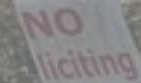
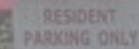


TREEHILL COMMONS APARTMENTS

GREAT LOCATION, CONDO CONVERSION POTENTIAL



Treehill Commons Apartments

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

TREEHILL COMMONS APARTMENTS

OFFERING SUMMARY

COUNTY	Multnomah
MARKET	Portland
SUBMARKET	SW Portland
BUILDING SF	16,550 SF
LAND ACRES	.91
NUMBER OF UNITS	20
YEAR BUILT	1993

FINANCIAL SUMMARY

PRICE	\$3,800,000
PRICE PSF	\$229.61
PRICE PER UNIT	\$190,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$228,987
NOI (Pro Forma)	\$268,427
CAP RATE (CURRENT)	6.03%
CAP RATE (Pro Forma)	7.06%
CASH ON CASH (CURRENT)	3.56%
CASH ON CASH (Pro Forma)	6.15%
GRM (CURRENT)	10.49
GRM (Pro Forma)	9.32

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,135,000
LOAN AMOUNT	\$2,665,000
INTEREST RATE	5.50%
ANNUAL DEBT SERVICE	\$181,584
LOAN TO VALUE	70%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

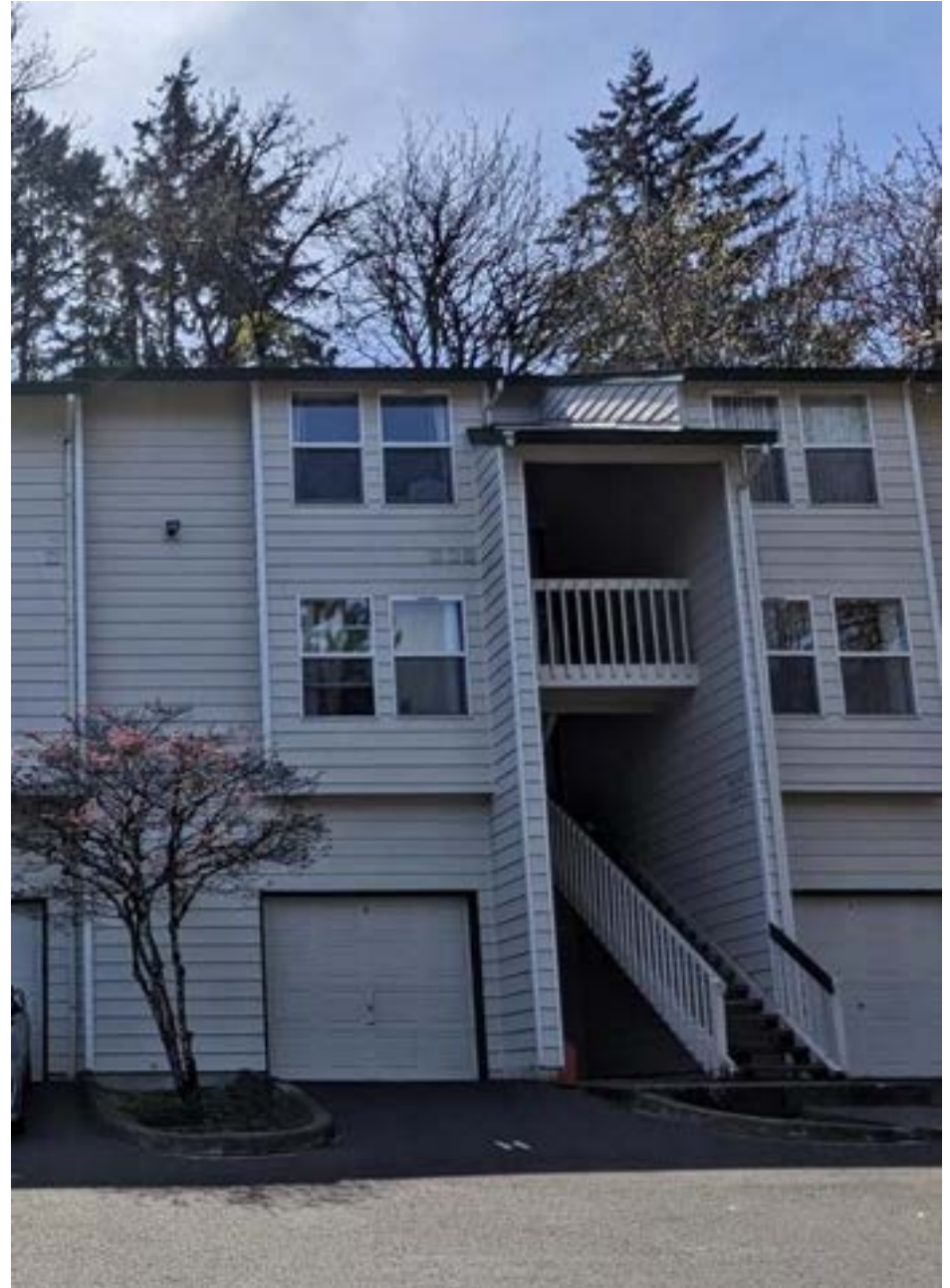
	1 MILE	3 MILE	5 MILE
2025 Population	15,489	126,463	375,753
2025 Median HH Income	\$129,067	\$103,382	\$96,370
2025 Average HH Income	\$190,775	\$158,649	\$143,483



