

EXCLUSIVELY LISTED BY:

Marcus & Millichap
THE RHOADES GROUP



BOONES FERRY APARTMENTS

18675 SW BOONES FERRY RD, TUALATIN, OR 97062

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 & MILICHAP 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: ZAG0210126

BOONES FERRY APARTMENTS

EXCLUSIVELY LISTED BY

CHANDLER MILLER

Director Investments
Cell 503.853.0906
Office 503.200.2073
Chandler.Miller@marcusmillichap.com
License OR 201238624

WHITNEY RHOADES

Managing Director Investments
Cell 503.351.0146
Office 503.200.2022
Whitney.Rhoades@marcusmillichap.com
License OR 201204200

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

02

PROPERTY DESCRIPTION

03

FINANCIAL ANALYSIS

04

MARKET OVERVIEW

INVESTMENT OVERVIEW

BOONES FERRY APARTMENTS 18675 SW BOONES FERRY RD, TUALATIN, OR 97062

The Rhoades Group of Marcus & Millichap is pleased to present Boones Ferry Apartments, a seven-unit multifamily community ideally situated in the heart of Tualatin, Oregon.

Positioned adjacent to Tualatin Commons, the property offers residents immediate access to a vibrant town center featuring a scenic lake, open green space, popular dining destinations, and a variety of community events throughout the year. The location also provides exceptional convenience to major retailers such as Fred Meyer, New Seasons Market, and Cabela's, with Interstate 5 less than a mile away—connecting residents to the broader Portland metro area within minutes.

Boones Ferry Apartments has benefitted from significant recent capital improvements, including new roofs, windows, siding, and exterior paint. All seven units have been fully updated within the past five years, featuring modern finishes and well-maintained interiors that enhance both livability and tenant retention. The unit mix includes a combination of two-bedroom/one-bath units, along with one studio and one three-bedroom/two-bath unit, appealing to a diverse tenant base.

This offering provides investors with a rare opportunity to acquire a stabilized, low-maintenance asset in one of Tualatin's most desirable neighborhoods. With strong in-place operations, durable cash flow, and long-term growth potential, Boones Ferry Apartments is positioned as an attractive investment in a high-demand suburban market.



EXCEPTIONAL LOCATION & TRANSIT ACCESS

Walkable to Major Shopping & Entertainment Hub, Adjacent to Green Space and Four-Minute Walk to Tualatin WES Commuter Rail Station.

EXTENSIVE RECENT CAPITAL IMPROVEMENTS

Upgrades include new roofs, siding, windows, and exterior paint, reducing near-term maintenance costs and enhancing curb appeal.

DESIRABLE TOWNHOME LAYOUTS

The majority of units feature spacious, multi-level floor plans with full-size in-unit washers and dryers, promoting strong tenant retention.

VALUE-ADD POTENTIAL

Opportunity to convert an existing storage area into an additional residential unit (buyer to verify feasibility and conduct own due diligence).

LOCATED IN WASHINGTON COUNTY

Benefit from a more landlord-friendly regulatory environment compared to neighboring Multnomah County.



OFFERING PRICE
\$1,500,000

CAP RATE
5.80%

PRO FORMA CAP RATE
6.59%

TUALATIN, OREGON



MARKET OVERVIEW

Strong Rental Demand

Tualatin presents a high barrier to entry for new residents due to limited developable land, restrictive zoning for higher-density housing, and elevated home prices that have far outpaced income growth. As a result, many would-be home owners are priced out, creating sustained demand for quality rental housing. This helps position multifamily assets in Tualatin as highly attractive investments offering stable occupancy, consistent rent growth, and long-term value appreciation.

Economy & Employment

As part of the Portland metropolitan area, Tualatin benefits from a diverse and expanding economic base. The city supports a strong mix of advanced manufacturing, distribution, and technology-related industries, alongside a healthy retail and service sector. Its pro-business environment and access to major transportation routes—including Interstate 5 and Interstate 205—make it an attractive hub for employers and commuters alike.

Lifestyle & Amenities

Tualatin offers over 200 acres of public parks, trails, and natural areas, reflecting its commitment to outdoor recreation and community well-being. The city's centerpiece, Tualatin Commons, serves as a mixed-use downtown destination featuring a scenic lake, pedestrian friendly plazas, restaurants, and professional offices. This central gathering area hosts seasonal community events and serves as a focal point for local activity.

Education

Tualatin is served by the Tigard-Tualatin School District, which is recognized for strong academic performance and community engagement. The district provides a range of quality educational programs, contributing to the city's appeal for families and long-term residents.

Transportation & Accessibility

Tualatin's strategic location provides excellent regional connectivity. The city is situated along Interstate 5, offering quick access to Portland, Salem, and surrounding employment centers.



LAM RESEARCH CORPORATION

KEY EMPLOYERS IN TUALATIN & PORTLAND, OREGON



MERIDIAN PARK
MEDICAL CENTER



AERIAL MAP (REGIONAL)

■ RETAIL & RESTAURANTS

Buffalo Wild Wings
Outback
Steakhouse
T.J. Maxx
Staples
Bellagio's Pizza
Big Town Hero
Sandwiches
Columbia Bank
Artur Cafe
New York Ruben's
Pizza
G-Man Brewery &
Sports Bar
Wells Fargo
Citizens Bank
Brix Tavern
Roxy's Island Grill
El Juan Colorado
DOJA Tea Lounge
Key Bank

STLHD Gear
Factory Store
Tualatin Station Bar
& Grill
Mashita Teriyaki
Las 4 Lunas
Mexican Food
Beauty Barber
Dave's Hot Chicken
Vitality Bowls
Best Buy
Boot Barn
Road Runner Sports
Bath & Body Works
Ulta Beauty
Old Navy
Lane Bryant
Bushwhackers
Fred Meyer
Jack in the Box
Sunny's Diner
Jersey Mikes
Famous Dave's BBQ
Jamba Juice
Five Guys
Pet Smart

Red Robin
Riverview Bank
Firehouse Subs
& Grill
HomeGoods
Michaels
MudBay
U.S. Bank
Beauty Barber
Wild Paw Studio
60's Cafe & Diner
Orange Theory
Fitness
The Barbers
Tualatin
Bushwhackers
Old Navy
Lane Bryant
Sunny's Diner
Jersey Mikes
Cabela's
New Seasons
Market

■ PARKS & RECREATION

Tualatin Community Park
Tualatin Dog Park
Tualatin Country Club

■ SCHOOLS

Bridgeport Elementary School
Hazelbrook Middle School
Tualatin High School



BOONES FERRY APARTMENTS

EXCLUSIVELY LISTED BY

CHANDLER MILLER

Director Investments

Cell 503.853.0906

Office 503.200.2073

Chandler.Miller@marcusmillichap.com

License OR 201238624

WHITNEY RHOADES

Managing Director Investments

Cell 503.351.0146

Office 503.200.2022

Whitney.Rhoades@marcusmillichap.com

License OR 201204200