

OFFERING MEMORANDUM

DEER CREEK TERRACE

6-Unit Multifamily Investment Opportunity

13163 SE Highway 212, Clackamas, OR 97015



Price:

\$1,300,000



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Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of **13163 SE Highway 212, Clackamas, OR** (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately to the exclusive listing brokers.

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SECTION 1
EXECUTIVE SUMMARY



DEER CREEK TERRACE APARTMENTS

13163 SE Highway 212, Clackamas, OR 97015



PROPERTY NAME

Deer Creek Terrace

PROPERTY LOCATION

13163 SE HIGHWAY 212, CLACKAMAS, OR 97015

NUMBER OF UNITS

6

YEAR BUILT

2015 (Per County Records)

NET RENTABLE AREA (NRA)

±5,760 SF (Per County Records)

AVERAGE UNIT SIZE

960 Square Feet

PARKING RATIO

6 Carports

6 Open (Tandem)

SITE SIZE

38,333 Square Feet, or 0.80 Acres (Approximately)

SITE ZONING

LI (Light Industrial)

PRICING SUMMARY

	CURRENT	TURNOVER
Scheduled Gross Income	\$116,856	\$122,580
Expenses	\$41,280	\$41,665
Net Operating Income	\$74,698	\$79,811
Capitalization Rate	5.75%	6.14%
Property Price	\$1,300,000	
Price Per Square Foot	\$225.69	
Price Per Unit	\$216,667	



Capacity Commercial Group is pleased to announce the opportunity to own the well-located and maintained 6-Unit multi-family project, located in Clackamas, Oregon.

THE OFFERING

Deer Creek Terrace offers an excellent investment opportunity. The property is well located in Clackamas Oregon, surrounded by the strong employment base located along the Highway 212 Commercial/Industrial Corridor.

PRICE: \$1,300,000

- CAP Rate: 5.75%
- Price per unit \$216,667
- Price per SF \$225.69

INVESTMENT HIGHLIGHTS

- Great location near strong employment base
- On transit line
- Easy freeway access (3 min from I-205)

POPULATION

428K

CLACKAMAS COUNTY

MEDIAN HH INCOME

\$100,360

US MEDIAN \$83,730

MEDIAN AGE

42.1

US MEDIAN 39.1

VACANCY RATE

4.5%

(PORTLAND METRO)



ASSET SUMMARY	
Address	13163 SE Highway 212 Clackamas, OR 97015
Year Built	1971/2015
# of Units	6
Construction Type	Frame/Wood
Land Area	Approx 0.80 AC (Per County Records)
Siding Veneer	Wood
Roof Material	Comp Shingle
Zoning	LI (Light Industrial)
Tenant pays	Electricity, Water, Sewer
County	Clackamas

