

2/2/2024 9:07AM

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:

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	Lot Size: 3,000 to 4,999 SqFt	Open House:
Nbhood: BROOKLYN NEIGHBORHOOD	Tax ID: R146563	Lot Dimensions:	Upcoming Open House:
Area: 143	Seller Disc:	Lot Desc: On Busline, Level	Broker Tour:
Zoning: CM2	List Type: Exclusive Agency	View:	Upcoming Broker Tour:
Elementary: Grout	Limited Representation: No	Waterfront:	PDF Doc(s): 1
Middle: Hosford	Opportunity Zone: No	Body Water:	
High: Cleveland	CC&R: No	Road Surface: Paved	
Internet: Yes	Parking: 1 /Assigned, Off Street	Security: Fire Sprinkler System	
Address: Yes	Garage: 0	Basement: Dirt Floor, Unfinished	
No Blog: Yes	Roof: Composition, Shingle	Foundation: Concrete	
No AVM: Yes	Unreinforced Masonry	Perimeter	
#Stories: 2	Building: No	Exterior: Fiber Cement, Lap	
# Total Units: 4	Storage: Attached, Individual Storage Units	Siding	
	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