5-UNIT INVESTMENT OPPORTUNITY

2602–2610 SE 25th Avenue

Portland, OR 97202 · Clinton / Division Neighborhood

$1,150,000

$230,000 / unit · $284 / SF

5	2BD / 1BA	4,056 SF	6	6.23%	11.94
UNITS	ALL UNITS	BUILDING	OFF-ST. PARKING	IN-PLACE CAP	GRM

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

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A Closer Look

Aerial — Clinton/Division setting

Street-front curb appeal

Private off-street parking & entries

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
- Lauretta 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.

92
WALK SCORE

Walker’s Paradise

99
BIKE SCORE

Biker’s Paradise

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

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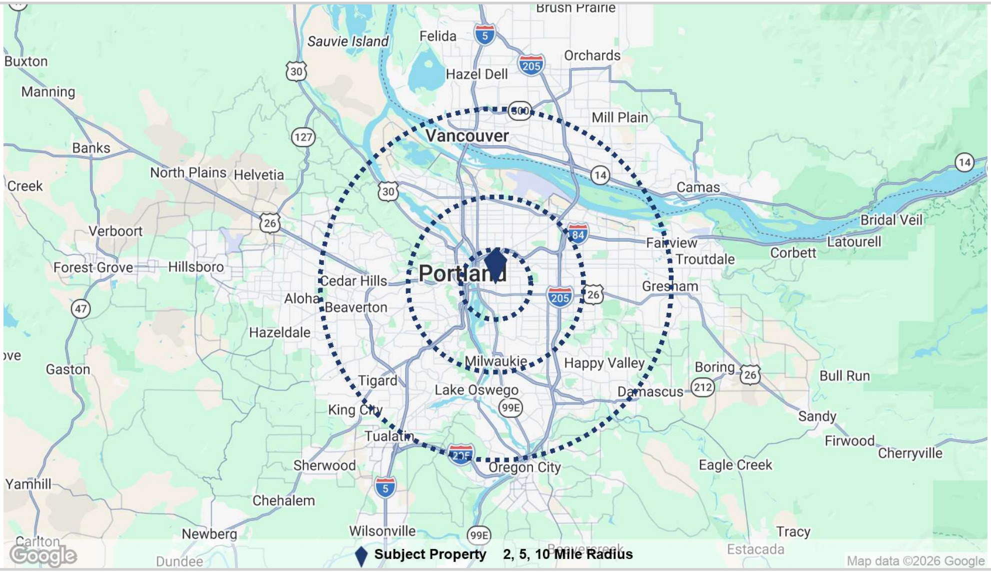
eXp REALTY

MARKET DEMOGRAPHICS

Demographic Overview

2602–2610 SE 25th Ave · Portland, OR

95,997	2.0	40	$93,361
POPULATION (2 MI)	AVG. HH SIZE (2 MI)	AVG. AGE (2 MI)	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
POPULATION			
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**
HOUSEHOLDS			
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**
HOUSING			
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
Gross Annual Income (GRI)	**$96,348**	**$108,000**	**+$11,652**	*per year*

Market rent estimated at $1,800/unit · Deposits $1,000–$1,200/unit · $284/SF at list price.

FIXED OPERATING EXPENSES (ANNUAL)

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

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)
Effective Gross Income (EGI)	**$96,348**	**$91,531**	**$102,600**
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)
Net Operating Income (NOI)	**$71,628**	**$55,489**	**$65,672**
$1,150,000	**6.23%**	**4.83%**	**5.71%**

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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