Investment Highlights

- Prime Location with Lucrative Condo Conversion Upside: This multi-family property at 4004 SW Beaverton Hillsdale Hwy boasts a highly coveted close-in location and potential for a lucrative condo conversion.
- Additional Income: 8 Garages to Maximize Income and Tenant Satisfaction
- Recently Replaced Roof
- Low Maintenance LVP Flooring In Most Units

*Owner is a licensed Broker in Oregon State





02

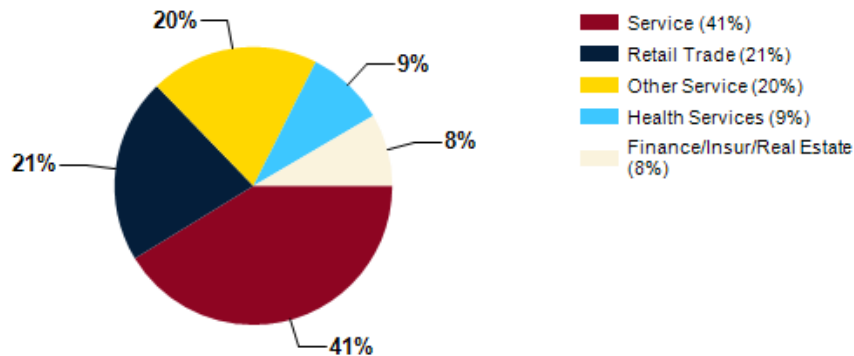
Location

- Location Summary
- Local Business Map
- Drive Times

Highly Desirable SW Location

- The property is located in the bustling Southwest Portland neighborhood of Hillsdale, known for its vibrant community atmosphere and diverse range of local shops, restaurants, grocery stores, banks and so much more.
- Hillsdale offers convenient access to outdoor recreational opportunities, with proximity to Gabriel Park and the Willamette River, making it an attractive location for those who enjoy an active lifestyle.
- The area is well-connected with public transportation options, including bus routes and the MAX light rail system, providing easy access to downtown Portland and other key areas within the city including area employers.
- Hillsdale is home to reputable educational institutions such as Wilson High School and the Hillsdale Campus of Portland Community College, making it a desirable area for people seeking quality education opportunities.
- The neighborhood boasts a strong sense of community engagement, with regular events such as farmers' markets and neighborhood clean-up initiatives, fostering a close-knit and welcoming environment for residents and businesses alike.

