

Heather Lane Apartments

12920 SE POWELL BLVD, PORTLAND, OR 97236



FOR SALE

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



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PROPERTY DESCRIPTION

Well-maintained property offering strong in-place income, recent capital improvements, and consistent occupancy. Most units have been renovated and feature washer/dryer hookups, supporting top-of-market rents. New ownership will benefit from stabilized expenses following recent years of capital investment.

PROPERTY HIGHLIGHTS

- Strong in place income
- Recent capital improvements
- Consistent occupancy
- Washer/Dryer hookups in units

OFFERING SUMMARY

| | |
|--------------------|--------------|
| Sale Price: | \$2,300,000 |
| Number of Units: | 16 |
| Lot Size: | 40,626 SF |
| Building Size: | 13,588 SF |
| Proforma NOI: | \$171,000.00 |
| Proforma Cap Rate: | 7.43% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 1,107 | 2,848 | 9,453 |
| Total Population | 3,288 | 8,693 | 28,800 |
| Average HH Income | \$83,593 | \$84,037 | \$82,097 |



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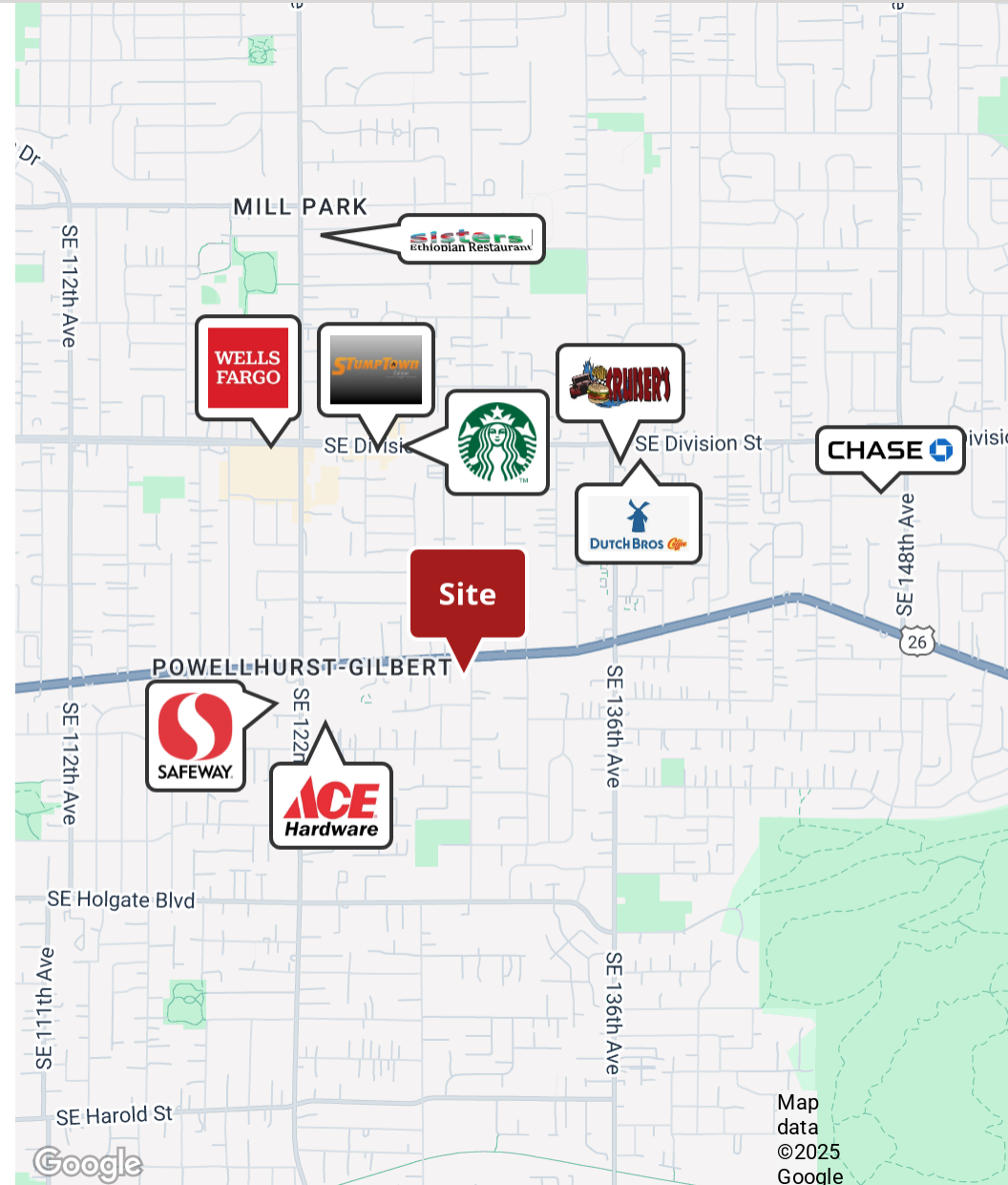
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LOCATION OVERVIEW

The Heather Lane Apartments are located in Portland's Powellhurst-Gilbert neighborhood, a primarily residential area in outer Southeast Portland with good access to SE Powell Blvd, I-205, and nearby parks like Powell Butte. The corridor features a mix of retail and multifamily uses, offering strong connectivity and moderate transit access, with long-term upside tied to ongoing reinvestment along the Powell corridor.



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