



### EASTWOOD ESTATES

21-UNIT MULTIFAMILY INVESTMENT IN PORTLAND'S  
EASTSIDE ROCKWOOD SUBMARKET

**19109–19123 SE Yamhill Street**  
Portland, OR 97233

## INVESTMENT OPPORTUNITY

### Property Features



Transit-Oriented  
Location



21 Units  
13,152 SF



Value-Add  
Opportunity

## Property Description

Eastwood Estates is a 21-unit multifamily investment opportunity located in Gresham's established Rockwood submarket. Situated on approximately 1.14 acres, the property consists of a well-maintained two-story apartment building totaling 13,152 square feet and features a desirable unit mix of twenty 1-bedroom units and one 2-bedroom unit.

The property benefits from walkable access to the Ruby Junction MAX Station and Rockwood Transit Center, providing convenient connectivity throughout the Portland metro area. Supported by a renter-majority population and proximity to major retail, employment, and transportation corridors, Eastwood Estates offers investors stable in-place income with additional upside through lease-up and future rent growth.

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Each Office Is Independently  
Owned and Operated.

Property Details

<b>Property Name</b>	Eastwood Estates	<b>Parcel</b>	R153601
<b>Units</b>	21	<b>Unit Amenities</b>	Balcony, heating, range, refrigerator
<b>Building Size</b>	13,152 SF	<b>Market/Submarket</b>	Portland Eastside / Rockwood
<b>Land Area</b>	1.14 AC / 49,442 SF	<b>Average Unit Size</b>	620 SF per CoStar summary
<b>Year Built / Renovated</b>	1978 / 2003	<b>Current Occupancy</b>	80.95% per May 2026 rent roll
<b>Buildings / Stories</b>	1 building / 2 stories	<b>Current Monthly Rent</b>	\$18,083
<b>Unit Mix</b>	20 one-bedroom units, 1 two-bedroom unit	<b>Current Annual Rent</b>	\$216,996
<b>Parking</b>	32 surface spaces, 1.52 spaces per unit	<b>Current Monthly Rent</b>	\$18,083
<b>Zoning</b>	RTC	<b>Pro Forma NOI</b>	\$183,769.40