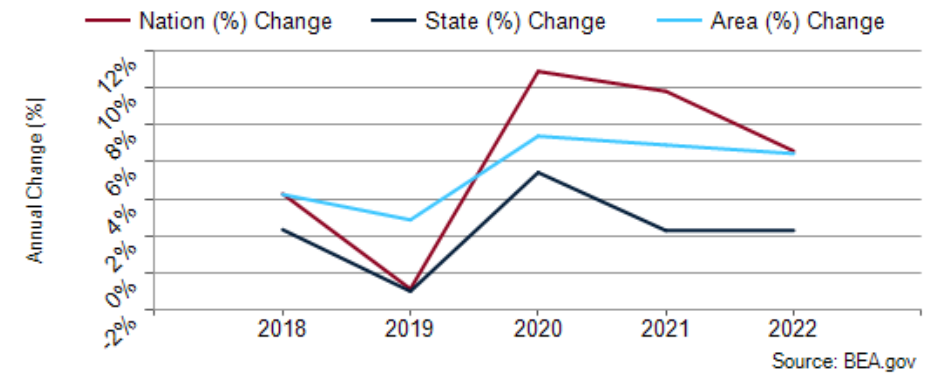
Major Industries by Employee Count

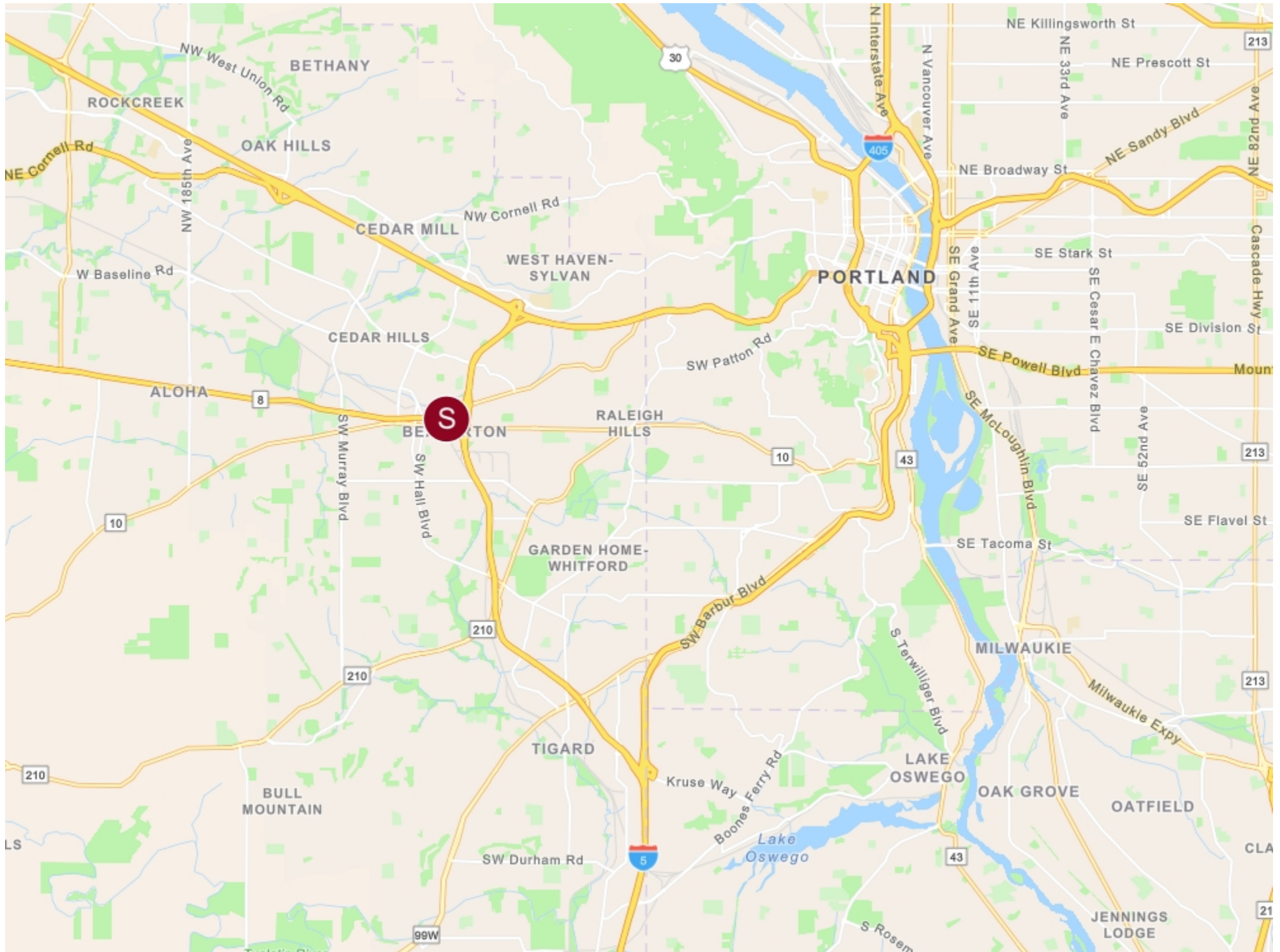


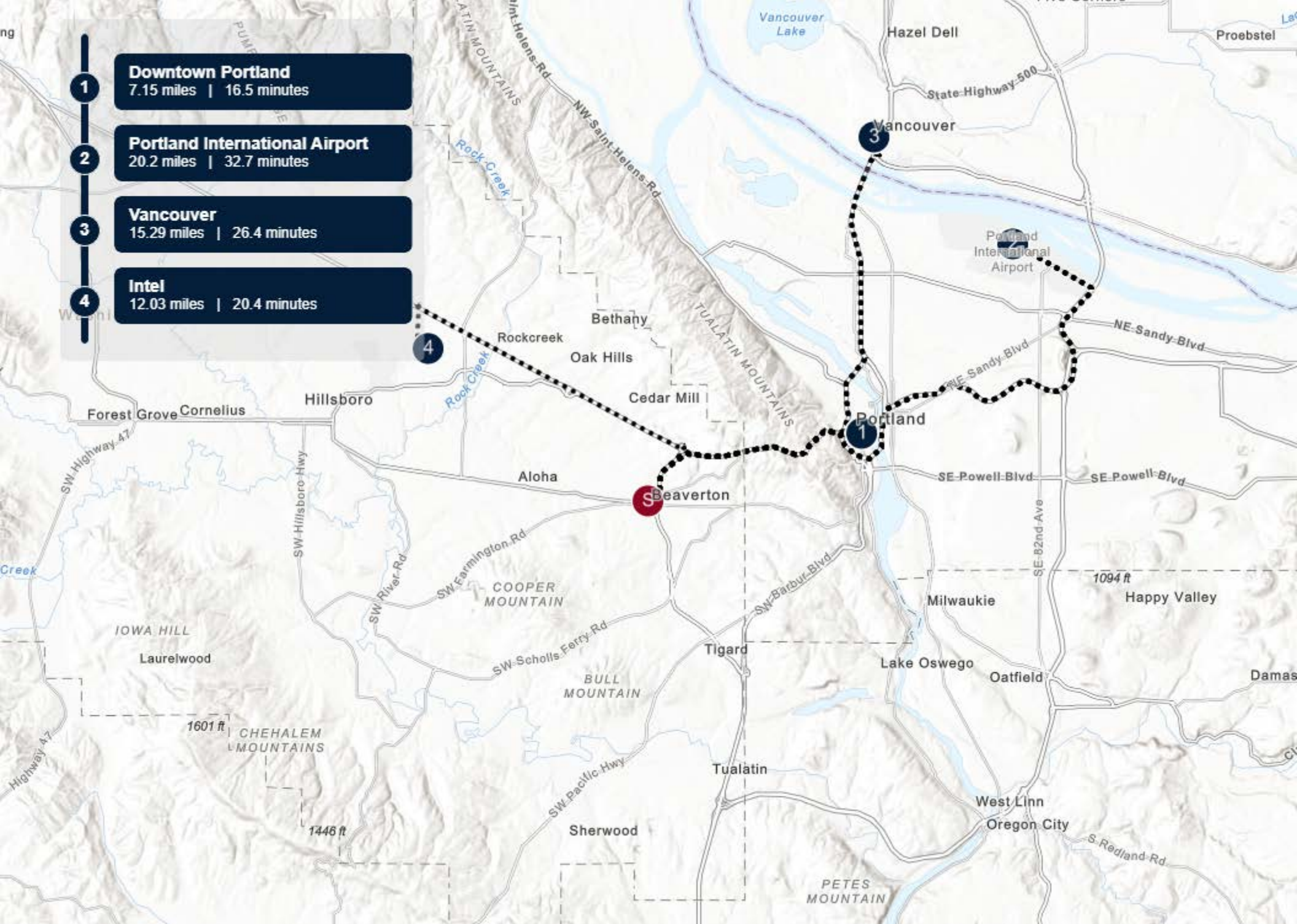
Largest Employers

Intel Corporation	23,192
Oregon Health & Science University	20,917
Providence Health & Services	20,700
Kaiser Foundation	13,086
Nike Inc.	10,700
Fred Meyer	9,000
Portland Public Schools	7,638
City of Portland	6,631

