

# FOR SALE 12 UNIT MULTIFAMILY PROPERTY

4435 SE BELMONT ST  
PORTLAND, OR 97215



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# Offering Highlights

4435 SE Belmont presents a rare chance to acquire a 12-unit multifamily asset in the high-demand Sunnyside neighborhood of southeast Portland. Located along the thriving Belmont retail corridor, the property benefits from walkable amenities, excellent transit access, and consistent tenant demand.

The unit mix and property condition support stable cash flow with potential for rent growth through light value-add improvements. The property includes many updated units, new exterior paint, a new 70 year metal roof, and a dedicated parking lot.

With limited inventory in this core submarket, this offering is well-positioned for both long-term hold or repositioning strategies



## Summary

**Asking Price:** \$1,666,622 @ 6.00% CAP Rate on in-place income

**Address:** 4435 SE Belmont St, Portland, OR 97215

**Year Built:** 1911

**Renovated:** Ongoing upgrades

- New exterior paint
- Updated fire escape
- New 70-year metal roof (2020)
- Interior improvements
- New mailbox

**Building Size:** ± 8,952 SF

**Units:** 12

**Unit Mix:** 11 one-bedroom apartments and 1 studio apartment

**Occupancy:** 100%

**Parking:** ± 6 on-site dedicated parking stalls

*10 stalls leased for \$650 a month to neighboring property. Each year the rate goes up by \$50 a month for another 10 years. Neighboring property is responsible for parking lot / landscape maintenance.*

**Land Size:** ± 0.20 AC / ± 8,763 SF

**Amenities:**

- Storage units
- Secure bike parking

# 4435 SE Belmont Street



# Financial Analysis

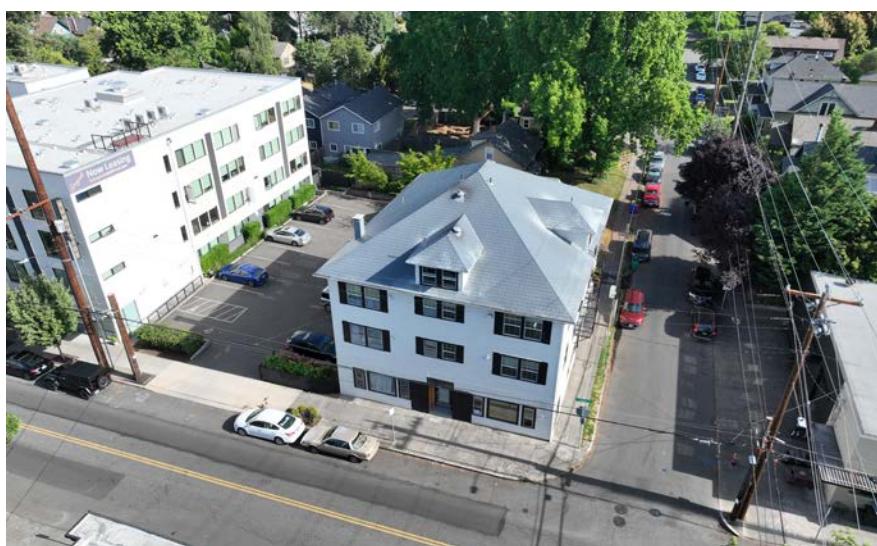
Property Income		
Rental Income	\$ 169,488	
RUBS	\$ 4,920	
Parking	\$ 9,600	
Pet Rent	\$ 1,080	
Laundry Machines	\$ 420	
Vacancy Factor (5%)	\$ (8,474)	
<b>Total</b>	<b>\$ 177,034</b>	

Returns		
Net Operating Income	\$ 108,330	
Annual Debt Service	\$ 77,314	
Cash Flow Before Taxes	\$ 31,016	
Gross Rent Multiplier	9.83	
Expense Ratio	38.8%	
Price Per Unit	\$ 140,135	
Cap Rate		

Property Expenses		
Expense	Amount	%EGI
Real Estate Taxes	\$ 14,848	8.4%
Insurance	\$ 5,500	3.1%
Total Utilities	\$ 12,159	6.9%
Maintenance/Repairs	\$ 4,192	2.4%
Cleaning & General Main.	\$ 4,000	2.3%
Administration	\$ 1,615	0.9%
Labor	\$ 5,275	3.0%
Landscaping	\$ 850	0.5%
Turnover	\$ 2,400	1.4%
Management Fee	\$ 11,864	6.7%
Misc.	-	0.0%
Advertising	2,400	1.4%
Reserves	3,600	2.0%
<b>Total Operating Expenses</b>	<b>\$ 68,703</b>	<b>38.8%</b>

Loan Information		
Sales Price	\$ 1,666,622	
Down Payment	\$ 681,649	
Loan Amount	\$ 999,973	
Loan To Value	60%	
Interest Rate	6.00%	
Term (Years)	10	
Monthly Payment	\$ 6,443	
Annual Payment	\$ 77,314	
<b>DSCR</b>		<b>1.40</b>

Net Operating Income		
Effective Gross Income	\$ 177,034	
Operating Expenses	\$ 68,703	
<b>Net Operating Income</b>	<b>\$ 108,330</b>	



# Prime Location

Located in the heart of Portland's coveted Belmont District, 4435 SE Belmont St offers investors a rare chance to own a 100% leased multifamily asset in one of the city's most vibrant, walkable, and competitive real estate neighborhoods.

## THRIVING URBAN VILLAGE

SE Belmont Street is known for its eclectic mix of local shops, top-rated restaurants, cafés, and breweries - all within a short walk from the property.

## EXCEPTIONAL LIVABILITY

With a strong bike score, excellent transit access, and close proximity to downtown, and less than 1 mile from two of Portland's best parks, tenants are drawn to the area's authentic charm and unmatched convenience.

## HIGH-DEMAND RENTAL MARKET

The Belmont neighborhood has historically low vacancy rates and consistent rental growth, driven by a mix of young professionals, creatives, and long-term residents.

## STABLE, INCOME-PRODUCING ASSET

This fully occupied property delivers immediate cash flow in a location where demand consistently outpaces supply.



# Great Walkability



Please note that one or more of the property's owners or sellers is a licensed real estate broker. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.