

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
Vacany Factor (5%)	\$	(8,474)
Total	\$	177,034

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%
Total Operating Expenses	\$ 68,703	38.8%

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
DSCR		1.40

Net Operating Income		
Effective Gross Income	\$	177,034
Operating Expenses	\$	68,703
Net Operating Income	\$	108,330



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

