



OFFERING MEMORANDUM

GRAHAM *4-PLEX*

16-18 NE GRAHAM ST
PORTLAND, OR 97212

*4-Plex in the Heart of Portland's
Eliot Neighborhood*

KIDDER.COM

 **Kidder
Mathews**

INVESTMENT SUMMARY

The Graham 4-plex is a turnkey renovated vintage apartment located in one of Portland's best neighborhoods – ideal for an investor or an owner-occupant.

Originally constructed in 1900, the Graham 4-Plex presents a rare opportunity to acquire a piece of Portland's architectural heritage in turnkey condition. The property features four well-appointed 600 SF one-bedroom, one-bath units, each thoughtfully renovated while preserving the distinctive architectural character that makes vintage Portland properties so desirable.

Two of the four units are currently leased below market rents, providing a clear path to additional income growth for the next owner. The property offers an attractive combination of current cash flow and future upside, making it well suited for investors seeking yield and long-term appreciation potential.

Every unit has been meticulously maintained and upgraded with modern kitchens, bathrooms, flooring, and newer appliances. Tenants benefit from a shared back patio, onsite laundry, dedicated bike storage, and secure entry, features that enhance both resident satisfaction and the property's rental appeal.

The architectural details of the Graham 4-Plex have been remarkably preserved over more than a century, offering the charm and character investors increasingly seek in Portland's vintage housing stock. At the same time, extensive modernization means the property delivers the functionality and reliability expected from a modern investment property.

The Graham 4-Plex strikes the ideal balance between timeless character and modern performance. For investors, it offers a stabilized, turnkey asset with identifiable rental upside. For an owner-occupant, it provides the opportunity to live in one unit while rental income helps offset the cost of ownership.

In a market where historic character commands attention but modern efficiency drives value, the Graham 4-Plex stands apart: a beautifully preserved 1900 property, thoughtfully renovated for today's market, with income upside from day one.

