



Sixplex built in 2008

PUBLISHED RESERVE: \$1,195,000*

LAST ASKING: \$1,595,000

UNIT TYPE: Sixplex

BUILDING SIZE: 10,692± Sq. Ft.

CURRENT MONTHLY RENT:

2544 SE 141st (Unit A): \$1,800

2544 SE 141st (Unit B): \$1,925

2548 SE 141st (Unit A): \$1,690

2548 SE 141st (Unit B): \$1,795

2602 SE 141st (Unit A): \$2,050

2602 SE 141st (Unit B): \$2,050

ZONING: RM2 (Residential Multi Dwelling 2)

PROPERTY INSPECTION:

Saturday, April 25 - 10:00 AM to noon

Saturday, May 16 - 10:00 AM to noon

Saturday, May 30 - 10:00 AM to noon

FINANCING: None – All Cash

DESCRIPTION: Two-story Amber Court Apartments sixplex is located at SE 141st, one block south of SE Division. It was built in 2008. All units are 2-bedroom, 2.5-bathroom with den that could be used as office or converted to bedroom. There is a one-car garage for each unit. Tenants are all on month-to-month leases, some with tenures of over 3 years.

Auction Property #113 - a leased 3-bedroom, 1-bathroom home-shares access drive and is located on an adjoining 12,197± sq. ft. site that, if redeveloped, could accommodate eight additional units.

Acquisition in combination with Auction #113 provides rare development opportunity for in-fill multi-family units at a significant discount for the land.

Projected gross 2026 income is \$135,720. Real estate taxes are \$17,040. Landlord pays for water, sewer, trash, and landscape maintenance.

LOCATION: 2544, 2548, 2602 SE 141st Street, Portland, Oregon 97236

APN: R334196

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026