Washington County GDP Trend









03

Property Description

Property Features
Property Images
Unit Amenities

PROPERTY FEATURES

NUMBER OF UNITS	20
BUILDING SF	16,550
LAND ACRES	.91
YEAR BUILT	1993
# OF PARCELS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
WASHER/DRYER	W/D in unit

FEES & DEPOSITS

APPLICATION FEE	65
SECURITY DEPOSIT	800

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Lap Siding
PARKING SURFACE	Ashphalt
ROOF	Compisition Shingle
STYLE	Lowrise Garden
LANDSCAPING	Mature





Entry View



Kitchen



Living Room, Storage, Dining Room



Kitchen Stove and Fridge



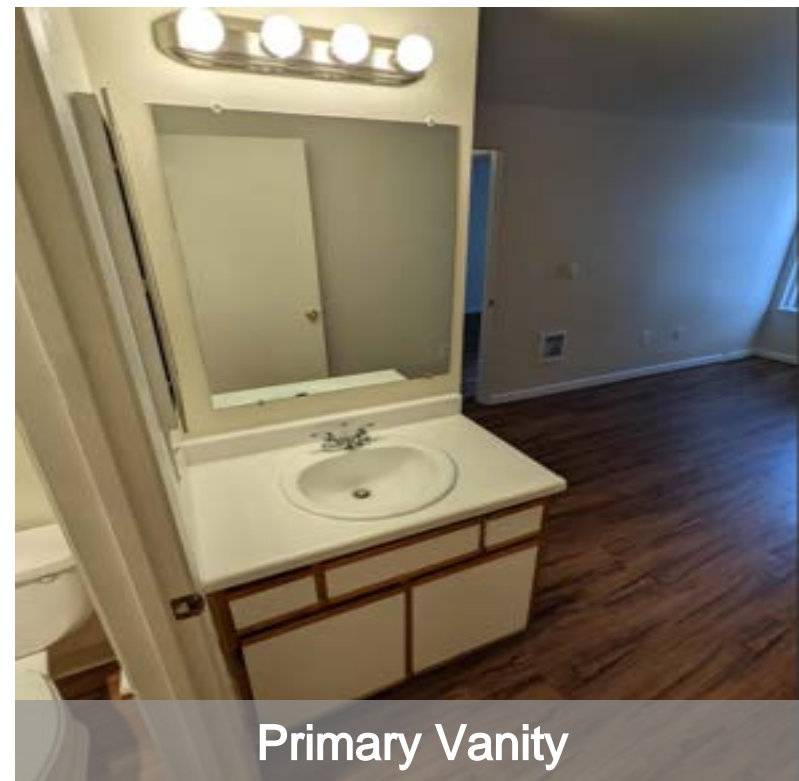
Primary Bathroom



Primary Bedroom



Primary Closet



Primary Vanity



Hallway bathroom



Hallway bathroom



2nd Bedroom



Hallway W/D



Unit Amenities

- Washer and Dryer In Unit
- En Suite Bathroom in Primary
- Garage Spaces
- LVP Flooring Throughout