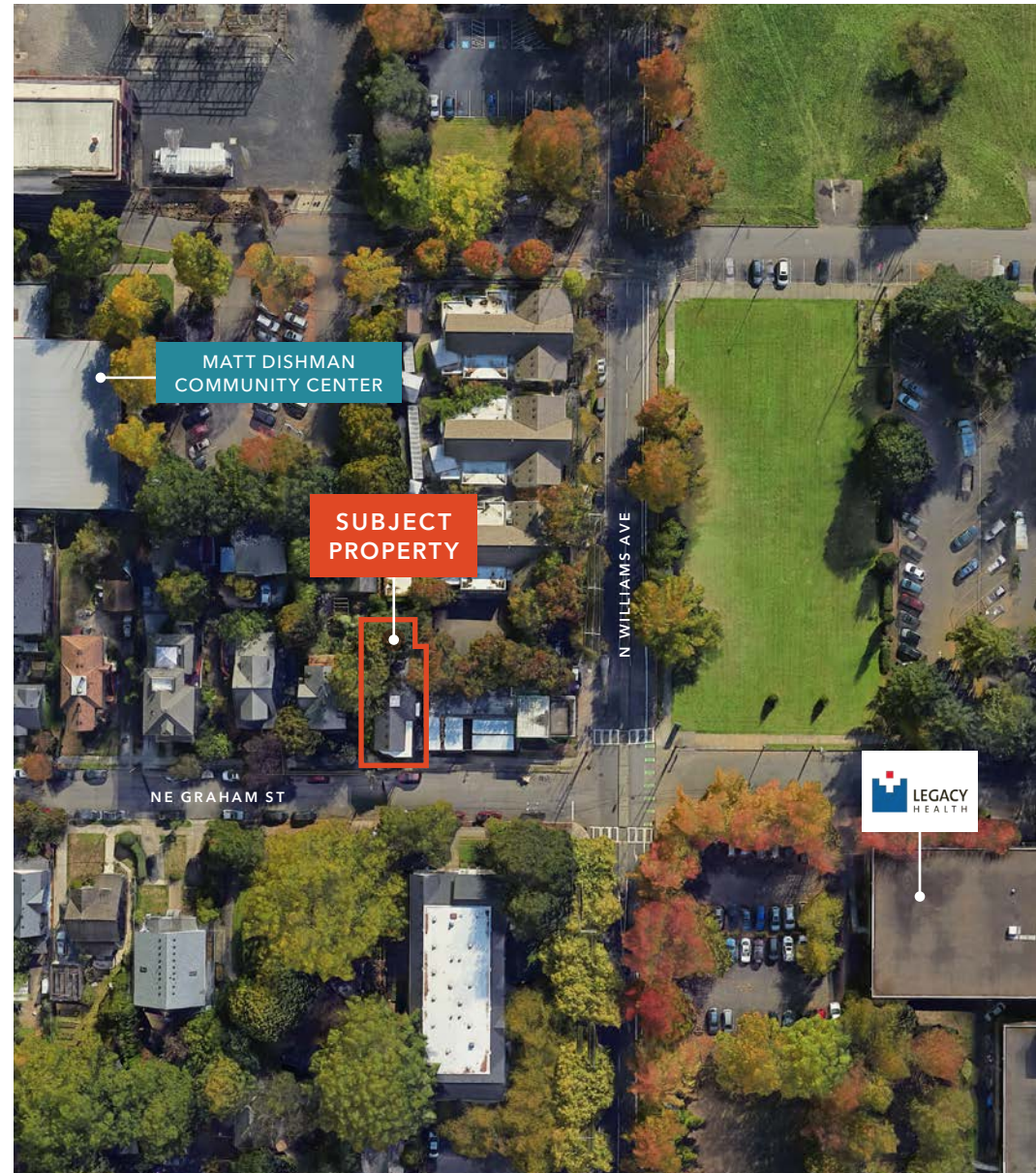
TURNKEY 4-PLEX IN ELIOT NEIGHBORHOOD

ADDRESS	16-18 NE Graham St, Portland, OR 97212
NO. OF UNITS	4
TOTAL BUILDING AREA	±2,406 SF
YEAR BUILT	1900
LOT SIZE	0.06 AC
PARCEL NO.	R102443
SALE PRICE	\$995,000
GRM	13.92
PRO FORMA GRM	12.86
CAP RATE	5.15%
PRO FORMA CAP RATE	6.08%

\$995K
SALE PRICE

4
UNITS

±2,406 SF
BUILDING SIZE



GRAHAM 4-PLEX

RENOVATED *VINTAGE* *APARTMENT*

Turnkey investment with extensive updates throughout

Two units below market rent, creating immediate rental upside

Newer appliances & flooring throughout the units

Secure building entry

Bike storage supporting Portland's active lifestyle

Rare historic character paired with modern improvements

Strong rental appeal in a highly desirable market

Owner-occupant potential with the ability to offset housing costs through rental income

97

BIKE SCORE

89

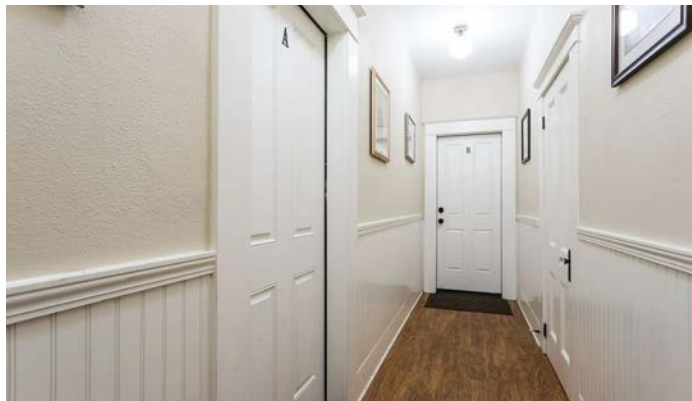
WALK SCORE

KIDDER MATHEWS



OFFERING MEMORANDUM ■ 16-18 NE GRAHAM ST ■ 4

GRAHAM 4-PLEX



VIBRANT CLOSE-IN NE LOCATION

Prime inner Northeast Portland location in the established Eliot neighborhood

Minutes from the North Williams & Vancouver corridors, known for popular restaurants, cafés, shops, and neighborhood amenities

Highly walkable urban setting with everyday conveniences

Excellent access to Downtown Portland and major employment centers

Close to Portland's Eastside dining & retail corridors - Walk Score of 89

Strong bike-friendly location with a Bike Score of 97 (Biker's Paradise)

