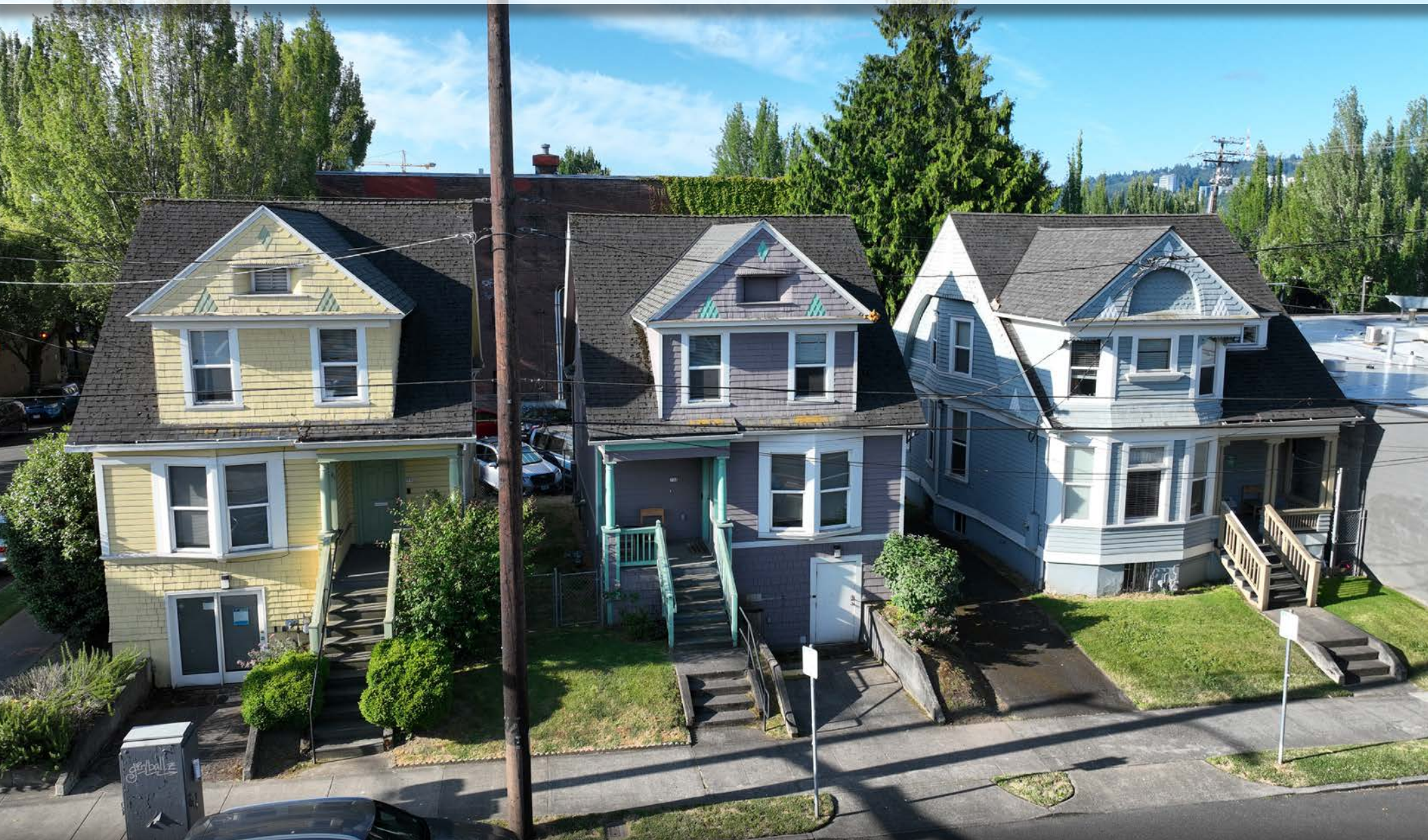


FOR SALE LOW INCOME HOUSING PORTFOLIO

722, 732 & 736 NE COUCH ST
PORTLAND, OR 97232



Apex Real Estate Partners
415 NW 11th Ave, Portland, OR 97209
503.595.2840 / apexcre.com