04

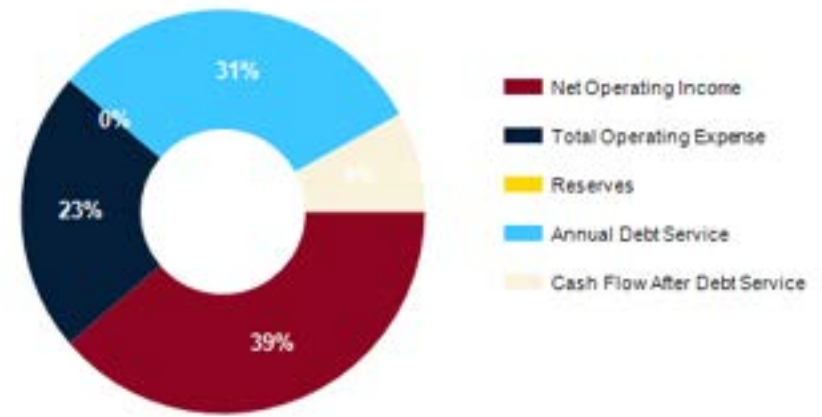
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

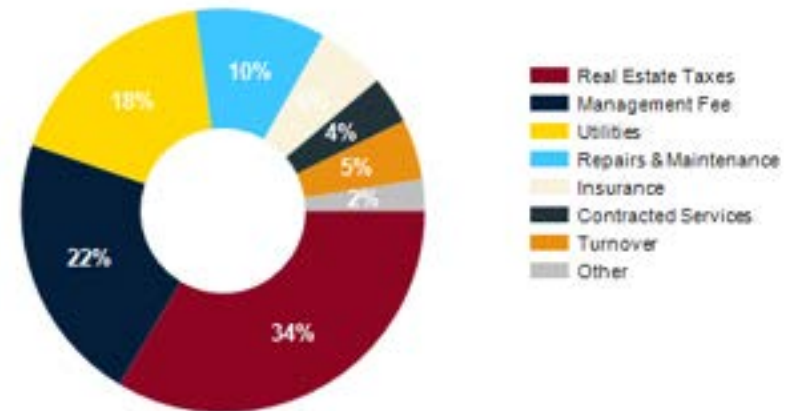
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$325,949	90.0%	\$362,400	88.9%
Fee Income	\$14,739	4.1%	\$14,800	3.6%
RUBS	\$21,489	5.9%	\$21,062	5.2%
Garage Income			\$9,600	2.4%
Gross Potential Income	\$362,177		\$407,862	
General Vacancy			-5.00%	
Effective Gross Income	\$362,177		\$389,742	
Less Expenses	\$133,190	36.77%	\$121,315	31.12%
Net Operating Income	\$228,987		\$268,427	
Annual Debt Service	\$181,584		\$181,584	
Cash flow	\$47,402		\$81,842	
Debt Coverage Ratio	1.26		1.48	



DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$44,702	\$2,235	\$44,702	\$2,235
Insurance	\$7,399	\$370	\$7,399	\$370
Management Fee	\$28,950	\$1,448	\$23,385	\$1,169
Turnover	\$6,451	\$323	\$3,000	\$150
Repairs & Maintenance	\$13,953	\$698	\$10,000	\$500
Contracted Services	\$5,100	\$255	\$5,100	\$255
Payroll	\$1,200	\$60	\$2,400	\$120
Utilities	\$23,329	\$1,166	\$23,329	\$1,166
Other Expenses	\$2,106	\$105	\$2,000	\$100
Total Operating Expense	\$133,190	\$6,660	\$121,315	\$6,066
Reserves			\$5,000	\$250
Annual Debt Service	\$181,584		\$181,584	
Expense / SF	\$8.05		\$7.33	
% of EGI	36.77%		31.12%	