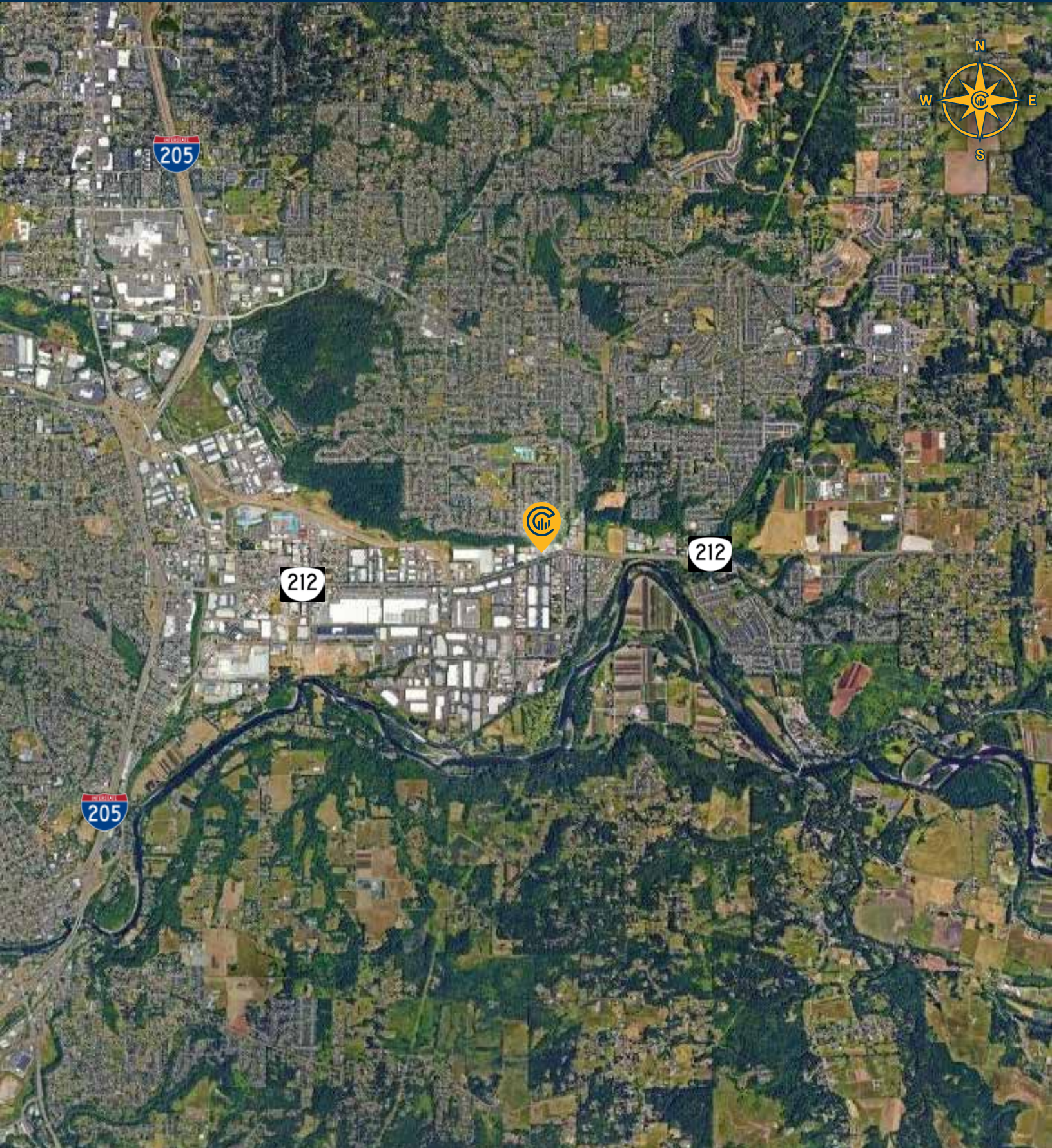
UNIT AMENITIES	
Dishwasher	YES
Self Clean Oven	YES
Covered Parking	YES
Washer/Dryer	YES
Refrigerator	YES
Storage	Yes

