

**Desirable
Single-Story
Apartments
In Portland's
Vibrant Richmond
Neighborhood**

20 ONE-BEDROOM UNITS

5104-5132 SE CLINTON STREET
PORTLAND, OR 97206

CBRE



EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**



Single-Level Construction With On-Site Parking



Each Unit Has Private Courtyard Entryway

Property Overview

Address 5104-5132 SE Clinton St
Portland, OR 97206

Price \$3,175,000

Price/Unit \$158,750

Cap Rate 6.74% - At Market Rents
6.17% - With Pending Rent Increases
5.73% - Current In-Place

Unit Count 20

Avg Unit Size 554 SF

On-Site Parking 20 spaces

Year Built 1952

Stories One Story with Full Basements

Site Size 37,206 SF

Parcel No. R205998, R205999, R205981

Submarket Richmond

Investment Highlights



Desirable single-story construction



Management is **implementing rental increases** effective July 1, 2026



Exclusively one-bedroom units ranging from 520 SF to 690 SF and averaging at 554 SF. All units have private courtyard entrances



Located in desirable Richmond neighborhood just a short **7-min commute to Downtown Portland**



Desirable unit features including kitchens with full-size ranges & large sinks, hardwood floors, large windows for natural light, on-site laundry, outdoor courtyard & garden area, and on-site parking



Walking distance to popular cafes, bars, grocery markets, restaurants, and parks nearby and along SE Division St. including **Mt. Tabor Park, Petite Provence, The Lot Food Carts, & More**



Each building has a full basement with potential for buildout with tenant storage units



Proximity to major employers including **7-minutes to Downtown, Pearl District & Slabtown employers and a short drive to eastside employers like Providence Portland Medical Center, Adidas, Legacy Emanuel Medical Center, & More**



Current rents are **11% below market rates**



Well-Maintained Single-Story Complex With Lush Courtyard Entrances, Full Basements With Buildout Potential, & Desirable One-Bedroom Unit Layouts



Franklin High School



The Lot Food Carts



Petite Provence Boulangerie



Pizzicato Pizza Mt. Tabor



Marquam Hill Campus
18,500 Jobs • 16 Mins

3rd Largest Oregon Employer



Downtown Portland
110,000 Jobs • 7-Minute Drive

Legacy Emanuel Medical Center
554-Beds • 15-Min Drive



Inner Eastside Portland
70 Of The City's Top 100 Restaurants • 5-Min Drive

SE Division St. Retail Corridor
45+ Eateries/Bars/Shops • 4-Min Bike

E. Burnside St. Retail Corridor
50+ Eateries/Bars/Shops • 10-Min Bike

SE Hawthorne Blvd. Retail Corridor
55+ Eateries/Bars/Shops • 7-Min Bike

Providence Portland Medical Center
483-Bed | 3,000 Jobs • 10-Min Drive



Laurelhurst Park
32-Acre City Park • 6 Mins

Franklin Court

Franklin High School
1,800 Students • 1 Min

Atkinson Elementary
370 Students • 1 Min

Pizzicato Pizza

Warner Pacific University
677 Students • 5-Min Drive

Salt & Straw

Lauretta Jeans

The Turning Peel

Cibo

Harlow

Landmark Saloon

The Lot

Rain or Shine Coffee House

Mt. Tabor Park • Beloved Portland 176-Acre Park with Trails & Scenic Reservoir • 7-Min Bike

