$6,283
Effective Gross Income	\$13,624	\$163,493
Net Operating Income	\$10,233	\$122,053
Annual Net Operating Income (NOI)	\$122,053	
CAP RATE	5.68%	
PRICE	\$2,150,000	

Assumed average late fees for this proforma.

Estimated Proforma Expenses	Monthly	Annual
Estimated Taxes	\$1,170	\$14,040
Insurance	\$188	\$2,250
Utilities	\$900	\$10,800
General Admin	\$55	\$660
Turnover	\$28	\$450
Landscaping	\$75	\$900
Management (6.5% of gross rents)	\$851	\$10,210
Maintenance / Repairs	\$125	\$1,500
Leasing Renewals	\$53	\$630
Total Operating Expenses	\$3,391	\$41,440
Per Unit	\$565	\$6,907
Percent of EGI	24.89%	25.35%

PORTFOLIO PACKAGE

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DARRYL BODLE

Broker, Realtor
Licensed in Oregon & Washington
Info@toodb.com | (503) 709-4632

KELLY CHRISTIAN

Broker, Realtor
Licensed in Oregon
Kelly@toodb.com | (908) 328-1873

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