PARKING	
Garage	0
Carport	6
Open	6
Total	12
Parking Ratio	2.00

COMMON AMENITIES	
On-Site Laundry	YES

UNIT MIX			
BD/BA	STYLE	# of Units	Unit Size SF
2/2	FLAT	6	960
Totals		6	5,760

DEER CREEK TERRACE | 13163 SE HIGHWAY 212, CLACKAMAS, OR 97015



SECTION 2

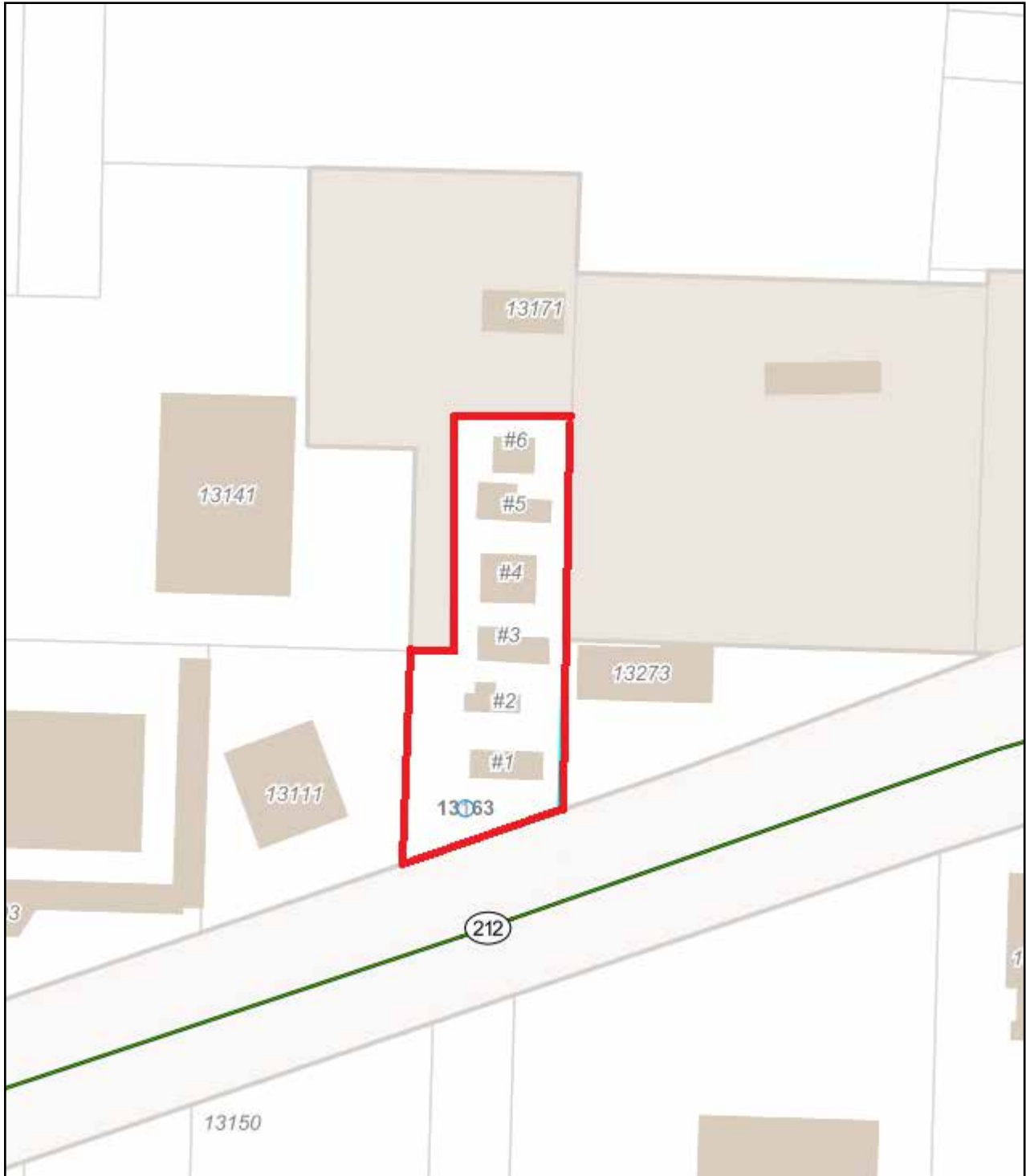
FINANCIAL INFORMATION



DEER CREEK TERRACE APARTMENTS

13163 SE Highway 212, Clackamas, OR 97015

PLAT MAP



BROKER'S PROFORMA - CURRENT RENTS

# OF UNITS	UNIT DESCRIPTION	UNIT SIZE (SQ FT)	RENT/ MONTH	RENT/ SQ. FT./YR	TOTAL SQ. FT.	ANNUAL INCOME
4	2/2 Flat	960	\$1,706	\$1.78	3,840	\$81,900
2	2/2 Flat	960	\$1,675	\$1.74	1,920	\$40,200
6		960	\$1,696	\$1.77	5,760	\$122,100
Pet Rent		1	\$40			\$480
Carport Rent		6	Incl'd in Rent			\$0
Storage Rental		6	Incl'd in Rent			\$0
SCHEDULED GROSS INCOME (SGI)						\$122,580
LESS: Vacancy, Concessions & Credit Loss				5.00% of SGI		(\$6,105)
PLUS: RUB's				\$68 /Unit/Mo		\$4,860
PLUS: Non-Refundable Fees Etc				\$68 /Turnover		\$142
EFFECTIVE GROSS INCOME (EGI)						\$121,477
LESS: Estimated Annual Expenses						(\$41,665)
\$6,944 /Unit			\$7.23 /SQ FT		34.30% /EGI	
NET OPERATING INCOME (NOI)						\$79,811

LIST PRICE	\$1,300,000
CAPITALIZATION RATE	6.14%
PRICE PER UNIT	\$216,667
PRICE PER SQUARE FOOT	\$225.69

FINANCING: PROPOSED NEW LOAN		TERMS OF LOAN	
PRICE	\$1,300,000	MONTHLY PAYMENT	\$4,871
DOWN PAYMENT	37.50% \$487,500	INTEREST RATE	6.000%
BALANCE DUE	62.50% \$812,500	AMORTIZATION (Yrs)	30
ANNUAL PAYMENT	\$58,456	TERM OF LOAN (Yrs)	10

CASH FLOW SUMMARY	
Net Operating Income (NOI)	\$79,811
Annual Debt Service	\$58,456
Estimated Annual Cash Flow	\$21,355
Estimated Cash-on-Cash Return	4.38%
Estimated Debt Coverage Ratio	137%

INVESTMENT SUMMARY	
Estimated Annual Cash Flow	\$21,355
Principal pay down	\$13,255
Estimated Annual Appreciate	2.50% \$32,500
Estimated Overall Return (\$)	\$67,110
Estimated Overall Return (%)	13.8%