SE Belmont St. Retail Corridor
30+ Eateries/Bars/Shops • 9-Min Bike



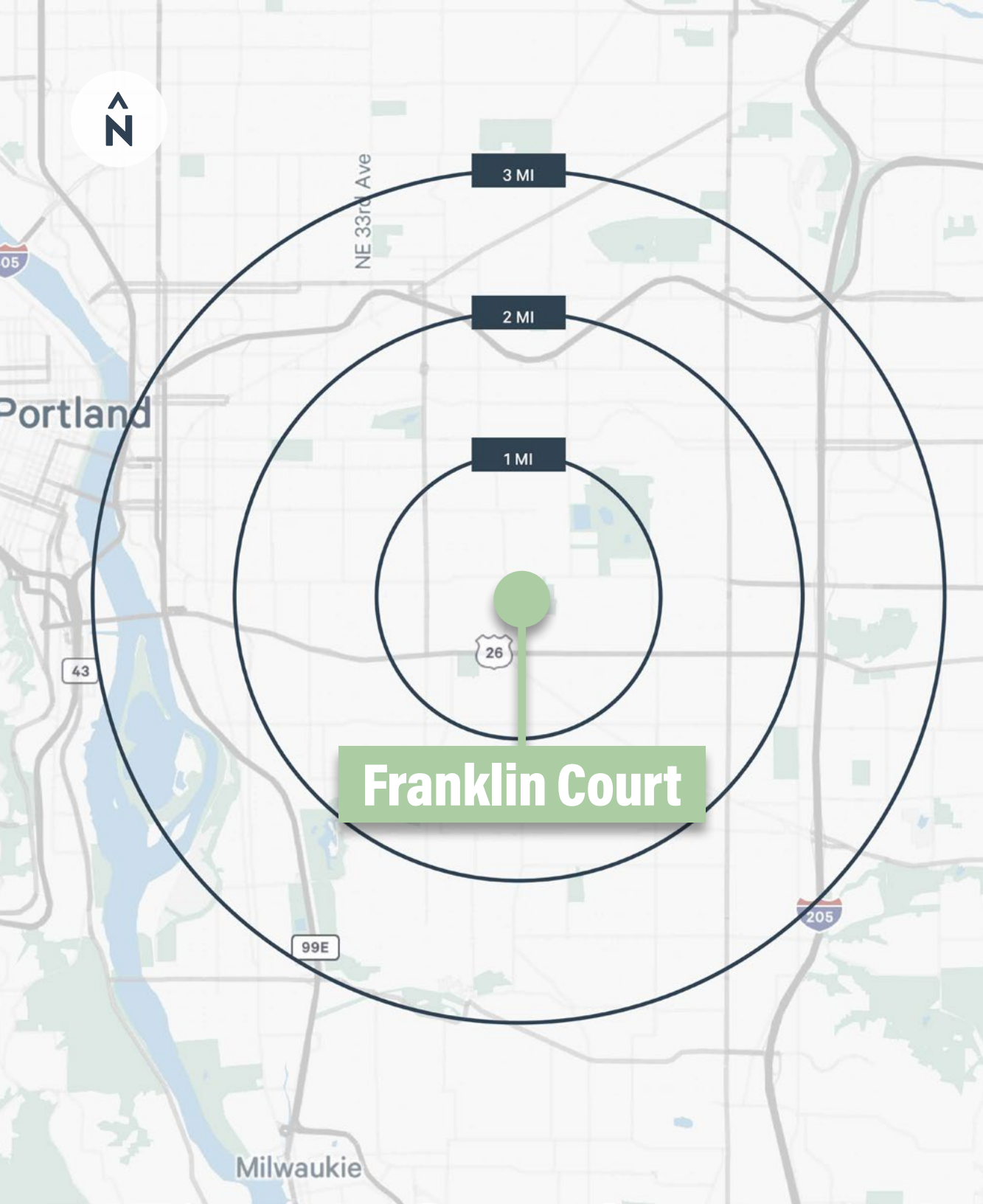
Dynamic Southeast Portland Location

Minutes To Major Employers, Transit and Popular Cuisine, Bars, Cafes, Breweries & Shops



Unit Mix

Unit Type	Units	Avg SF	Total SF	In-Place Rents			Pending Rent Increases			Highest Achieved & CBRE Pro Forma		
				Rent Per Unit	Rent Per SF	Total Monthly Rent	Rent Per Unit	Rent Per SF	Total Monthly Rent	Market Rent Per Unit	Rent Per SF	Total Monthly Rent
1bd/1ba A	16	520	8,320	\$1,322	\$2.54	\$21,156	\$1,402	\$2.70	\$22,427	\$1,495	\$2.88	\$23,920
1bd/1ba B	4	690	2,760	\$1,489	\$2.16	\$5,955	\$1,500	\$2.17	\$6,000	\$1,545	\$2.24	\$6,180
Averages/Totals	20	554	11,080	\$1,356	\$2.45	\$27,111	\$1,421	\$2.57	\$28,427	\$1,505	\$2.72	\$30,100