05

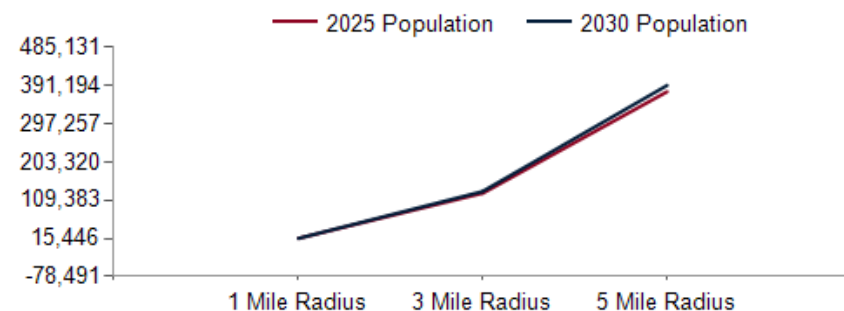
Demographics

General Demographics

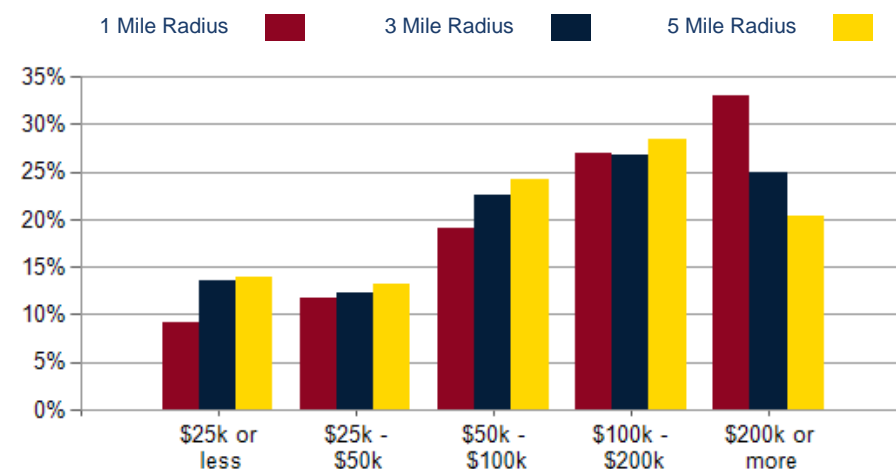


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,375	100,450	287,743
2010 Population	14,533	109,161	316,508
2025 Population	15,489	126,463	375,753
2030 Population	15,446	130,965	391,194
2025 African American	339	3,466	10,827
2025 American Indian	99	1,011	3,330
2025 Asian	696	8,301	26,626
2025 Hispanic	1,056	10,389	41,872
2025 Other Race	386	3,560	16,793
2025 White	12,306	95,950	273,554
2025 Multiracial	1,641	13,812	43,258
2025-2030: Population: Growth Rate	-0.30%	3.50%	4.05%

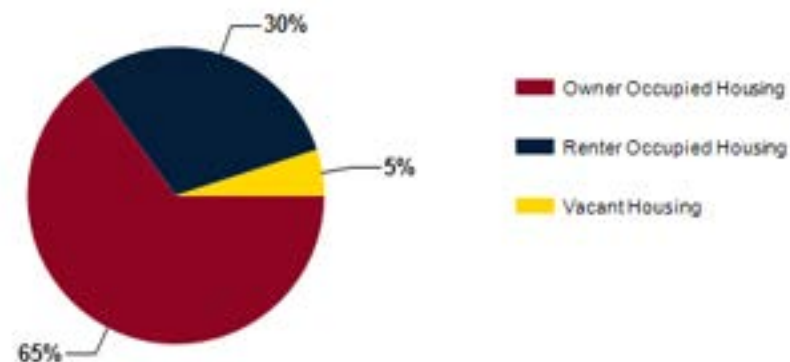
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	365	5,343	15,446
\$15,000-\$24,999	215	2,779	9,307
\$25,000-\$34,999	265	2,850	9,387
\$35,000-\$49,999	468	4,577	14,080
\$50,000-\$74,999	614	7,013	22,650
\$75,000-\$99,999	583	6,552	20,384
\$100,000-\$149,999	955	10,252	32,486
\$150,000-\$199,999	741	5,869	17,943
\$200,000 or greater	2,080	15,000	36,056
Median HH Income	\$129,067	\$103,382	\$96,370
Average HH Income	\$190,775	\$158,649	\$143,483