BROKER'S PROFORMA - ESTIMATED OPERATING EXPENSES

COMPLEX:	6-Units	# OF UNITS:	6
ADDRESS:	13163 SE Highway 212 Clackamas, OR 97015	N.R.A.:	5,760
		PRO FORMA EGI:	\$115,978

ITEM	ANNUAL	PER UNIT	PER SQ FT	% OF EGI
Real Estate Taxes	\$9,424	\$1,571	\$1.64	8.13%
Insurance-Property	\$3,433	\$572	\$0.60	2.96%
Management On-site	\$0	\$0	\$0.00	0.00%
Management Off-Site	\$8,118	\$1,353	\$1.41	7.00%
Additional Mgmt/Admin Fees	\$825	\$138	\$0.14	0.71%
Utilities - Water & Sewer	\$6,120	\$1,020	\$1.06	5.28%
Turnover Expense	\$1,500	\$250	\$0.26	1.29%
Repair & Maintenance - General	\$5,760	\$960	\$1.00	4.97%
Reserve for Replacements	\$1,500	\$250	\$0.26	1.29%
Landscape Maintenance/Pest	\$3,600	\$600	\$0.63	3.10%
Miscellaneous/Office	\$1,000	\$167	\$0.17	0.86%
TOTAL EXPENSES	\$41,280	\$6,880	\$7.17	35.59%

BROKER'S PROFORMA - ESTIMATED MARKET RENTS

# OF UNITS	UNIT DESCRIPTION	UNIT SIZE (SQ FT)	RENT/ MONTH	RENT/ SQ. FT./YR	TOTAL SQ. FT.	ANNUAL INCOME
4	2/2 Flat	960	\$1,708	\$1.78	3,840	\$81,900
2	2/2 Flat	960	\$1,675	\$1.74	1,920	\$40,200
6		960	\$1,696	\$1.77	5,760	\$122,100
Pet Rent		1	\$40			\$480
Carport Rent		6	Incl'd in Rent			\$0
Storage Rental		6	Incl'd in Rent			\$0
SCHEDULED GROSS INCOME (SGI)						\$122,580
LESS: Vacancy, Concessions & Credit Loss				5.00% of SGI		(\$6,105)
PLUS: RUB's				\$88 /Unit/Mo		\$4,880
PLUS: Non-Refundable Fees Etc				\$88 /Turnover		\$142
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LESS: Estimated Annual Expenses						(\$41,665)
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NET OPERATING INCOME (NOI)						\$79,811

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Principal pay down	\$13,255
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Estimated Overall Return (\$)	\$67,110
Estimated Overall Return (%)	13.8%

BROKER'S PROFORMA - EXPENSE SUMMARY FAIR MARKET RENTS

COMPLEX:	6-Units	# OF UNITS:	6
ADDRESS:	13163 SE Highway 212 Clackamas, OR 97015	N.R.A.:	5,760
		PRO FORMA EGI:	\$115,978

ITEM	ANNUAL	PER UNIT	PER SQ FT	% OF EGI
Real Estate Taxes	\$9,424	\$1,571	\$1.64	8.13%
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Landscape Maintenance/Pest	\$3,600	\$600	\$0.63	3.10%
Miscellaneous/Office	\$1,000	\$167	\$0.17	0.86%
TOTAL EXPENSES	\$41,280	\$6,880	\$7.17	35.59%

RENT ROLL

No.	UNIT TYPE	UNIT SIZE	MARKET RENT	ACTUAL RENT
1	2/2 Flat	960	\$1,800	\$1,799
2	2/2 Flat	960	\$1,675	\$1,599
3	2/2 Flat	960	\$1,675	\$1,626
4	2/2 Flat	960	\$1,675	\$1,400
5	2/2 Flat	960	\$1,675	\$1,649
6	2/2 Flat	960	\$1,675	\$1,625
Monthly Totals/Averages		960	\$10,175	\$9,698
Averages			\$1,696	\$1,616
Annual Totals/Averages			\$122,100	\$116,376

No.	UNIT TYPE	UNIT SIZE	MARKET RENT	ACTUAL RENT
4	2/2 Flat	960	\$1,706	\$1,675
2	2/2 Flat	960	\$1,675	\$1,500
6		960	\$1,696	\$1,616
Monthly Totals/Averages			\$10,175	\$9,698
Averages			\$1,696	\$1,616
Annual Totals/Averages			\$122,100	\$116,376

