

100% Leased Investment Opportunity

Riverview Heights

4355 Riverview Avenue
West Linn, OR 97068

Asking Price

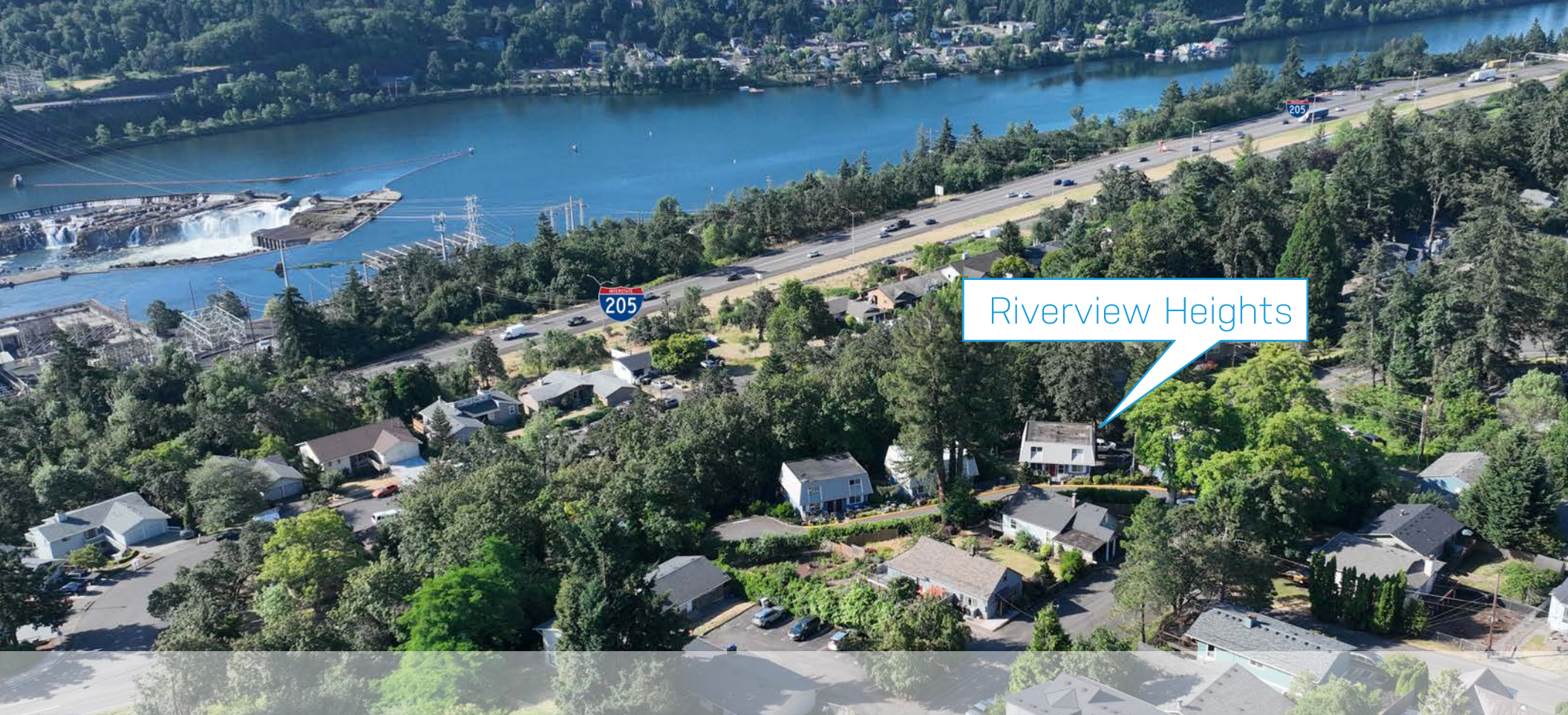
\$2.5MM

6.25% Cap Rate

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Riverview Heights

Offering Highlights

Riverview Heights presents a rare opportunity to acquire a 10-unit residential income property in one of the Portland Metro's most desirable and supply-constrained communities.

