



Agent Full Multifamily

\$995,000 3368 sqft

3324 SE 11TH AVE Portland, OR 97202

Status: Active

DOM:

List Date: 2/2/2024

Acres: 0.09

Year Built: 1910/ Existing

MLS#: 24570575

XST/Dir: SE Powell to SE Milwaukie. Right on SE Franklin. Left on SE 11th.

[Virtual Tour #1](#) Photo Slide Show:

2/2/2024 9:07AM

Show: Call Seller's Agent, Call Co-Seller's Agent, Do Not Disturb Tenants, Occupied
LB/Loc/Cmb: None
Offer/Nego: Call Seller's Agent

AG: Marc Rogers
AG Ph: [503-703-0964](tel:503-703-0964)

AG Cell/Text:
CoAgent: Kathy Rogers
CoPh: [503-704-9173](tel:503-704-9173)

Private: Taken down to the studs and completely renovated in 2013. All units are currently occupied. Please do not disturb tenants. Call listing agent for potential showings. See attached marketing flyer for complete rent roll & income/expenses.

Last Updated: 2/1/2024 12:35:20 PM

Public: This well located 4-plex was completely renovated in 2013, including new roof, windows & siding. All units have dishwasher, disposal, stacked W/D, range, & refrigerator. Garage has been converted to secured storage with individual locked storage units. All unit have sprinklers & Fire Dept monitoring. One off-street parking space. Easy access to bus lines & Max. Quick commute to downtown, which is less than 1 mile away. A must see for a turn key investment.

Last Updated: 2/1/2024 12:36:31 PM

Property Details:

County: Multnomah

Legal: DENTS ADD, BLOCK 1, INC 10' STRIP W OF & ADJ LOT 3

Open House:

Nbhood: BROOKLYN

Upcoming Open House:

NEIGHBORHOOD

Broker Tour:

Area: 143

Upcoming Broker Tour:

Zoning: CM2

PDF Doc(s): 1

Elementary: Grout

List Type: Exclusive Agency

Lot Size: 3,000 to 4,999 SqFt

Middle: Hosford

Lot Dimensions:

High: Cleveland

Lot Desc: On Busline, Level

Internet: Yes

View:

Address: Yes

Waterfront:

No Blog: Yes

Body Water:

No AVM: Yes

Road Surface: Paved

#Stories: 2

Security: Fire Sprinkler System

Total Units: 4

Basement: Dirt Floor,

Parking: 1 /Assigned, Off Street

Unfinished

Garage: 0

Foundation: Concrete

Roof: Composition, Shingle

Perimeter

Unreinforced Masonry

Exterior: Fiber Cement, Lap

Building: No

Siding

Storage: Attached, Individual

Storage Units

Common Amenities:

Utilities:

Cool: None

Heat: Wall Heater, Zoned

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Income/Expenses & Financial Information:

Actual Gross Income: \$69,900	Property Tax/Yr: \$10,876.93 / 2023	BAC: % 2.5
Proj. Gross Income:	Spcl Asmt Balance:	Short Sale: No
Actual Net Income: \$41,375	Tax Deferral: No	\$ Pre-Approv: No
Proj. Net Income:	Investor Info: Annual Property Operation	3rd Party: No
Actual Oper. Expenses: \$26,428	Data, Leases, Profit & Loss Statement,	Total Comm Differs: No
Proj. Oper. Expenses:	Rent Records	
Cap Rate: 4.16	Terms Considered: Cash, Conventional,	Bank Owned/Real Estate Owned: No
Gross Rent Multiplier: 14.23	Owner Will Carry	
	Escrow Pref: FATCO Lloyd Center	
	Assumable Interest Rate:	
	Assumable Remaining Months Ending:	

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	1	1	1280	539	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer
1	1	1	1395	654	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer
1	2	1	1550	894	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer
1	2	2	1600	985	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer

Occupancy Types: Leased

Rent Includes: Sewer, Trash Collection, Water

Broker/Agent Data:

Agent: Marc Rogers	Agent Lic: 910700060	Agent Ph: 503-703-0964	Agent Cell:	SAID: ROGERSMA
Email(s) Agent: marc@marcrogersinc.com				
CoAgent: Kathy Rogers	CoSAID: KAROGERS	CoBRCD: TOWN01	CoPh: 503-704-9173	
CoAgent Email: kathy@marcrogersinc.com				
Office: Township Properties	Office Lic: 780100818	Office Ph: 503-281-8891	Agent Ext:	Fax: 503-288-9955
BRCD: TOWN01	Owner Perm. Resid: Yes		FIRPTA: No	
Owner(s): WIDDER LLC	Manager:		Owner Phone:	
Tran: 2/2/2024	Exp: 9/2/2024		Manager Phone:	
Poss: Close Of Escrow				

Comparable Information:

Original Price: \$995,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.