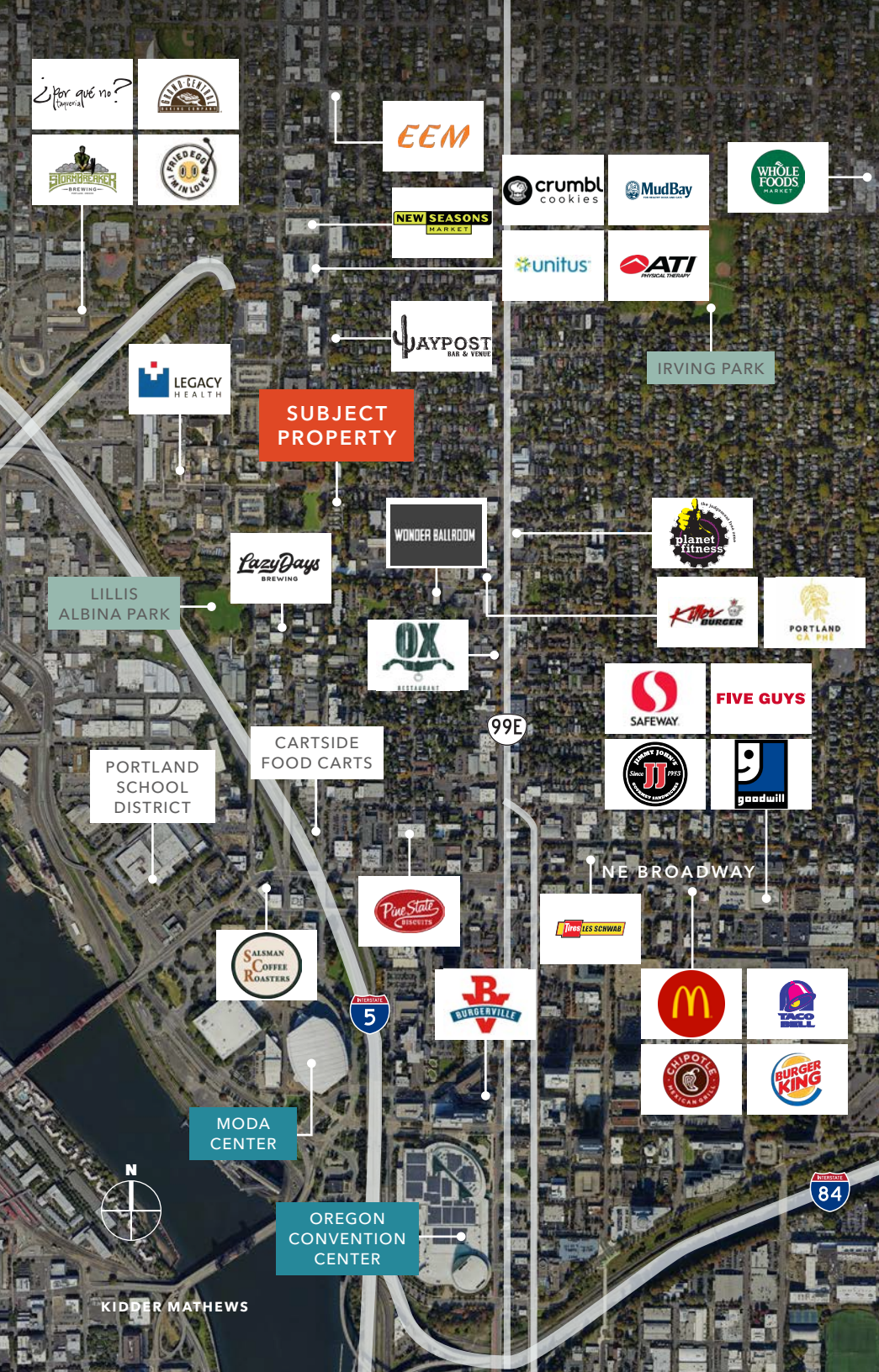
Easy access to public transportation, supporting car-light and car-free lifestyles

Proximity to parks & green space, providing residents with convenient outdoor recreation

Established residential neighborhood characterized by historic homes, mature streetscapes, and a mix of renovated housing

Desirable rental location appealing to residents seeking proximity to Portland's vibrant inner-eastside neighborhoods

Excellent connectivity throughout Portland, with convenient access to downtown, the Central Eastside, and surrounding neighborhoods



ELIOT NEIGHBORHOOD

NEIGHBORHOOD HIGHLIGHTS

One of Portland's hottest, up-and-coming neighborhoods, Eliot is growing into a vibrant area with plentiful eateries, bars, and trendy shops, not to mention parks and music venues.