Irfan Tair, Director
503.757.1960
Irfan@apexcre.com

Nathan Oakley, Broker
503.595.2827
Oakley@apexcre.com

Nathan Sasaki, Executive Director
503.595.2843
Nathan@apexcre.com



Offering Highlights

722, 732, and 736 NE Couch Street present a rare opportunity to acquire a portfolio of three single-family homes in the heart of Portland's Kerns neighborhood. Situated in the highly walkable and transit-accessible inner eastside, the properties benefit from strong, consistent tenant demand.

The property is subject to a Low Income Housing Development Agreement whereby the property must be used for low-income housing. The covenant runs with the land for a sixty (60) year term.

With limited available inventory in this core submarket, the offering is well-suited for either a long-term investment or a strategic repositioning.



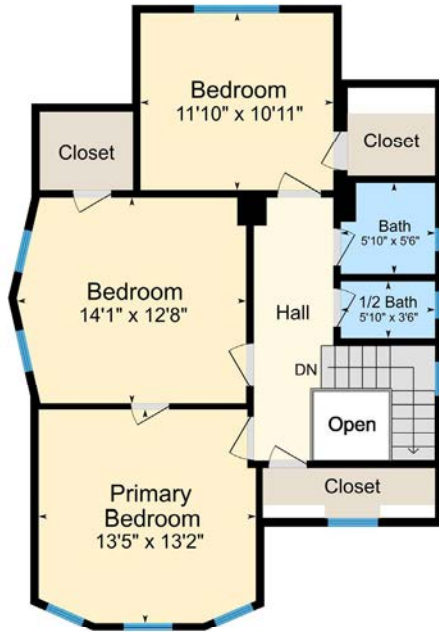
Property Summary

Address:	Parcel 1: 722 NE Couch St, Portland, OR 97232
	Parcel 2: 732 NE Couch St, Portland, OR 97232
	Parcel 3: 736 NE Couch St, Portland, OR 97232
Property Type:	Parcel 1: Single family residence
	Parcel 2: Single family residence
	Parcel 3: Single family residence w/ separate lower office / potential ADU space
Building Size:	Total: ± 6,844 SF
	Parcel 1: ± 2,604 SF
	Parcel 2: ± 2,124 SF
Stories:	Parcel 3: ± 2,116 SF
	2 with below grade SF
Bedrooms/Bathrooms:	Parcel 1: 4 bed / 2 (half) bath & 1 (bathtub only)
	Parcel 2: 3 bed / 2 (half) bath & 1 (bathtub only)
	Parcel 3: 3 bed / 3 (half) bath & 1 (bathtub only)
Year Built:	Parcel 1: 1899 / Parcel 2: 1901 / Parcel 3: 1901
	Total: ± 0.15 AC / ± 6,750 SF
	Parcel 1: ± 0.09 AC / ± 3,750 SF
Land Size:	Parcel 2: ± 0.03 AC / ± 1,500 SF
	Parcel 3: ± 0.03 AC / ± 1,500 SF
Parking:	Driveways with each residence
Enterprise Zone:	Yes
Opportunity Zone:	Yes
TIF District:	Yes (Central Eastside)
Business District:	Central Eastside Industrial
Zoning:	EXd (Central Employment)
Comp Plan:	Central Employment
Parcel(s):	R150299 / R150300 / R150301

