



11-Unit Mixed-Use Investment

5042 NE Fremont Street | Portland, OR 97213

\$3,150,000 | Cap Rate: 5.14% | Built 2023



Built in 2023, this well-located mixed-use investment property features 10 one-bedroom, one-bathroom apartment units and one ground-floor retail suite along NE Fremont Street in Portland's desirable Beaumont Village neighborhood.

The residential units are arranged in an efficient walk-up configuration, minimizing interior common areas and helping reduce ongoing maintenance and operating requirements. The property's recent construction, efficient unit layouts, and streamlined design offer investors a low-maintenance asset with limited near-term capital needs in a desirable Northeast Portland location with favorable long-term fundamentals.

Daniel Silvey
CCIM, MRED, MBA
(503) 201-8537
danielsilvey@kniperealty.com

Cameron Chester
(503) 830-3632
cameron@dbsportland.com



11-UNIT MIXED-USE INVESTMENT FOR SALE - \$3,150,000

5042 NE Fremont Street | Portland, OR

PROPERTY OVERVIEW

Property Details

Property Name: Fremont 50 Apartments
Address: 5042 NE Fremont St, Portland, OR
Property Type: Multifamily & Ground-Floor Retail

Site Description

Site Area: 0.09 acres / 3,840 sqft
Lot Shape: Rectangular (50' x 77')
Zoning: CM1 (Commercial Mixed-use 1)
Parcel Number: R2608901

Improvements Description

Year Built: 2023
Number of Buildings: 1
Stories: 3
Number of Units: 10 Apartments and 1 Retail Suite
Gross Building Area: 5,653 square feet
Residential Rentable Area: 4,689 square feet
Commercial Rentable Area: 692 square feet
Total Rentable Area: 5,381 square feet
Construction Type: Wood frame
Common Amenities: Bike Storage Room
Unit Amenities: In-unit laundry, stainless steel appliances, dishwasher, kitchen islands, quartz countertops, high-end finishes



UNIT OVERVIEW

Unit Mix				
Type	Count	Average Size	Mrkt. Rent	Avg. Rent PSF
1 Bed / 1 Bath	10	469	\$1,400	\$2.99
Retail	1	692	\$2,300	\$3.32
Totals	11	5,381	\$16,300	
Average		489	\$1,482	\$3.03

A gated entry provides access to the units via an exterior staircase and open-air corridors, minimizing interior common areas and related cleaning and maintenance expenses.

Daniel Silvey
CCIM, MRED, MBA
(503) 201-8537
danielsilvey@kniperealty.com

Cameron Chester
(503) 830-3632
cameron@dbsportland.com



11-UNIT MIXED-USE INVESTMENT FOR SALE - \$3,200,000

5042 NE Fremont Street | Portland, OR

FINANCIAL OVERVIEW

Direct Capitalization Valuation

	Assumption	Monthly	Annually	PSF	% of EGR
Residential Rent	Market	\$16,300	\$195,600	\$41.71	
Pet Rent	In-Place	\$190	\$2,280	\$0.49	
Residential Reimbursements	Utilities (90.0% of expense)	\$1,143	\$13,719	\$2.93	
Gross Residential Revenue		\$17,633	\$211,599	\$45.13	
Retail Rent	In-place	\$2,300	\$27,600	\$39.88	
NNN Recoveries	In-place	\$603	\$7,234	\$10.45	
Gross Commercial Revenue		\$2,903	\$34,834	\$50.34	
Vacancy and Collection Loss	5.0%	(\$1,027)	(\$12,322)	(\$2.29)	
Effective Gross Revenue		\$19,509	\$234,112	\$43.51	100%
Expenses					
Insurance	Quote 2026	(\$292)	(\$3,503)	(\$0.65)	1.5%
Utilities	Annualized YTD	(\$1,270)	(\$15,244)	(\$2.83)	6.5%
Repairs & Maintenance	Annualized YTD	(\$811)	(\$9,729)	(\$1.81)	4.2%
Management & Leasing Fees	7.0% of EGR	(\$1,366)	(\$16,388)	(\$3.05)	7.0%
Turnover	20% of units turn @ \$1k each	(\$167)	(\$2,000)	(\$0.37)	0.9%
Property Taxes	2026 Estimate	(\$2,111)	(\$25,337)	(\$4.71)	10.8%
Total Expenses		(\$6,017)	(\$72,201)	(\$13.42)	30.8%
Net Operating Income		\$13,493	\$161,911	\$30.09	69.2%

