

FOR SALE LOW INCOME HOUSING PORTFOLIO

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



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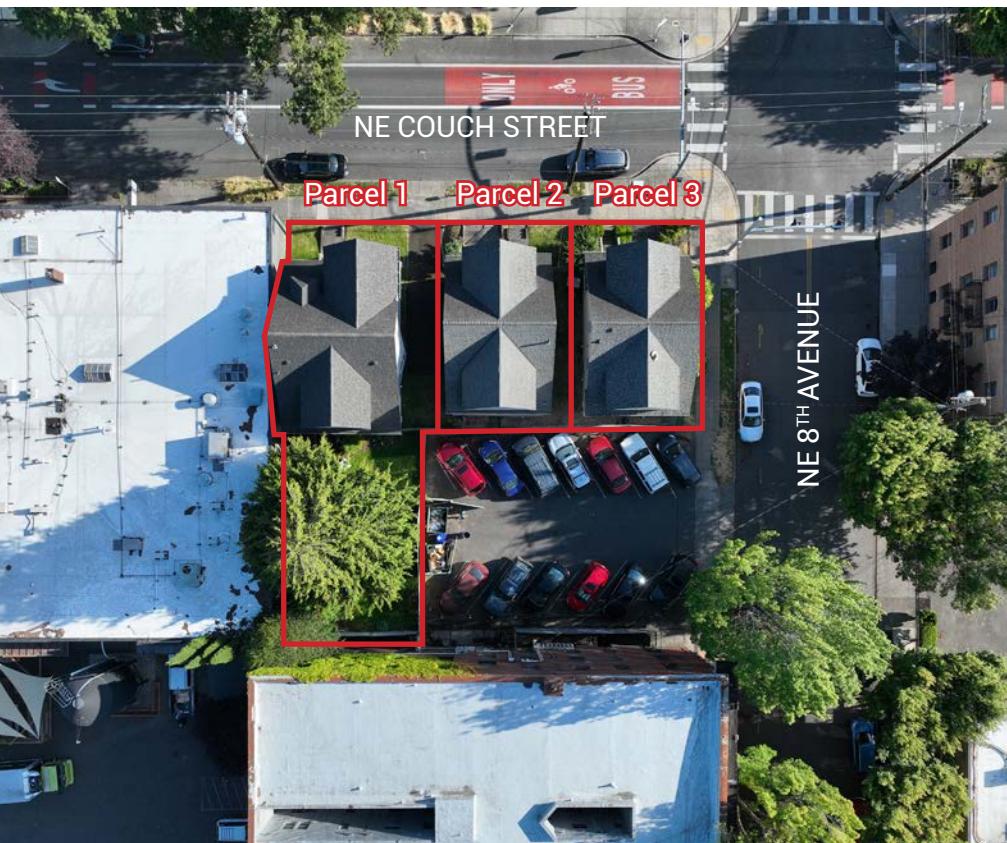


Offering Highlights

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.