SECTION 3

PROPERTY PHOTOS



DEER CREEK TERRACE APARTMENTS

13163 SE Highway 212, Clackamas, OR 97015

EXTERIOR PHOTOS

UNIT #1 NORTH SIDE



UNIT #1 SOUTH SIDE



UNIT #2 NORTH SIDE



UNIT #2 SOUTH SIDE



EXTERIOR PHOTOS

UNIT #3 NORTH SIDE



UNIT #3 SOUTH SIDE



UNIT #4 NORTH SIDE



UNIT #4 SOUTH SIDE



EXTERIOR PHOTOS

UNIT #5 NORTH SIDE



UNIT #5 SOUTH SIDE



UNIT #6 NORTH SIDE



UNIT #6 SOUTH SIDE



INTERIOR PHOTOS



INTERIOR PHOTOS



SECTION 4

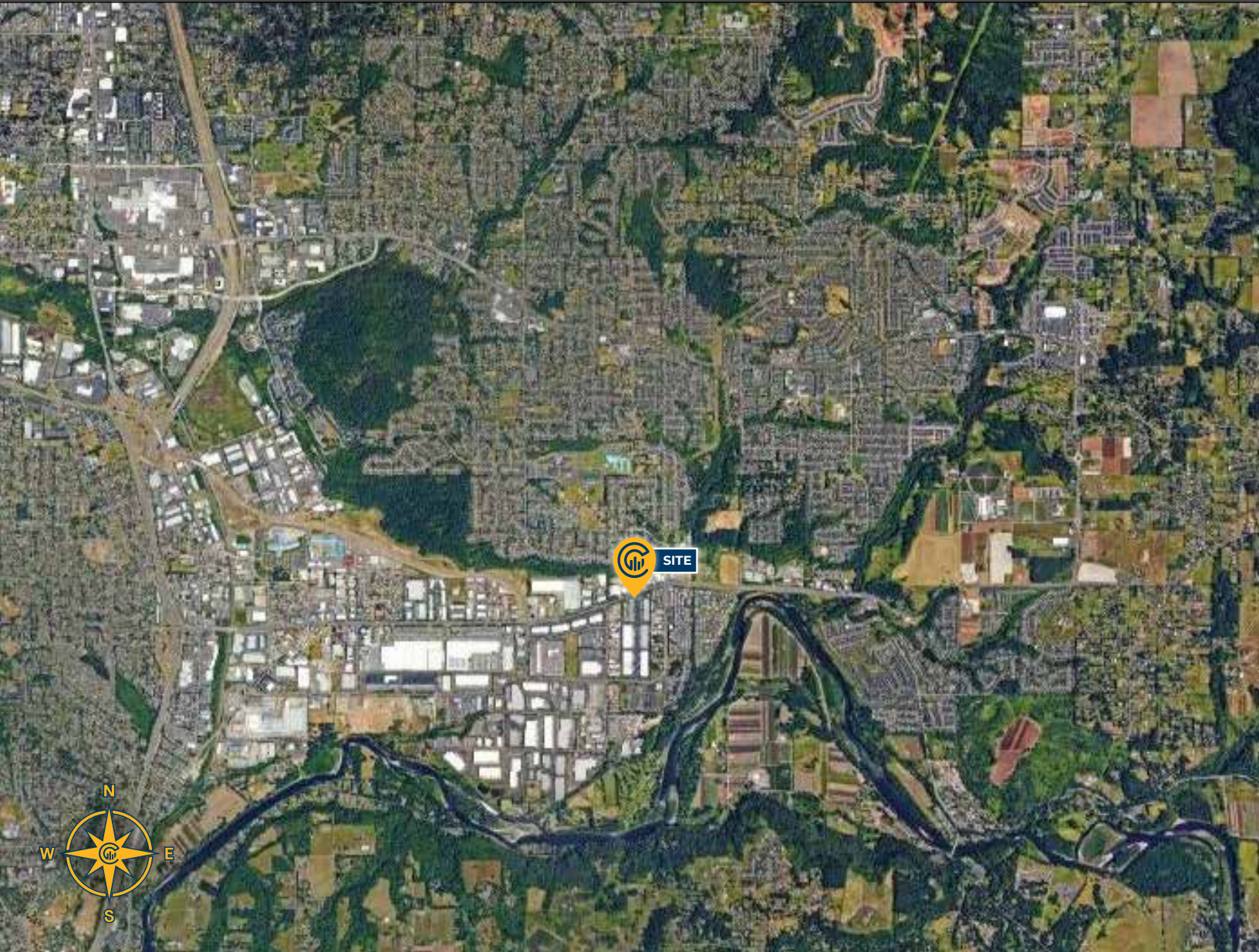
PROPERTY AREA OVERVIEW



DEER CREEK TERRACE APARTMENTS

13163 SE Highway 212, Clackamas, OR 97015

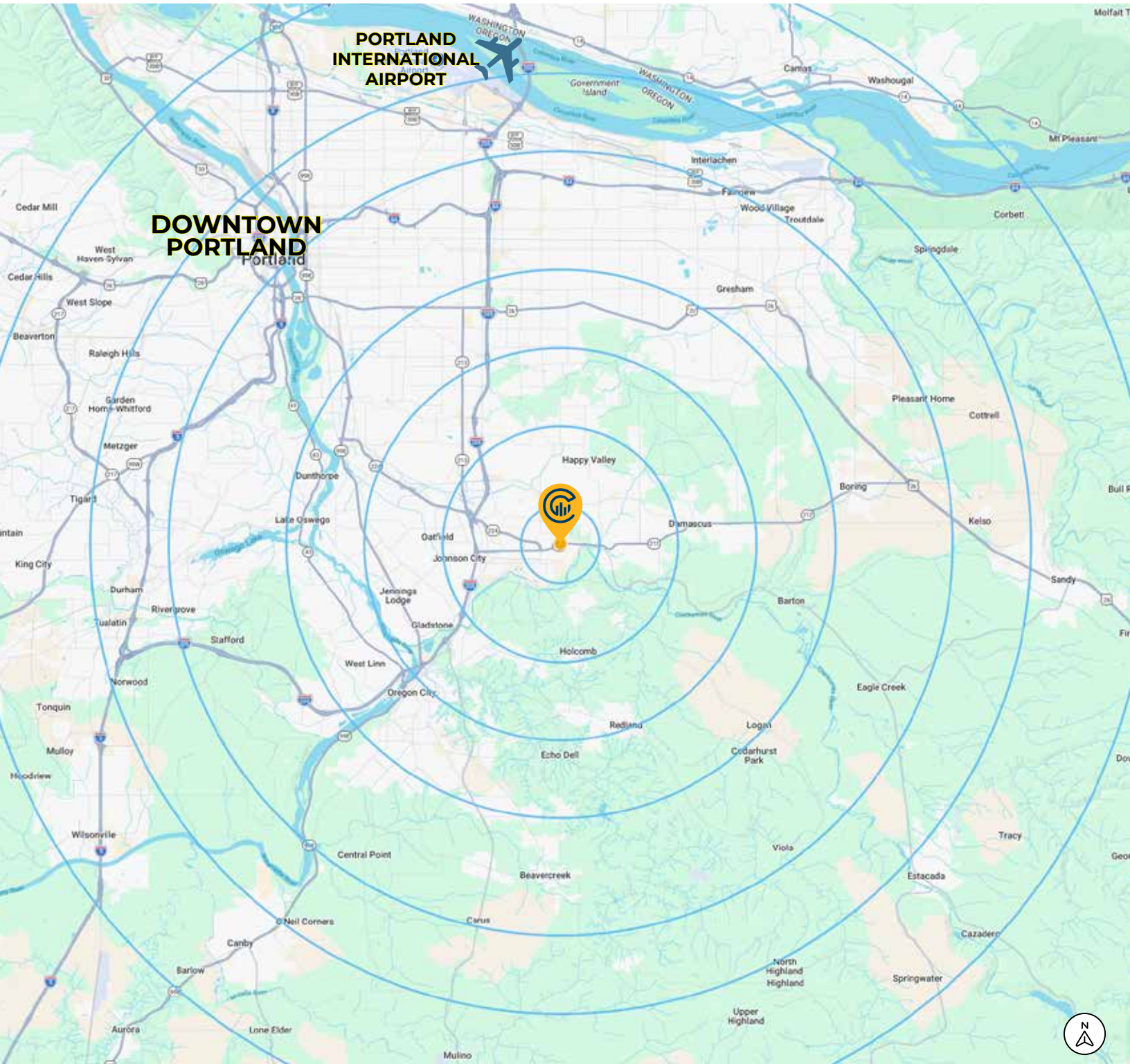
AERIAL MAP



Conveniently located in Clackamas, Oregon, just southeast of downtown Portland with excellent access to the region's major transportation corridors including I-205 and Highway 224. The immediate neighborhood is surrounded by some of the area's most popular retail and outdoor destinations such as Clackamas Town Center, Mount Talbert Nature Park, North Clackamas Park, and the nearby Clackamas River recreation areas. The location benefits from proximity to major employers, services, dining, and shopping throughout the Clackamas area, while remaining just a short drive to the urban amenities of Portland. Portland International Airport is approximately 20 minutes away, and downtown Portland can typically be reached in about 15–20 minutes. Residents also enjoy immediate access to one of the region's largest retail hubs at Clackamas Town Center, offering a wide variety of national retailers, restaurants, and entertainment options.