Value Summary

Value	PSF	Per Unit*	Cap Rate
\$3,150,000	\$585	\$286,363	5.14%

*Includes 10 apartments and one commercial space; 11 units total



Daniel Silvey
CCIM, MRED, MBA
(503) 201-8537
danielsilvey@kniperealty.com

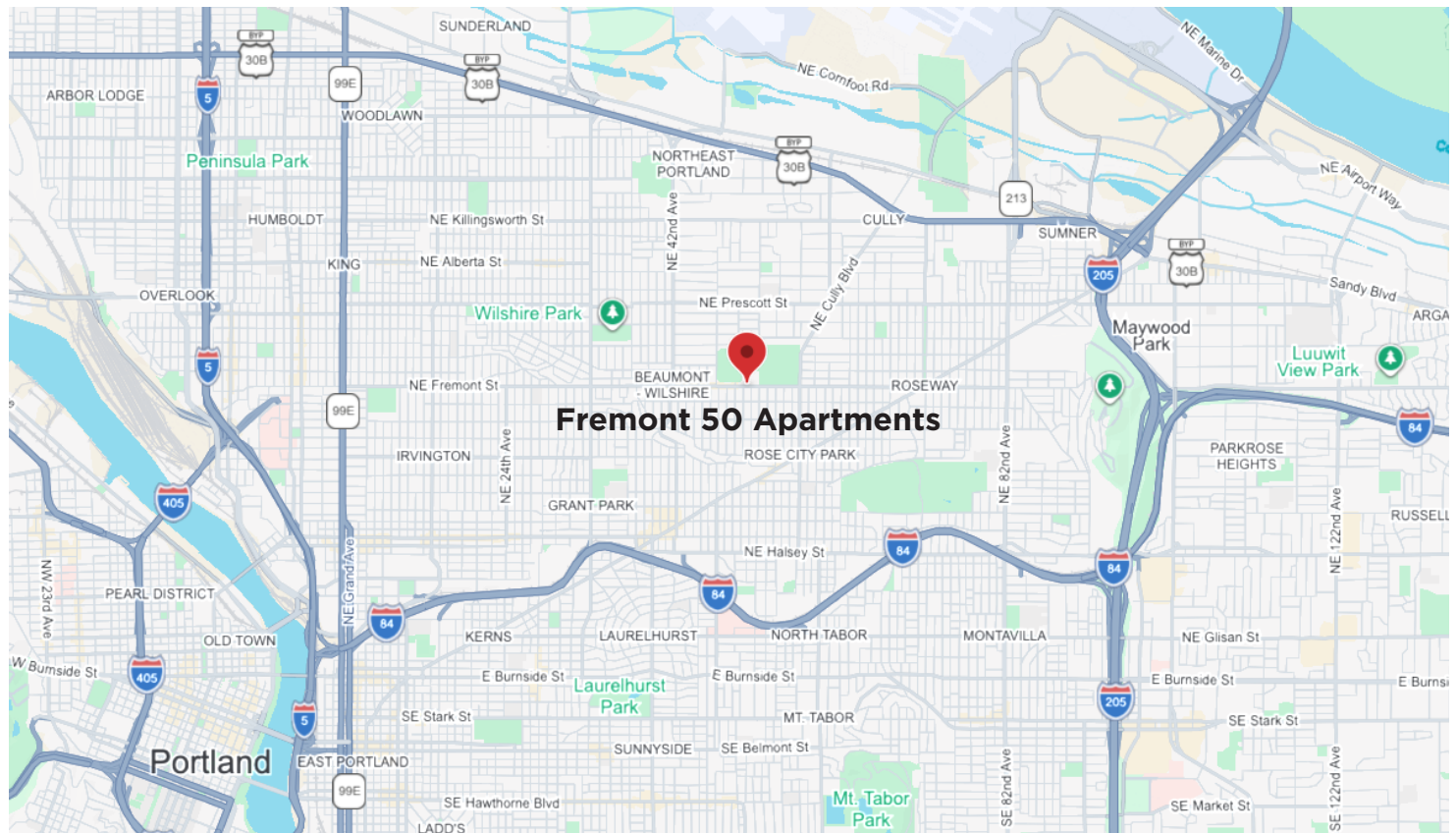
Cameron Chester
(503) 830-3632
cameron@dbsportland.com



11-UNIT MIXED-USE INVESTMENT FOR SALE - \$3,150,000

5042 NE Fremont Street | Portland, OR

LOCATION OVERVIEW



Positioned along an established neighborhood commercial corridor, the property combines residential income with the diversification provided by a street-level retail suite. Its Beaumont Village location offers convenient access to neighborhood shops, restaurants, services, and surrounding residential areas, presenting an appealing opportunity to acquire a recently constructed mixed-use property in Northeast Portland.

AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2025 Estimated Population	23,191	177,916	420,477
2030 Projected Population	22,701	175,442	416,902
2020 Census Population	24,758	184,389	426,977
Projected Annual Growth Rate 2025 to 2030	-0.4%	-0.3%	-0.2%
Households			
2025 Estimated Households	9,551	78,838	191,910
2025 Est. Avg. HH Income	\$142,845	\$124,094	\$116,210
2025 Est. Median HH Income	\$110,235	\$94,057	\$87,534
Businesses			
2025 Est. Total Businesses	1,284	16,933	46,161
2025 Est. Total Employees	6,205	114,296	397,459

Walk Score
80

Transit Score
44

Bike Score
98

Daniel Silvey
CCIM, MRED, MBA
(503) 201-8537
danielsilvey@kniperealty.com

Cameron Chester
(503) 830-3632
cameron@dbsportland.com



11-UNIT MIXED-USE INVESTMENT FOR SALE - \$3,150,000

5042 NE Fremont Street | Portland, OR



DANIEL SILVEY, CCIM, MRED, MBA
Investment Sales & Commercial Leasing

503-201-8537
danielsilvey@kniperealty.com

CAMERON CHESTER
Investment Sales & Commercial Leasing

503-830-3632
cameron@dbsportland.com

7440 SW Hermoso Way | Portland, OR 97223



KNIPE
REALTY