Outstanding Neighborhood Demographics



High-Earning Households



Highly Educated



Residents with Propensity to Rent

Distance from Franklin Court	1 Miles	2 Miles	3 Miles
2025 Businesses	1,170	4,733	11,738
2025 Employees	7,962	42,611	109,690
2020 Population - Census	27,910	111,066	218,499
2025 Population - Current Year Estimate	27,987	111,292	221,476
2025 Average Household Income	\$149,647	\$135,183	\$130,878
2025 Median Household Income	\$113,358	\$102,349	\$96,473
% Millenials and Gen Z	54.5%	54.8%	53.9%
% of Population with Bachelor's Degree or Higher	68.8%	64.6%	61.3%
2025 Average Household Size	2.23	2.21	2.21
2025 Median Age	38.9	38.7	38.9
2025 Renter Occupied Housing Units	43.6%	46.5%	47.8%
2025 Average Value Owner Occupied Housing	\$703,488	\$692,684	\$693,049

Pro Forma & Financial Notes

	In-Place		With Pending Increases		Highest Achieved	
	Per Unit		Per Unit		Per Unit	
REVENUE						
Rental Income						
Gross Potential Rent	\$325,332	\$16,267	\$341,124	\$17,056	\$361,200	\$18,060
Economic Vacancy						
Total Economic Vacancy	(\$16,267)	5.00%	(\$17,056)	5.00%	(\$18,060)	5.00%
Net Rental Income	\$309,065	\$15,453	\$324,068	\$16,203	\$343,140	\$17,157
Ancillary Income						
Other Income	2,000	100	2,000	100	2,000	100
Utility Reimbursement (RUBS)	10,463	523	10,463	523	10,463	523
Laundry	2,400	120	2,400	120	2,400	120
Total Ancillary Income	\$14,863	\$743	\$14,863	\$743	\$14,863	\$743
Gross Revenues	\$323,928	\$16,196	\$338,931	\$16,947	\$358,003	\$17,900
OPERATING EXPENSES						
Controllable Expenses						
Administrative / G&A	3,000	150	3,000	150	3,000	150
Repairs & Maintenance	20,000	1,000	20,000	1,000	20,000	1,000
Contract Services/Landscaping	12,000	600	12,000	600	12,000	600
Turnover	6,000	300	6,000	300	6,000	300
Total Controllable Expenses	\$41,000	\$2,050	\$41,000	\$2,050	\$41,000	\$2,050
Uncontrollable Expenses						
Utilities	29,550	1,477	29,550	1,477	29,550	1,477
Management Fee	19,436	972	20,336	1,017	21,480	1,074
Insurance	12,000	600	12,000	600	12,000	600
Total Uncontrollable Expenses	\$60,985	\$3,049	\$61,885	\$3,094	\$63,030	\$3,151
Operating Expenses	\$101,985	\$5,099	\$102,885	\$5,144	\$104,030	\$5,201
Other Expenses						
Real Estate Taxes	35,063	1,753	35,063	1,753	35,063	1,753
Replacement Reserves	5,000	250	5,000	250	5,000	250
Total Other Expenses	\$40,063	\$2,003	\$40,063	\$2,003	\$40,063	\$2,003
Total Expenses	\$142,048	\$7,102	\$142,948	\$7,147	\$144,092	\$7,205
Net Operating Income	\$181,880	\$9,094	\$195,983	\$9,799	\$213,910	\$10,696

Financial Notes

In the In-Place scenario, GPR is based on current in-place rents for 100% of the units. Management is implementing rent increases for 12 of 20 units, effective July 1, 2026. The With Pending Increases category accounts for the pending rent increases for these 12 units and current rents for the remaining eight. The Highest Achieved category applies the highest achieved rent for each unit type to all units.

Vacancy is applied at the market standard of 5%.

Other income, including any fee income, is applied at \$100/unit.

Currently, 12 of 20 units pay a monthly charge for water, sewer, and garbage. RUBS income is applied at the T-12 amount plus 3%.

Laundry income is applied at the T-12 amount plus a small increase.

Administrative expenses are applied at \$150/unit, which is higher than the T-12.

Repairs and maintenance expenses are applied at \$1,000/unit. This is lower than the T-12, which includes one-time capex items.

Contract services/landscaping expenses are applied at \$600/unit, which is supported by actual expenses at comparable properties in the area.

Turnover is applied at \$300/unit, which is supported by actual expenses at comparable properties in the area.

Utilities are applied at the T-12 expense increased by 3%.

