



TWO BRAND NEW ARBOR LODGE APARTMENTS

Two 6-Unit Apartment Buildings | 1 and 2-Bedroom Units | 2023 Construction

Sale Price: \$3,199,900 | Current Proforma NOI: \$164,773

6845 N Montana AVE Portland, OR 97217

Presenting these two newly constructed 6-unit apartment complexes in vibrant Arbor Lodge, built by a reputable local builder. These modern units, available in 1 and 2-bedroom layouts, feature high-end finishes, tall ceilings, and expansive windows that fill the space with natural light. Enjoy the privately fenced backyard with a patio, plus the security of a 1-year Builder Warranty. With a 92 BikeScore and proximity to local amenities, these complexes are a prime investment opportunity.

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7504 SW Bridgeport Rd, Portland, OR 97224

PROPERTY SUMMARY

Address 6845 N Montana AVE
Portland, OR 97217

County Multnomah

Neighborhood Arbor Lodge

Asset Type Multi-Family

Offering Price \$3,199,900

of Units/Building 12

Rentable Area 7548 RSF

Avg. Unit Size 629 SF

Year Built 2023

Proforma NOI \$164,773

Proforma Cap 5.15%

Gross Land Area N/A

Zoning RM3 - Residential
Multi-Dwelling 3



PROPERTY SUMMARY



**6845 N Montana AVE
Portland, OR 97217**

Presenting two newly constructed 6-unit apartment complexes in the vibrant Arbor Lodge neighborhood, built by a trusted local builder. These modern properties offer 1 and 2-bedroom units, each thoughtfully designed with open-concept layouts, tall ceilings, and neutral designer tones. High-end features include custom kitchens with slab countertops, stainless steel appliances, elegant tilework, and expansive windows that fill the spaces with natural light. Each unit opens to a privately fenced backyard with a patio. These complexes also come with a 1-year Builder Warranty, offering peace of mind for investors. With a remarkable 92 BikeScore and close proximity to restaurants, parks, shops, and transit, these properties are an outstanding investment opportunity.



PROPERTY PHOTOS

PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW



NEIGHBORHOOD HIGHLIGHTS



LOCAL DINING & CAFES



NEW SEASONS MARKET



HIGH-END SALONS



PENINSULA PARK

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Market Rent	Annual Rent	% Annual Rent
2 bed, 1.1 bath	1		Occupied	911	\$2.00	\$1,825	\$21,900	10.08%
1 bed, 1 bath	2		Occupied	506	\$2.72	\$1,375	\$16,500	7.60%
1 bed, 1 bath	3		Occupied	506	\$2.72	\$1,375	\$16,500	7.60%
1 bed, 1 bath	4		Occupied	500	\$2.70	\$1,350	\$16,200	7.46%
1 bed, 1 bath	5		Occupied	500	\$2.70	\$1,350	\$16,200	7.46%
2 bed, 1.1 bath	6	100%	Occupied	851	\$2.09	\$1,775	\$21,300	9.81%
2 bed, 1.1 bath	7		Occupied	911	\$2.00	\$1,825	\$21,900	10.08%
1 bed, 1 bath	8		Occupied	506	\$2.72	\$1,375	\$16,500	7.60%
1 bed, 1 bath	9		Occupied	506	\$2.72	\$1,375	\$16,500	7.60%
1 bed, 1 bath	10		Occupied	500	\$2.70	\$1,350	\$16,200	7.46%
1 bed, 1 bath	11		Occupied	500	\$2.70	\$1,350	\$16,200	7.46%
2 bed, 1.1 bath	12		Occupied	851	\$2.09	\$1,775	\$21,300	9.81%
Total / AVG	12	100.00%		7548	\$2.49	\$18,100	\$217,200	100.00%

Annual Proforma (Projected)

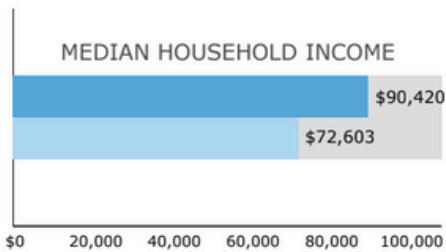
Projected Income	Monthly	Annual
Gross Rents	\$18,100	\$217,200
Water / Sewer / Garbage	\$780	\$9,360
Subtotal	\$18,880	\$226,560
Average Vacancy (5%)	-\$905	-\$10,860
Effective Gross Income	\$17,975	\$215,700
Net Operating Income	\$13,559	\$164,773
Annual Net Operating Income (NOI)		\$164,773
CAP RATE		5.15%
PRICE		\$3,199,900
Price / Unit		\$266,658.33

Estimated Proforma Expenses	Monthly	Annual
Estimated Taxes	\$2,000	\$24,000
Insurance	\$350	\$4,200
Garbage & Recycling	\$300	\$3,600
Landscaping	\$200	\$335
Management (6% of gross rents)	\$1,086	\$13,032
Water & Sewer	\$480	\$5,760
Total Operating Expenses	\$4,416	\$50,927
Per Unit	\$368	\$4,244
Percent of EGI	24.57%	23.61%