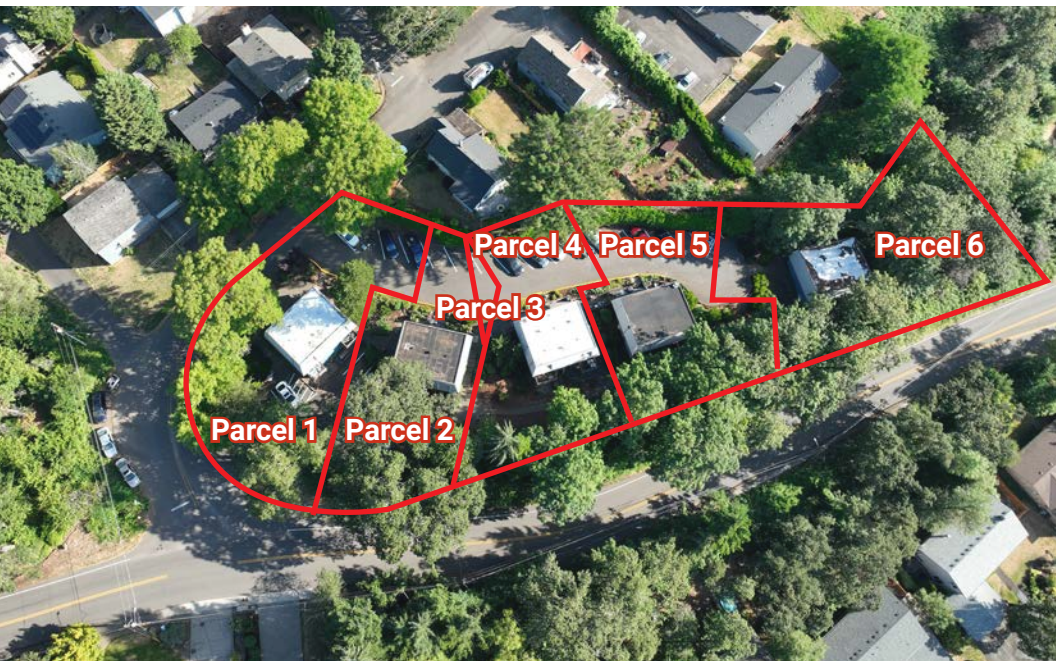
The property's most distinctive feature is its six separate tax lots, a structural advantage unavailable in conventional multifamily product. Units can be sold individually over time, repositioned as owner-occupied housing, or transferred as part of estate and succession planning, giving investors a built-in exit strategy that adds long-term optionality to near-term cash flow.

Each residence offers 3 bedrooms, 2 baths, private yards and decks, in-unit washer/dryer hookups, and dedicated parking — a combination that attracts stable, long-term tenants and supports below-market turnover. The uniform floor plan across all ten units keeps operations simple and management efficient.

Riverview Heights is the kind of asset that rarely trades: quality housing in a premier submarket, with the flexibility to hold for income, sell units individually, or transfer wealth to the next generation, entirely on your terms.