Eliot is full of popular dining establishments and coffee shops, many of which are located along Martin Luther King Jr Blvd. Due to the compact size of the neighborhood, it's all within relatively short walking distance for most.

Rated #8 of 87 Best Neighborhoods for Young Professionals in Portland by Niche.com.

In the 1990's, the city started the revitalization project with the Mississippi Historic District Target Area implemented so they could improve public safety, upgrade housing and attract businesses.



WONDER BALLROOM



SEVEN BRIDGES WINERY



GRAHAM 4-PLEX

UNIT MIX

Type	No. of Units	Avg SF	CURRENT		PRO FORMA	
			Avg Rent	PSF	Avg Rent	PSF
1 Bed/1 Bath	1	600	\$1,275.00	\$2.13	\$1,350.00	\$2.25
1 Bed/1 Bath	1	600	\$1,540.00	\$2.57	\$1,675.00	\$2.79
1 Bed/1 Bath	1	600	\$1,600.00	\$2.67	\$1,750.00	\$2.92
1 Bed/1 Bath	1	600	\$1,540.00	\$2.57	\$1,675.00	\$2.79
Total	4	2,400	\$5,955.00		\$6,450.00	
Average		600	\$1,488.75	\$2.48	\$1,612.50	\$2.69

\$995,000

SALE PRICE

5.15%

CURRENT CAP RATE

6.08%

PRO FORMA CAP RATE

4

NO. OF UNITS

2,406 SF

GROSS BUILDING AREA

13.92

GRM

12.86

PRO FORMA GRM

INCOME

		CURRENT			PRO FORMA		
		Annual	Per Unit	% EGI	Annual	Per Unit	% EGI
Potential Rental Income	Scheduled	\$71,460	\$17,865		\$77,400	\$19,350	
Pet Rent Income	T12	\$143	\$36		\$147	\$37	
Utility Reimbursement	Scheduled/ Estimate	\$1,320	\$330		\$5,280	\$1,320	
Gross Operating Income		\$72,923	\$18,231		\$82,827	\$20,707	
Effective Operating Income		\$72,923	\$18,231	100%	\$82,827	\$20,707	100%

EXPENSES

		CURRENT			PRO FORMA		
		Annual	Per Unit	% EGI	Annual	Per Unit	% EGI
Real Estate Taxes	25 w/ disc	\$5,024	\$1,256	6.89%	\$5,175	\$1,294	6.25%
Property Insurance	T12	\$4,621	\$1,155	6.34%	\$4,760	\$1,190	5.75%
Water/Sewer	T12	\$4,986	\$1,247	6.84%	\$5,136	\$1,284	6.20%
Electricity	T12	\$932	\$233	1.28%	\$960	\$240	1.16%
Garbage	T12	\$720	\$180	0.99%	\$742	\$185	0.90%
Landscaping	Estimate	\$600	\$150	0.82%	\$618	\$155	0.75%
Maintenance/Repair/Turnover	T12	\$2,472	\$618	3.39%	\$2,546	\$637	3.07%
Other	T12	\$2,311	\$578	3.17%	\$2,380	\$595	2.87%
Total Operating Expenses		(\$21,666)	(\$5,416)	29.71%	(\$22,316)	(\$5,579)	26.94%
Net Operating Income		\$51,257	\$12,814		\$60,511	\$15,128	



16-18 NE GRAHAM ST

Exclusively listed by

PHILLIP CAGUIOA-MOORE
503.721.2731
phillip.caguioamoore@kidder.com

CLAY NEWTON
503.721.2719
clay.newton@kidder.com

JORDAN CARTER
503.221.2280
jordan.carter@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