Third-party management expense is applied at 6% of gross revenues.

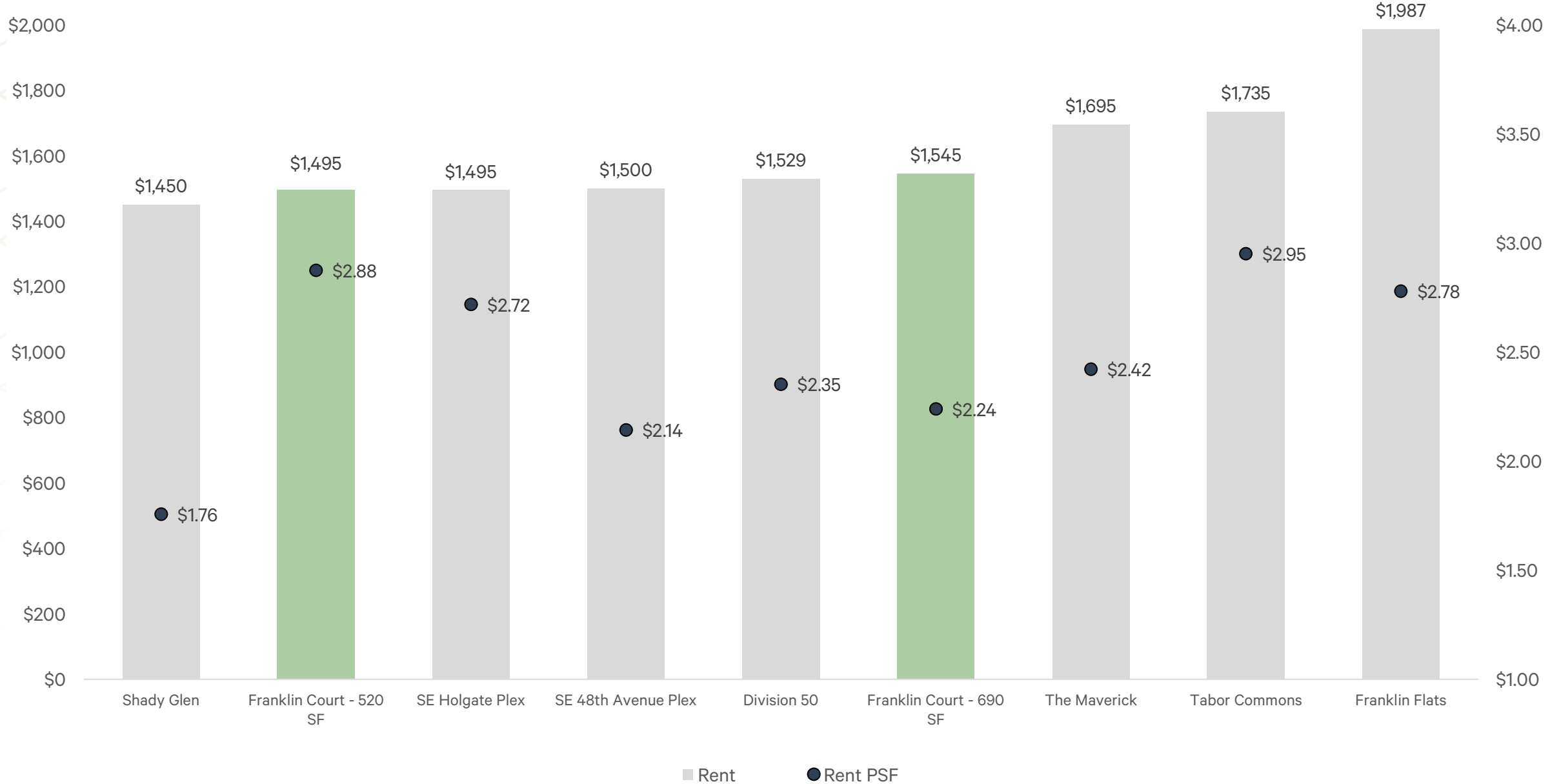
Property insurance is applied at \$600/unit, which is consistent with recent quotes for comparable properties in the area.

Property taxes are applied at the current tax expense for the 2025-2026 tax year.

Replacement reserves are applied at the market standard of \$250/unit.

Rent Comparable Analysis

ONE BEDROOM



Franklin Court

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