



## 5-UNIT INVESTMENT OPPORTUNITY

# 2602–2610 SE 25th Avenue

Portland, OR 97202 · Clinton / Division Neighborhood

# \$1,250,000

\$250,000 / unit · \$308 / SF

<b>5</b> UNITS	<b>2BD / 1BA</b> ALL UNITS	<b>4,056 SF</b> BUILDING	<b>6</b> OFF-ST. PARKING	<b>5.73%</b> IN-PLACE CAP	<b>12.97</b> GRM
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### THE OPPORTUNITY

A turnkey 5-plex in one of Southeast Portland's most sought-after corridors. Five clean, consistent two-bedroom up-and-down units, each with its own off-street parking — a premium amenity that drives strong tenant retention. Clinton/Division offers excellent walkability, transit access, and proximity to SE Division Street, fueling low vacancy and stable, long-term tenancy.

### PROPERTY HIGHLIGHTS

- Built 1977 · 2 stories · cedar exterior
- 0.17 acre lot · R2.5 zoning
- In-unit dishwasher, fireplace, fridge, washer & dryer in every unit
- Owner pays water, sewer, trash & grounds
- Schools: Abernethy · Hosford · Cleveland

### RENT ROLL · UPSIDE

UNIT	CURRENT	STATUS
2602	\$1,639	Lease 4/27
2604	\$1,625	Month-to-Month
2606	\$1,485	Month-to-Month
2608	\$1,655	Lease 10/26
2610	\$1,625	Month-to-Month

<b>Actual GRI</b>	<b>\$96,348</b>
Pro-forma (mkt)	\$108,000
<b>Monthly upside</b>	<b>+\$971 / mo</b>

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**Aerial — Clinton/Division setting**



**Street-front curb appeal**



**Private off-street parking & entries**



**Vaulted loft with skylight & built-ins**



**Living room — fireplace & shelving**



**Bright, functional unit kitchen**

## **WHY CLINTON / DIVISION**

Steps from SE Division's restaurants, cafes, and shops, with strong walkability and transit — demand that supports low vacancy and dependable, long-term tenancy.

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## LOCATION & AMENITIES

# Clinton / Division - Hosford-Abernethy

Southeast Portland

### KEY AMENITIES

- SE Division 'Restaurant Row'
- SE 26th & Clinton hub
- Clinton Street Theater
- New Seasons Market
- Ladd's Addition
- Seven Corners
- Kenilworth & Creston Parks
- OMSI / Willamette riverfront
- Cleveland High School

### LOCAL BUSINESSES

- Salt & Straw
- Laretta Jean's
- Olympia Provisions
- Ava Gene's
- Pinolo Gelato
- Scottie's Pizza Parlor
- Dots Cafe
- Magna
- Jacqueline
- Oma's Hideaway
- Cibo
- Moore Food & Co
- Mestizo

### LOCATION HIGHLIGHTS

- Heart of the Clinton/Division corridor — one block from SE Division's renowned restaurant row.
- Walkable to dozens of cafes, restaurants, bars, and shops.
- Frequent transit: TriMet FX2-Division bus rapid transit; MAX Orange Line nearby.
- Clinton Street bike boulevard; minutes to Ladd's Addition and the river.
- Low-vacancy, high-demand Southeast Portland location.



*Walker's Paradise*



*Biker's Paradise*

Walk/Bike Scores reflect the Hosford-Abernethy (Clinton/Division) area - Source: Walk Score

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# Demographic Overview

2602–2610 SE 25th Ave · Portland, OR

**95,997**

POPULATION (2 MI)

**2.0**

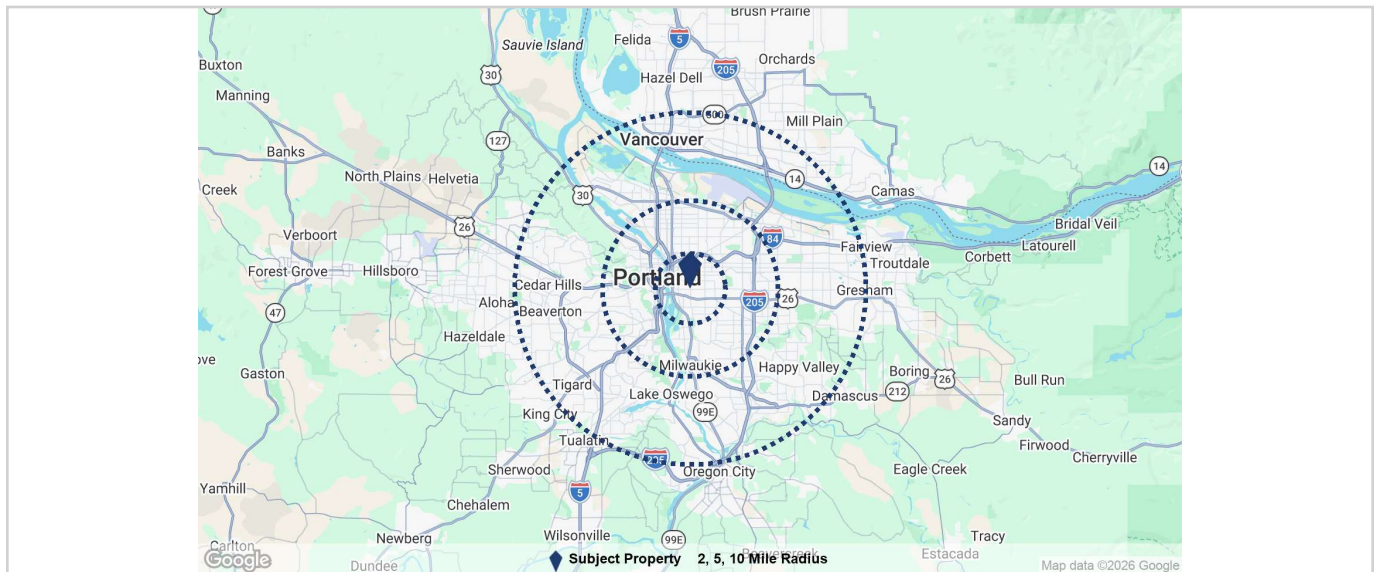
AVG. HH SIZE (2 MI)

