

EXCLUSIVELY LISTED BY:

**Marcus & Millichap**  
THE RHOADES GROUP

**VISIT WEBSITE FOR  
FULL OM  
[https://redwood-  
therhoadesgroup.lovab  
le.app/](https://redwood-therhoadesgroup.lovable.app/)**

# **REDWOOD LOFTS & FLATS**

**1820 NE DAVIS ST. PORTLAND, OR 97232**

---

OFFERING MEMORANDUM

# **NON-ENDORSEMENT & DISCLAIMER NOTICE**

## **CONFIDENTIALITY AND DISCLAIMER**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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. Marcus & Millichap 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

## **NON-ENDORSEMENT NOTICE**

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## **CONFIDENTIALITY AND DISCLAIMER**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved

**Activity ID: ZAG021**

# ***REDWOOD LOFTS & FLATS***

**EXCLUSIVELY LISTED BY**

---

## **WHITNEY RHOADES**

Managing Director Investments

Cell 503.351.0146

Office 503.200.2022

[Whitney.Rhoades@marcusmillichap.com](mailto:Whitney.Rhoades@marcusmillichap.com)

License OR 201204200

## **NOAH BUSSANICH**

Associate Investments

Cell 971.706.3668

Office 503.200.2074

[Noah.Bussanich@marcusmillichap.com](mailto:Noah.Bussanich@marcusmillichap.com)

License OR 201252651

## **NYGEL DRURY**

Senior Director Investments

Cell 608.234.2035

Office 503.200.2064

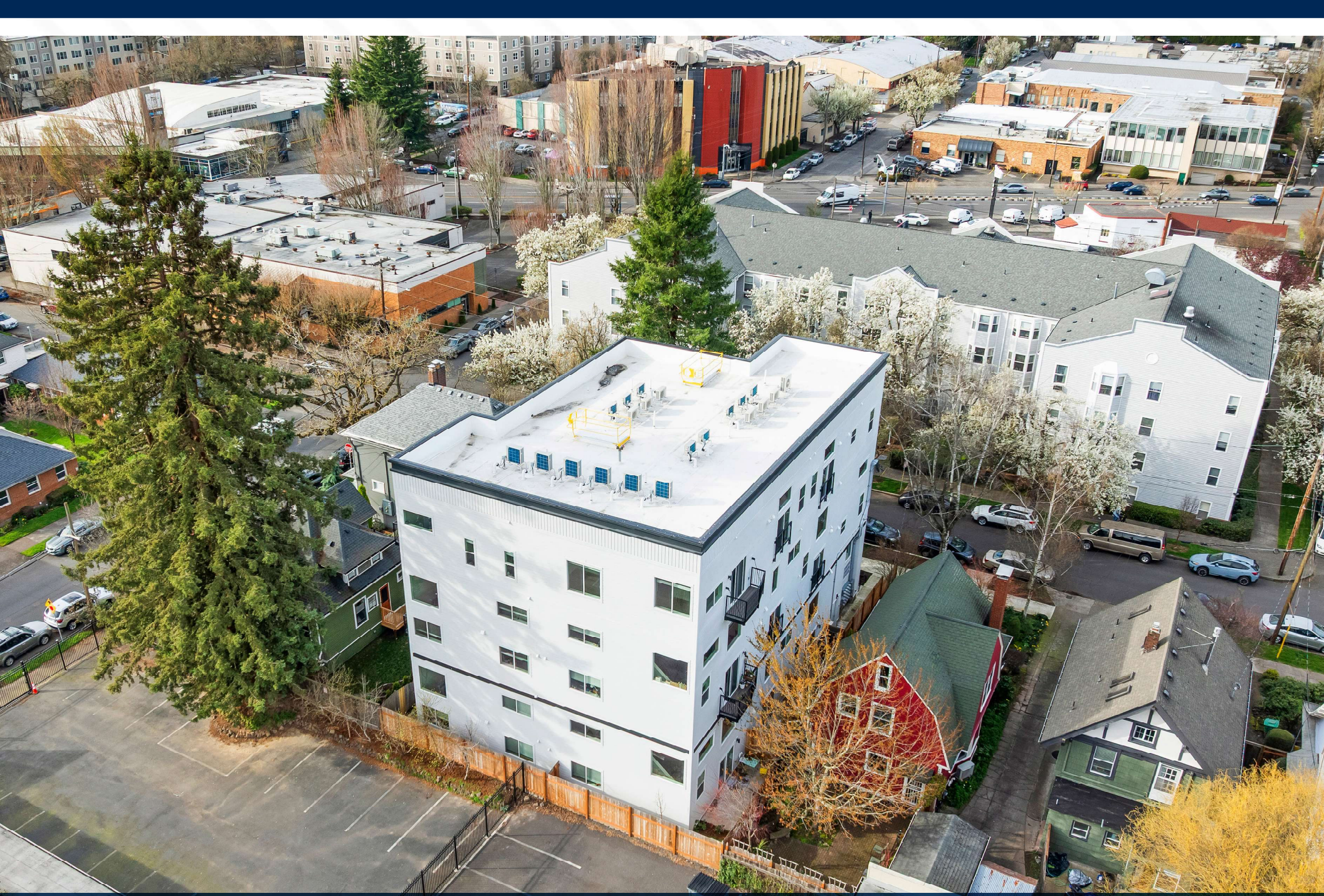
[Nygel.Drury@marcusmillichap.com](mailto:Nygel.Drury@marcusmillichap.com)

License OR 201232300

**Marcus & Millichap**  

---

**THE RHOADES GROUP**



OFFERING PRICE  
**\$4,500,000**

CAP RATE  
**6.15%**

PRO FORMA CAP RATE  
**6.53%**