SITE LOCATION MAP

Sixth Street is conveniently located close to I-5, the Portland International Airport is only 12 minutes away, and downtown Portland is less than a 20 minute drive.



SECTION 5
MARKET INFORMATION



DEER CREEK TERRACE APARTMENTS

13163 SE Highway 212, Clackamas, OR 97015

Portland, Oregon



Portland's geographic beauty, economic vibrancy, commitment to sustainability, and rich cultural scene, makes it a superb place to work and live.

Its diverse neighborhoods, collaborative spirit, and accessibility makes it a prime destination for both residents and businesses. These factors collectively make Portland a compelling choice for future investment.

Nestled at the confluence of the Willamette and Columbia Rivers in the Pacific Northwest, Portland, Oregon, is a city of diverse nicknames—Bridgetown, the City of Roses, Stumptown—all indicative of its unique character, rich history, and stunning geographic beauty.

Portland stands out as the largest economic and population center on the West Coast between San Francisco and Seattle. Ranked as the nation's 26th largest Metropolitan Statistical Area (MSA), Portland's vibrant downtown and waterfront serve as the core of a metropolitan region hosting more than 2.5 million people.

The city has attracted an impressive

in-migration of technology-centric firms such as Microsoft, Google, Mozilla, and Squarespace, alongside organic growth from local giants like Nike, Adidas, Intel, and Mentor Graphics. This influx has fueled economic growth and contributed to record-low unemployment rates.

Known for encouraging entrepreneurship, fostering diversity, and promoting sustainability, Portland's eclectic culture draws in talented people who often become long-term residents.

Esteemed educational institutions, including Oregon Health & Science University (OSHU), Portland State University and Reed College, contribute to the city's intellectual capital and education hub identity.


The city's compact footprint and commitment to urban design provide convenient proximity to downtown, easy access to Portland International Airport (PDX), and a plethora of outstanding amenities.

An extensive streetcar network and bike lanes, in addition to TriMet buses and MAX light rail, contribute to the overall


accessibility of the city. These alternative commute options, a preference among young professionals, ultimately save time and money for both employers and employees in the region.

Livability and affordability are hallmarks of the Portland area, making it an ideal destination for those seeking a high quality of life. The region boasts abundant natural beauty, a mild climate, and a wide variety of housing options. The city's commitment to sustainability, seen in its extensive public transportation system and eco-friendly urban planning, further enhances its overall appeal.

Portland shines as a cultural and artistic hub. A thriving artisan culture celebrated through craft breweries, distilleries, and coffee roasters emphasizes local and handmade products. The city hosts numerous theaters, galleries, and music venues, with the Portland Art Museum standing as a testament to its commitment to the arts.

 **CLACKAMAS DRIVE**
DRIVE
12.7 MILES TO DOWNTOWN PDX
15.1 MILES TO PDX INT. AIRPORT

 **60 MINUTE FLIGHTS**
TO SEATTLE

 **MEDIAN HOME PRICE**
\$582K
HOME VALUES HAVE RISEN 5.8%
OVER THE LAST YEAR &
PREDICTED TO CONTINUE RISING

Major Employers in the Region



The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports and outdoor performance apparel companies such as Nike

and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.



Submarket Review



- » **428,779** *Clackamas County Population*
- » **12.7 Miles** *to downtown Portland*
- » **+13.8% Population Growth** *(Since 2010)*
- » **0.34% Population Growth** *(YoY)*
- » **428,779 Estimated 2026 Population**

Clackamas County occupies the southeastern quadrant of the Portland metropolitan statistical area (Portland-Vancouver-Hillsboro, OR-WA MSA), bordered by Mt. Hood to the east and the Willamette River to the west. The county encompasses Mt. Hood, the Mt. Hood National Forest, the Bull Run Watershed, and major rivers including the Willamette, Clackamas, Sandy, Molalla, and Salmon.

Its positioning provides direct access to the I-205 and I-5 corridors — critical arteries for logistics and distribution tenants — while remaining insulated from the headline challenges of Portland's urban core.