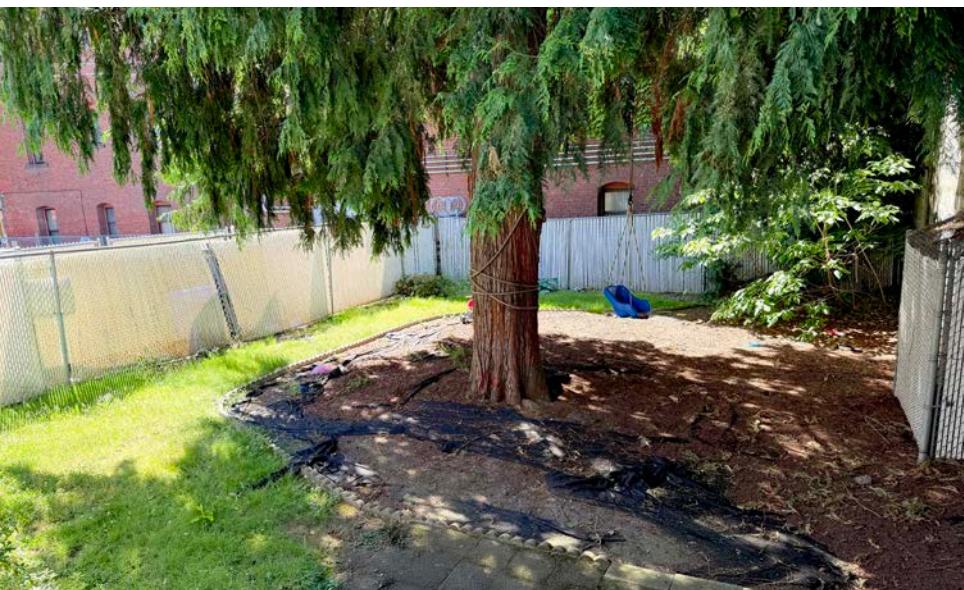
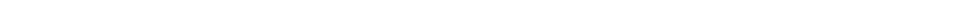
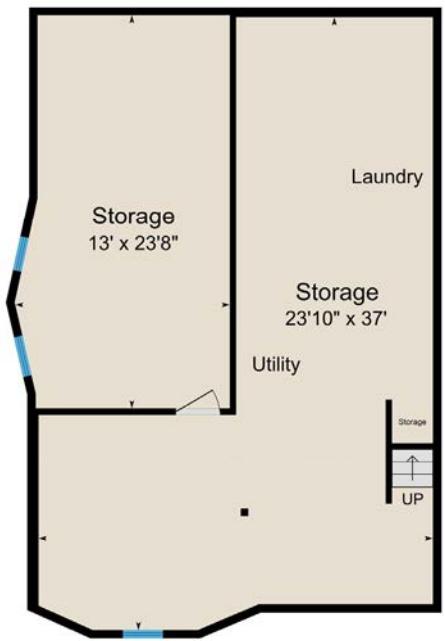
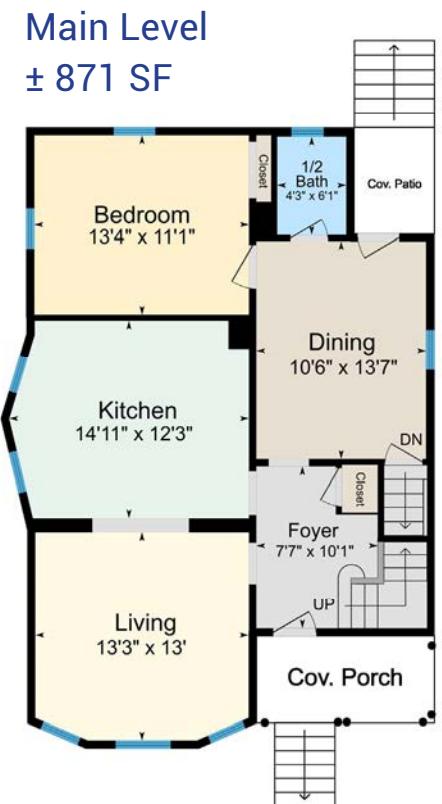
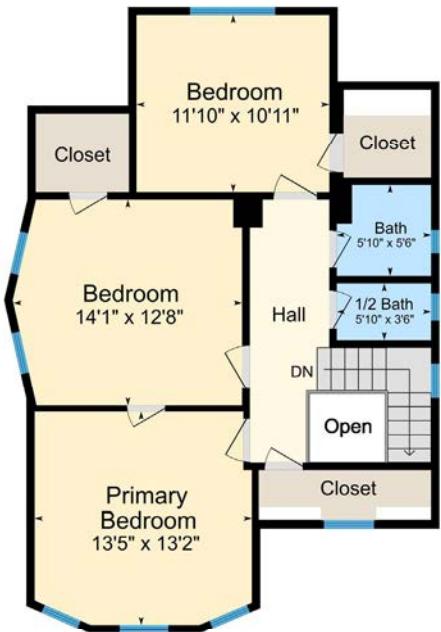


Property Summary

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 Parcel 3: ± 2,116 SF
Stories:	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
Land Size:	Total: ± 0.15 AC / ± 6,750 SF Parcel 1: ± 0.09 AC / ± 3,750 SF 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