Summary

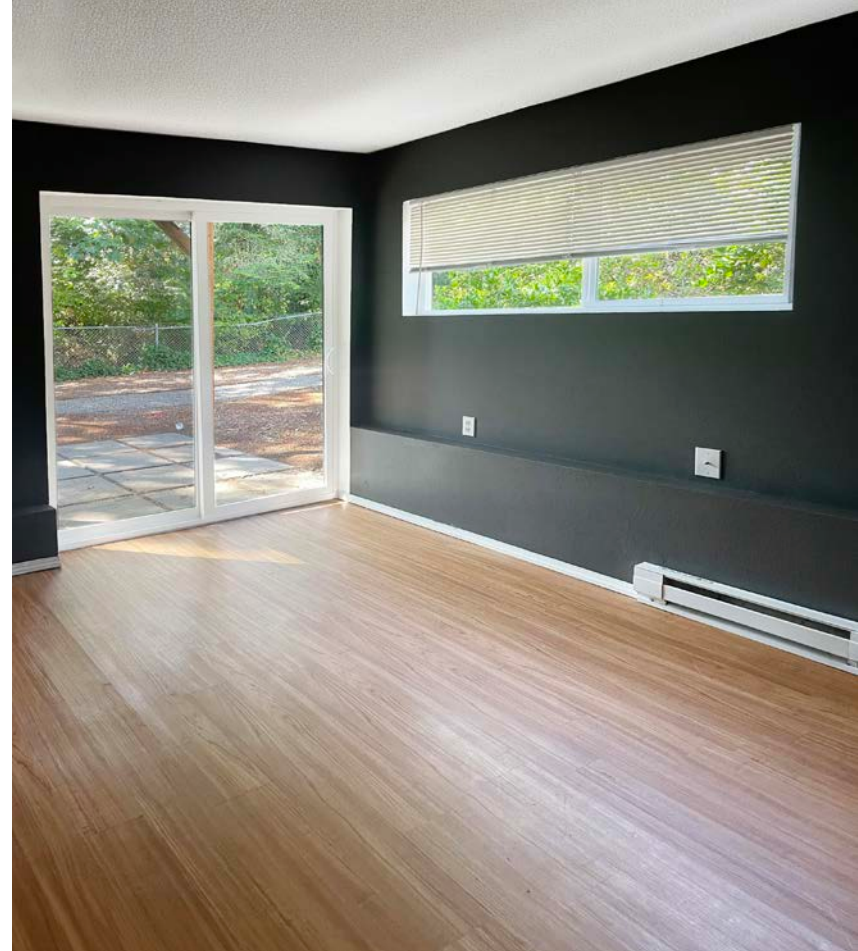
Asking Price:	\$2,500,601 @ 6.25% Cap Rate
Address:	4355 Riverview Avenue, West Linn, OR 97068
Property Type:	Multifamily Complex
Gross Building Size:	± 13,500
# of Buildings:	5
# of Units:	10
Unit Type:	3 bed / 1.5 bath
Unit Size:	± 1,350 SF
Year Built / Renov:	1972 / 2016
Gross Land Size:	± 1.02 AC / 44,432 SF
Parking:	± 16 spaces
Zoning:	Residential, R-4.5
Parcel ID:	00413948, 00413957, 00413993, 00413966, 00413975, 00413984



Property Details

Exterior & Framing:	Wood
Interior Walls:	Standard Drywall
Roof:	Shingles/TPO
Ceiling Heights:	8'
Foundation:	Concrete
Interior Flooring:	Hard Surface / Carpet
Metered:	Gas / Electric
Laundry:	Washer / Dryer Hookup

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Financial Proforma

Property Income		
Rental Income	\$	255,300
Vacany Factor (5%)	\$	(12,765)
Total	\$	242,535

Property Expenses		
Expense	Amount	%EGI
Real Estate Taxes	\$ 9,954	4.1%
Insurance	\$ 11,200	4.6%
Total Utilities	\$ 26,777	11.0%
Repairs & Maintenance	\$ 6,092	2.5%
Landscaping	\$ 1,800	0.7%
Turnover	\$ 3,000	1.2%
Management Fee	\$ 20,424	8.4%
Reserves	7,000	2.9%
Total Operating Expenses	\$ 86,247	35.6%

Net Operating Income		
Effective Gross Income	\$	242,535
Operating Expenses	\$	86,247
Net Operating Income	\$	156,288

Returns	
Net Operating Income	\$ 156,288
Annual Debt Service	\$ 101,587
Cash Flow Before Taxes	\$ 54,701
Gross Rent Multiplier	9.79
Expense Ratio	35.6%
Price Per Unit	\$ 253,686
Cap Rate	6.25%

Loan Information	
Sales Price	\$ 2,500,601
Down Payment	\$ 911,464
Loan Amount	\$ 1,625,391
Loan To Value	65%
Interest Rate	6.25%
Term (Years)	10
Monthly Payment	\$ 8,466
Annual Payment	\$ 101,587
Debt Coverage Ratio	1.54

Financial proforma is subject to change

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.



Riverview Heights

Prime West Linn Location

Located just south of Lake Oswego and minutes from Portland, West Linn is one of the metro area's most desirable residential communities. Known for its strong demographics, highly regarded schools, established neighborhoods, and access to the Willamette River, West Linn offers a stable rental market with consistent tenant demand.

The city combines suburban livability with convenient access to major employment centers, retail amenities, parks, trails, and regional transportation routes. For investors, small-format multifamily in West Linn provides an opportunity to own durable rental housing in a supply-constrained market with long-term appreciation fundamentals.