✓
POPULATION
523K
CLARK COUNTY

✓
MEDIAN AGE
38.8
US MEDIAN 38.5

✓
MEDIAN HH INCOME
\$100,360
US MEDIAN \$68,400

SECTION 6

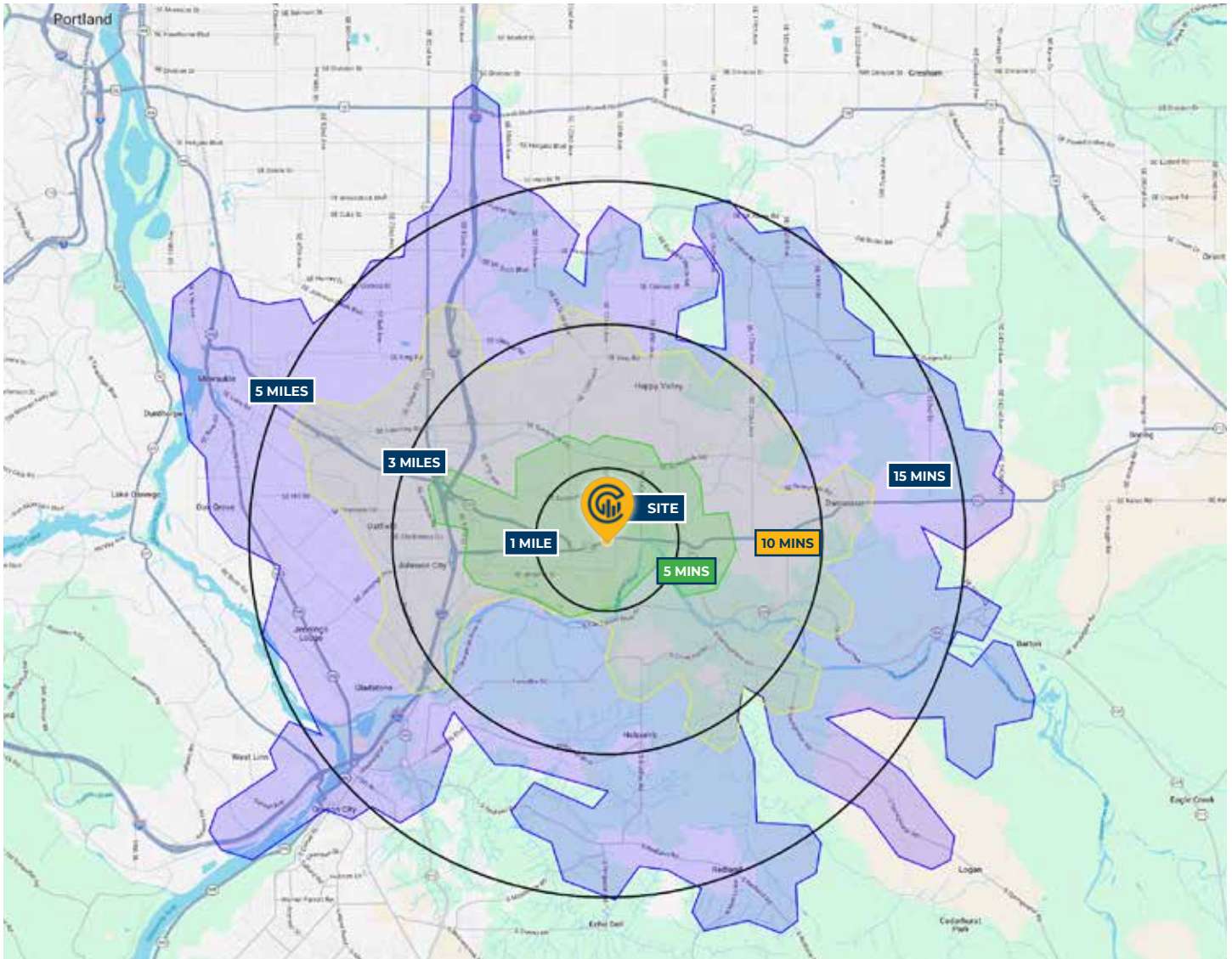
AREA DEMOGRAPHICS



DEER CREEK TERRACE APARTMENTS

13163 SE Highway 212, Clackamas, OR 97015

PROPERTY DRIVE-TIME & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 MILE	3 MILE	5 MILE
2025 Est. Population	8,524	61,527	161,509
2030 Proj. Population	8,427	63,160	162,400
2020 Census Population	8,390	57,948	159,147
2010 Census Population	7,369	47,533	141,935
Proj. Annual Growth 2025 to 2030	-0.2%	0.5%	0.1%
Historical Annual Growth 2010 to 2025	1.0%	2.0%	0.9%

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

AREA DEMOGRAPHICS			
Households & Income	1 MILE	3 MILE	5 MILE
2025 Est. Households	3,071	22,487	61,337
2025 Est. Average HH Income	\$127,525	\$142,987	\$124,734
2025 Est. Median HH Income	\$100,395	\$111,281	\$99,276
2025 Est. Per Capita Income	\$45,976	\$52,348	\$47,543
Businesses	1 MILE	3 MILE	5 MILE
2025 Est. Total Businesses	562	3,875	8,447
2025 Est. Total Employees	5,278	31,943	63,050

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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REPRESENTED BY

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