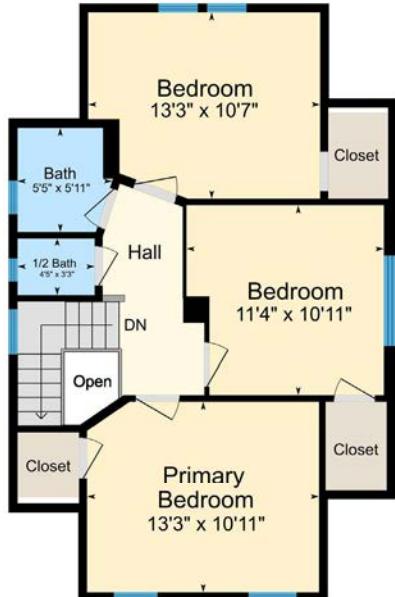
722 NE Couch Street

Total Building Size \pm 2,604 SF



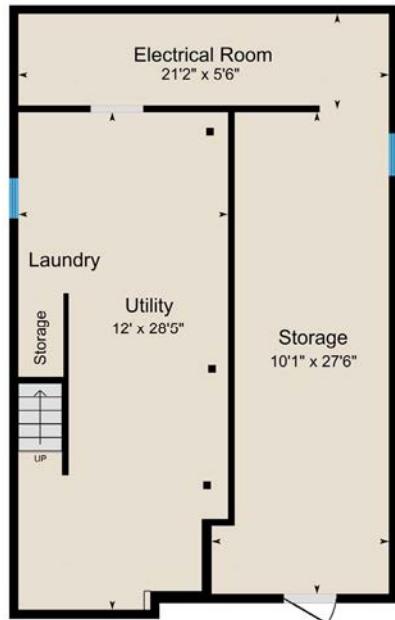
732 NE Couch Street

Total Building Size \pm 2,124 SF



**Upper Level
 \pm 647 SF**

**Main Level
 \pm 713 SF**

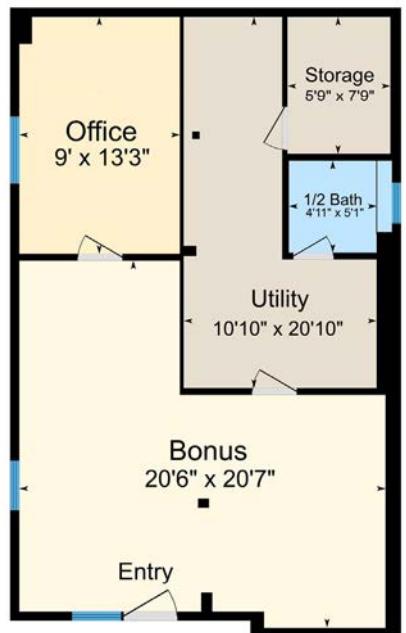
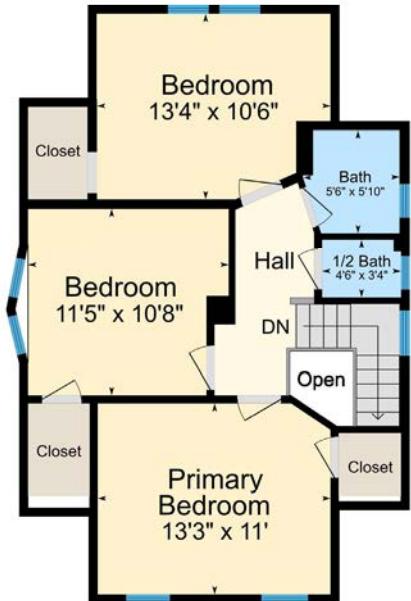


**Lower Level
 \pm 764 SF**

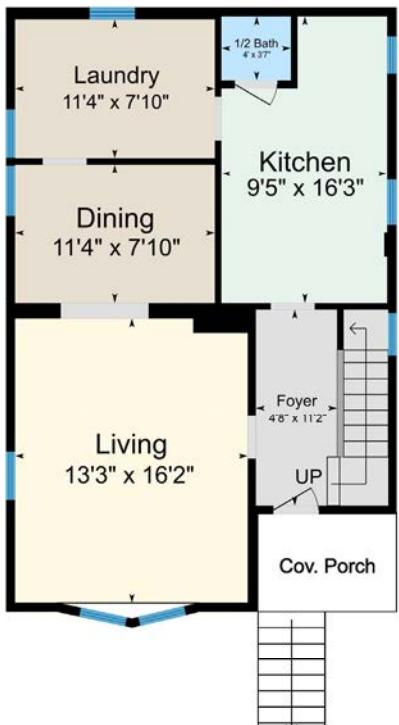


736 NE Couch Street

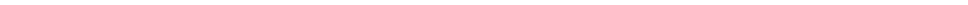
Total Building Size \pm 2,116 SF



Main Level
 \pm 718 SF



Lower Level
 \pm 747 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



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