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

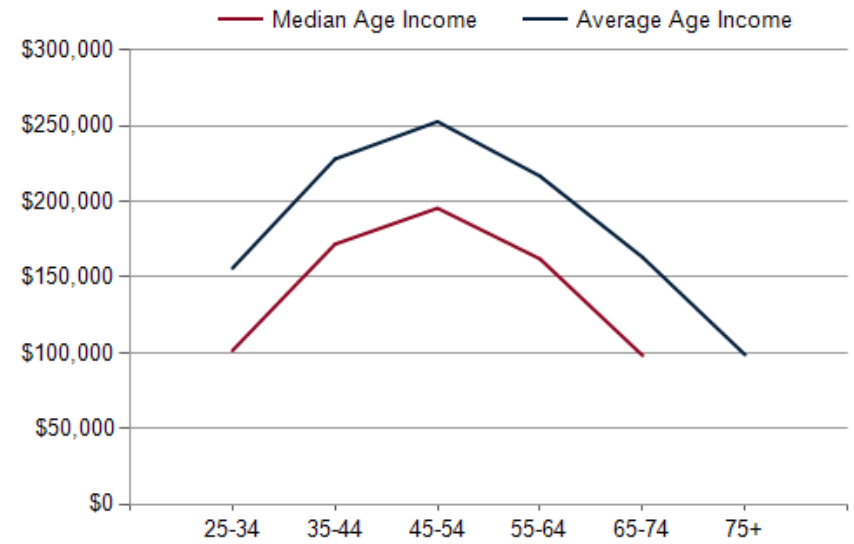
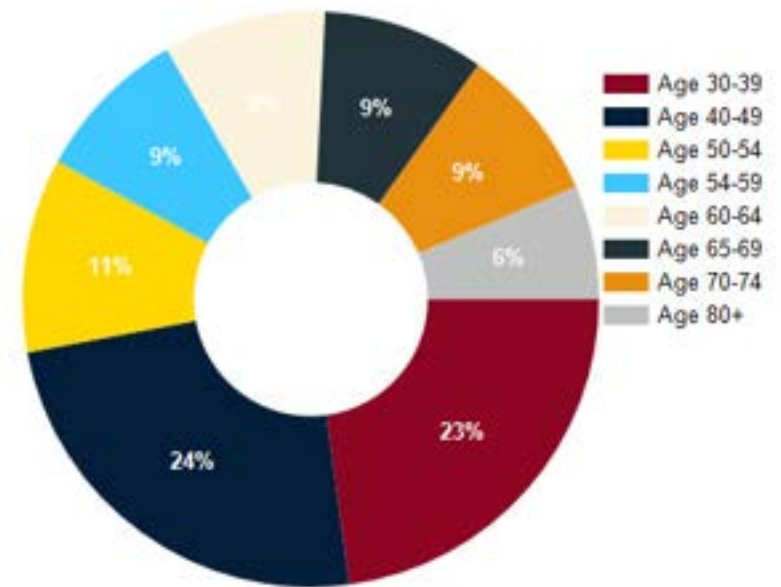


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,165	12,321	41,093
2025 Population Age 35-39	1,093	9,786	33,058
2025 Population Age 40-44	1,256	9,164	29,109
2025 Population Age 45-49	1,131	7,888	24,779
2025 Population Age 50-54	1,077	7,682	23,776
2025 Population Age 55-59	864	6,487	19,723
2025 Population Age 60-64	899	6,603	18,879
2025 Population Age 65-69	897	7,151	18,471
2025 Population Age 70-74	862	6,519	16,689
2025 Population Age 75-79	631	5,088	12,772
2025 Population Age 80-84	324	2,921	7,194
2025 Population Age 85+	354	2,854	6,830
2025 Population Age 18+	12,430	108,217	321,452
2025 Median Age	42	40	39
2030 Median Age	44	41	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,572	\$85,602	\$82,173
Average Household Income 25-34	\$155,921	\$125,459	\$116,299
Median Household Income 35-44	\$171,783	\$135,020	\$115,755
Average Household Income 35-44	\$228,052	\$190,297	\$165,244
Median Household Income 45-54	\$195,556	\$164,498	\$141,138
Average Household Income 45-54	\$252,733	\$220,312	\$195,273
Median Household Income 55-64	\$162,064	\$133,312	\$115,520
Average Household Income 55-64	\$216,735	\$192,373	\$170,618
Median Household Income 65-74	\$98,275	\$92,398	\$83,567
Average Household Income 65-74	\$163,184	\$147,603	\$131,180
Average Household Income 75+	\$98,809	\$107,594	\$95,575

Population By Age



Treehill Commons Apartments

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