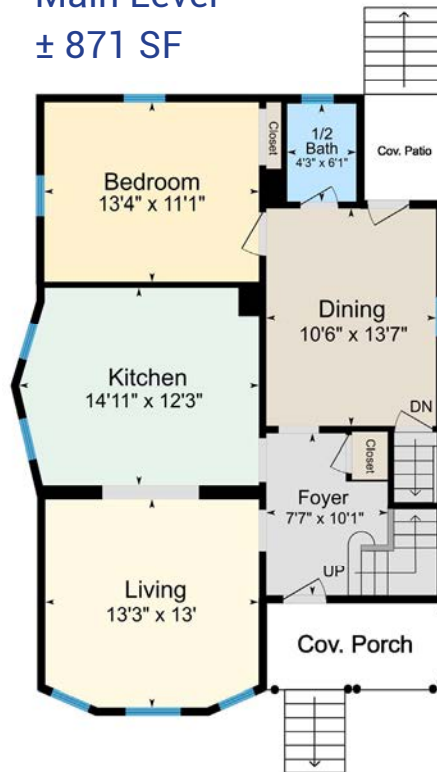
722 NE Couch Street

Total Building Size ± 2,604 SF

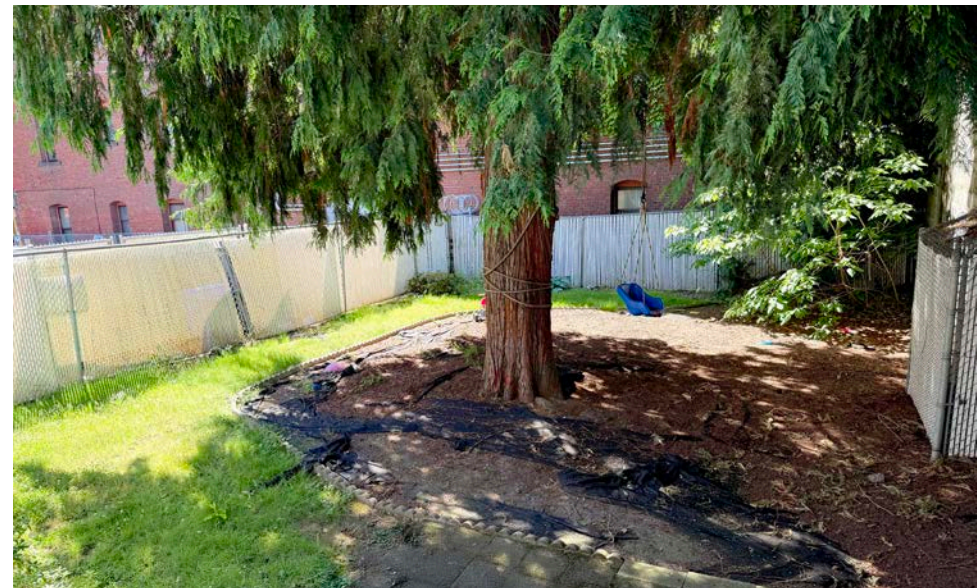
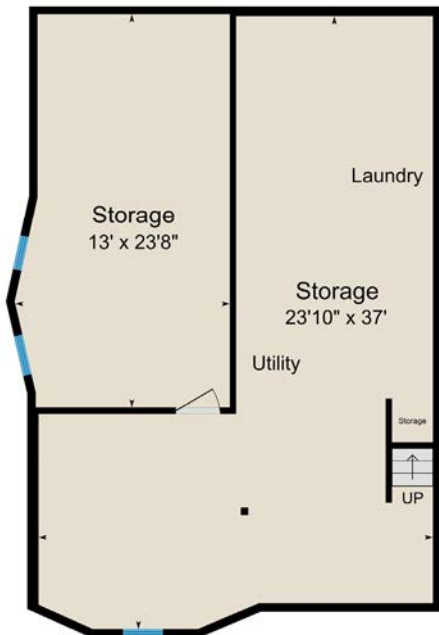
**Upper Level
± 801 SF**