**40**

AVG. AGE (2 MI)

**\$93,361**

MED. HH INCOME (2 MI)



Demographic radius rings: 2, 5, and 10 miles from subject property · Source: CoStar / Google Maps

## DEMOGRAPHIC SUMMARY

	2 MILE	5 MILE	10 MILE
<b>POPULATION</b>			
2025 Population	95,997	486,204	1,244,814
2030 Population	95,314	482,222	1,243,802
Pop Growth 2025–2030	(0.7%)	(0.8%)	(0.1%)
2025 Average Age	40	41	41
<b>HOUSEHOLDS</b>			
2025 Households	46,981	220,283	516,941
2030 Households	46,620	218,293	516,324
Household Growth 2025–2030	(0.8%)	(0.9%)	(0.1%)
Median Household Income	\$93,361	\$91,110	\$91,623
Average Household Size	2.0	2.1	2.3
Average HH Vehicles	1	1	2
<b>HOUSING</b>			
Median Home Value	\$713,440	\$653,917	\$622,013
Median Year Built	1959	1962	1975

Source: CoStar Group demographic data, 2026. Figures are estimates; buyer to independently verify.

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## ANNUAL OPERATING PROFORMA

## 2602–2610 SE 25th Avenue - Portland, OR 97202

5 Units · All 2 Bed / 1 Bath · 4,056 SF · Current vs. Market Rents

## RENTAL INCOME — CURRENT VS. MARKET

UNIT	CURRENT	MARKET	UPSIDE	STATUS
2602	\$1,639	\$1,800	+\$161	Lease – 4/27
2604	\$1,625	\$1,800	+\$175	Month-to-Month
2606	\$1,485	\$1,800	+\$315	Month-to-Month
2608	\$1,655	\$1,800	+\$145	Lease – 10/26
2610	\$1,625	\$1,800	+\$175	Month-to-Month
<b>Gross Annual Income (GRI)</b>	<b>\$96,348</b>	<b>\$108,000</b>	<b>+\$11,652</b>	<i>per year</i>

Market rent estimated at \$1,800/unit · Deposits \$1,000–\$1,200/unit · \$308/SF at list price.

## FIXED OPERATING EXPENSES (ANNUAL)

Property Tax	\$13,313
Insurance	\$3,327
Water & Sewage (quarterly x 4)	\$4,000
Garbage (\$185/mo x 12)	\$2,220
Lawn Care (\$155/mo x 12)	\$1,860
<b>Total Fixed Expenses</b>	<b>\$24,720</b>

## NOI ANALYSIS — IN-PLACE · LENDER-ADJUSTED · MARKET

LINE ITEM	IN-PLACE	LENDER-ADJ.	MARKET
Gross Annual Income (GRI)	\$96,348	\$96,348	\$108,000
Less: Vacancy & Credit Loss (5%)	—	(\$4,817)	(\$5,400)
<b>Effective Gross Income (EGI)</b>	<b>\$96,348</b>	<b>\$91,531</b>	<b>\$102,600</b>
Less: Fixed Operating Expenses	(\$24,720)	(\$24,720)	(\$24,720)
Less: Property Management (8% EGI)	—	(\$7,322)	(\$8,208)
Less: Repairs & Maintenance (\$500/unit)	—	(\$2,500)	(\$2,500)
Less: Reserves / CapEx (\$300/unit)	—	(\$1,500)	(\$1,500)
<b>Net Operating Income (NOI)</b>	<b>\$71,628</b>	<b>\$55,489</b>	<b>\$65,672</b>

*In-Place reflects fixed expenses on a fully-occupied basis. Lender-Adjusted and Market apply standard underwriting: 5% vacancy, 8% management, \$500/unit repairs, \$300/unit reserves. Market assumes \$1,800/unit (estimated) — actual achievable rents subject to verification. Information from sources deemed reliable but not guaranteed; buyer to verify. Not financial or legal advice.*

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