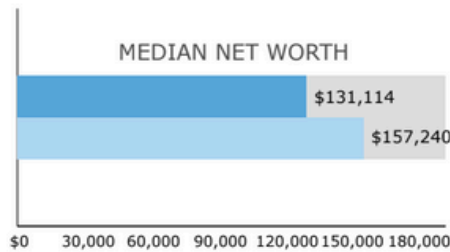
DEMOGRAPHICS

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

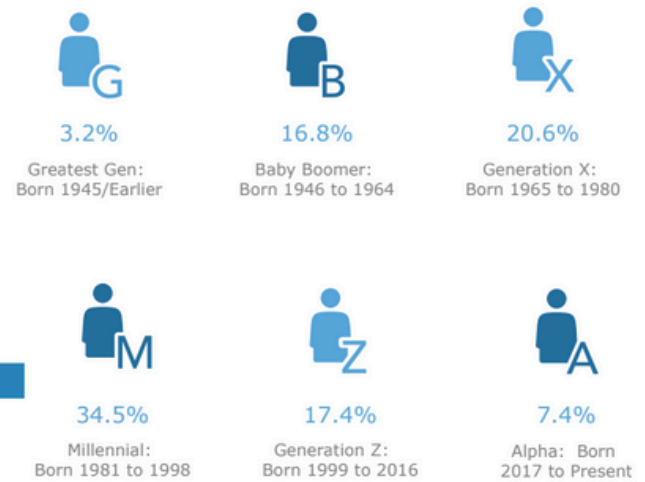


Bars show comparison **United States**



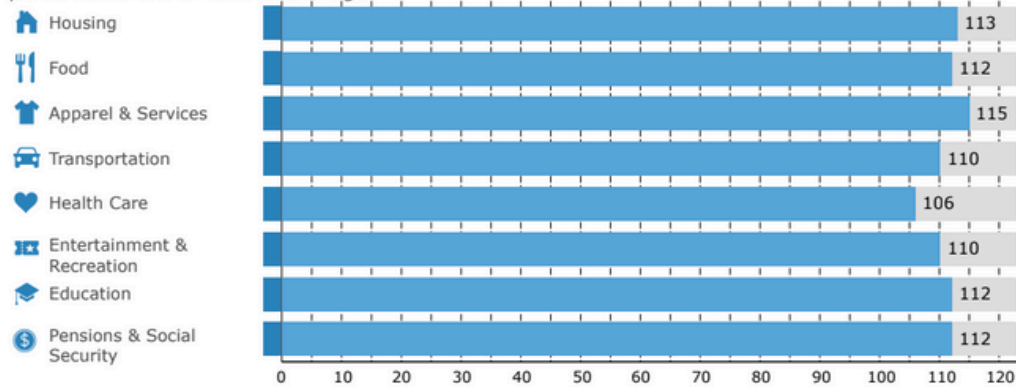
Bars show comparison **United States**

POPULATION BY GENERATION



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



EMPLOYMENT



Source: This infographic contains data provided by Esri, Esri-Data Axle, ACS, Esri-U.S. BLS. The vintage of the data is 2023, 2017-2021, 2028.

DEMOGRAPHICS

DOMINANT TAPESTRY SEGMENT



9,020 households are *Emerald City*

78.1% of households are in this segment

Emerald City: *Middle Ground* LifeMode

Emerald City denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment...

[Learn more...](#)

ABOUT THIS SEGMENT



Utilize home cleaning services so there is time for yoga. Attend venues like art galleries, museums - at home they like to cook and bake.



Consumers research products carefully before making purchases. They shop at Trader Joes and Whole Foods.



Liberal segment that contributes to NPR and PBS. Read magazines and books on a tablet, sometimes while exercising at home.



They buy natural, green, and environmentally friendly products. Very conscious of nutrition, they regularly buy and eat organic foods.



They are interested in the fine arts and especially enjoy listening to music.

ABOUT THIS AREA

Household Type:

Single Family; Multi-Units

Employment:

Prof; Mgmt

Median Age:

38.3

Median Household Income:

\$90,420

Education:

69.3% have a college degree

KEY FACTS FOR THIS AREA

25,670

Population

11,546

Households

2.20

Avg Size Household

80

Wealth Index

67

Housing Affordability

N/A

Average Work Commute

\$562,650

Median Home Value

0.58%

Forecasted Annual Growth Rate

DEMOGRAPHICS

HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



\$1,092

Avg Mortgage



\$1,832

Avg Monthly Rent

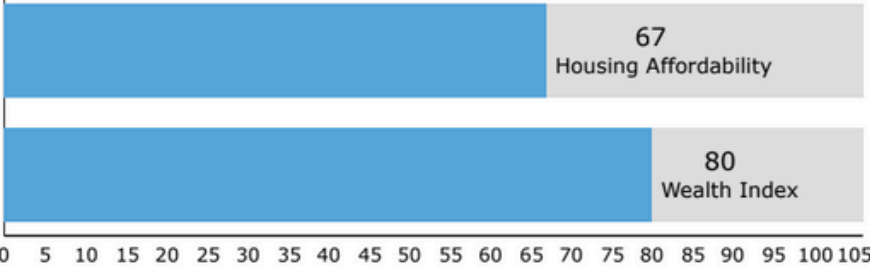


Typical Household Type: Single Family; Multi-Units

Median Home Value: \$562,650

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



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REPRESENTED BY

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