**Main Level
± 871 SF**

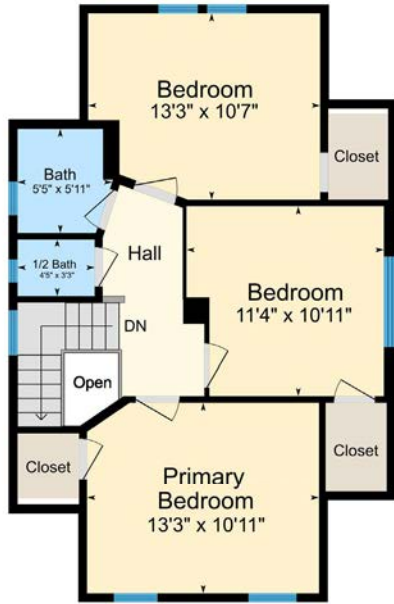


**Lower Level
± 932 SF**



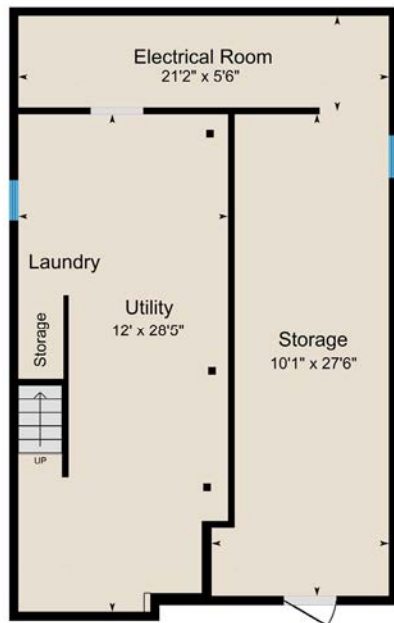
732 NE Couch Street

Total Building Size ± 2,124 SF

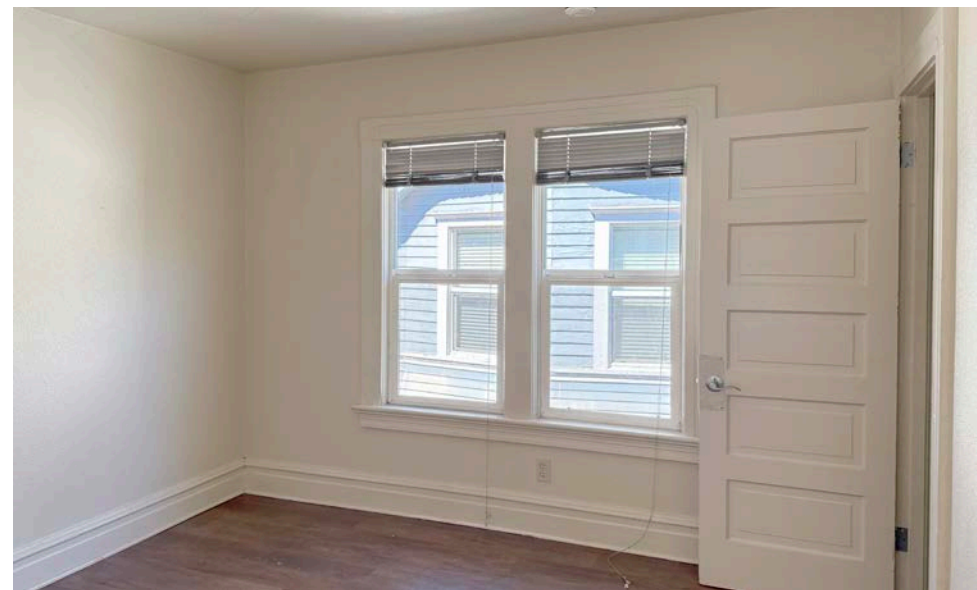


**Upper Level
± 647 SF**

**Main Level
± 713 SF**

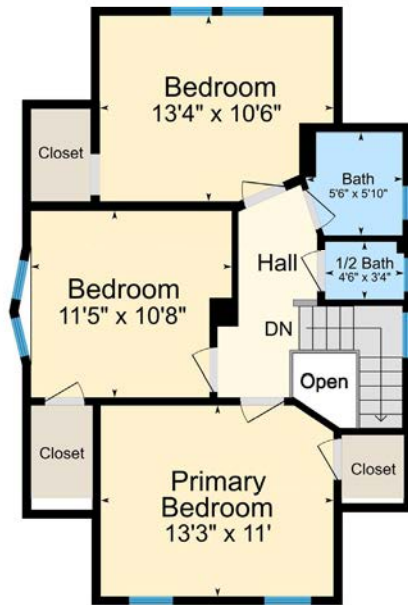


**Lower Level
± 764 SF**

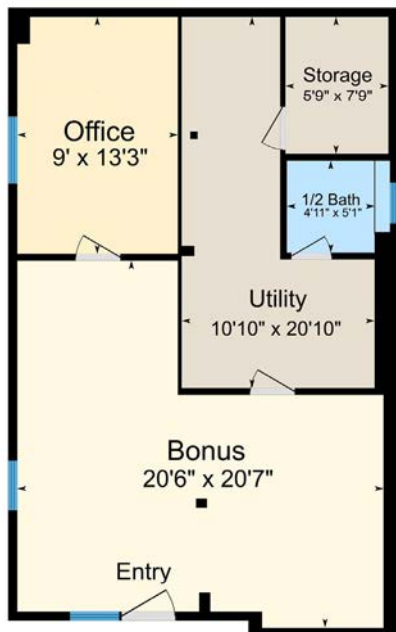


736 NE Couch Street

Total Building Size ± 2,116 SF

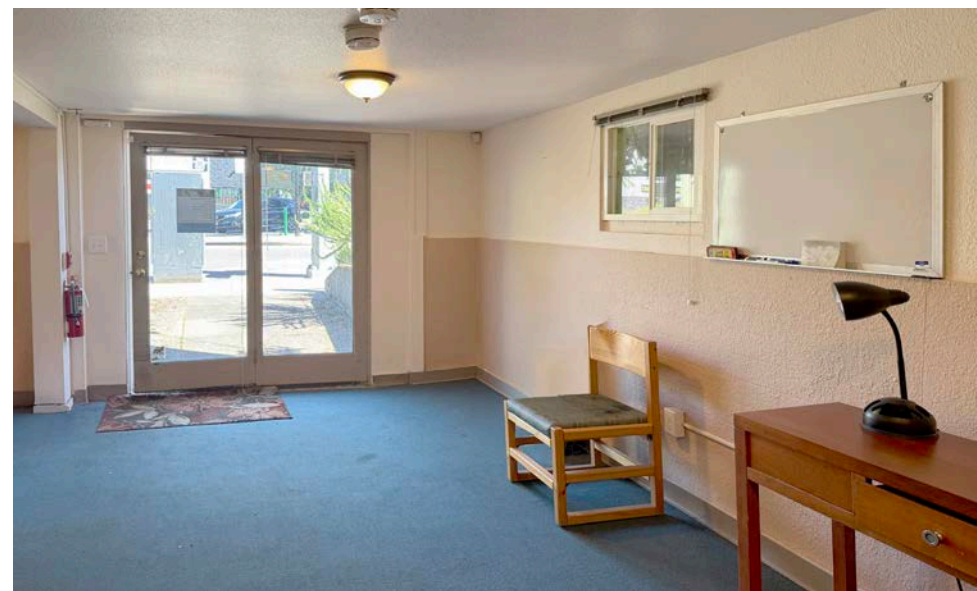


**Upper Level
± 651 SF**



**Lower Level
± 747 SF**

**Main Level
± 718 SF**

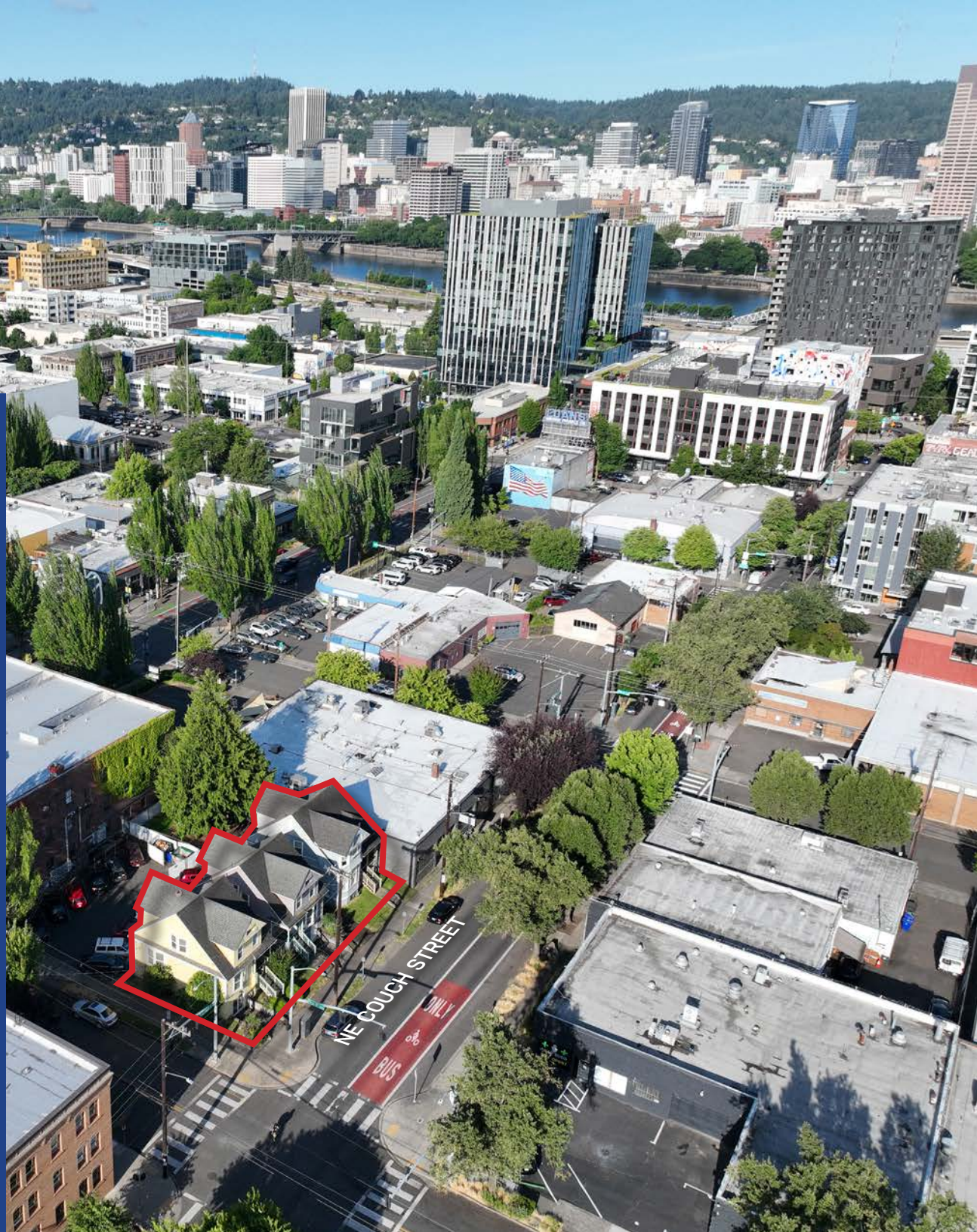


Prime Location

Nestled just east of the Willamette River and downtown Portland, the Kerns neighborhood offers the perfect blend of residential charm and urban convenience. This highly sought-after close-in eastside location is known for its walkable streets, bike-friendly infrastructure, and seamless access to public transit and major arterials, including I-84.

Kerns is home to a dynamic mix of historic single-family homes, boutique apartment buildings, and modern mid-rise developments—reflecting the area's strong housing demand and long-term growth potential. Residents enjoy immediate access to a vibrant mix of local dining, retail, and cultural amenities, including Portland staples along East Burnside, NE Couch, and Sandy Boulevard.

With limited housing inventory in this core submarket, the area continues to attract consistent tenant interest and investor attention.



Great Walkability



OREGON Oregon Convention Center

SPIRIT OF 77



KNOT SPRINGS

crema



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DIRTY PRETTY



THE JUPITER
A PORTLAND HOTEL



NONG'S



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LE PIGEON



NORMANDIE

SCOTCH LODGE
— WHISKY BAR —

Noble Rot

