

EXCLUSIVELY LISTED BY:

Marcus & Millichap
THE RHOADES GROUP

HUBER TERRACE

4633 SW HUBER ST. PORTLAND OR, 97219

OFFERING MEMORANDUM

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THE RHOADES GROUP

INVESTMENT OVERVIEW

HUBER TERRACE

4633 SW HUBER ST. PORTLAND OR, 97219

The Rhoades Group of Marcus & Millichap is pleased to exclusively offer Huber Terrace, a well-maintained 12-unit apartment community located at 4633 SW Huber Street in Southwest Portland. Built in 1969, the property has benefited from consistent ownership and thoughtful interior upgrades, with most units renovated over the past 15 years. These improvements position Huber Terrace as a stabilized investment with continued rental upside and limited near-term capital requirements.

Huber Terrace is situated in a quiet residential pocket of Southwest Portland, offering tenants a suburban feel while remaining close to everyday amenities. The property is minutes from Multnomah Village, which provides convenient access to grocery stores, restaurants, coffee shops, and daily services. The surrounding neighborhood is primarily composed of single-family homes and low-density multifamily properties, supporting long-term rental demand driven by residents seeking privacy, affordability, and proximity to employment centers and schools.

The community consists of twelve units with a highly desirable mix: one studio, three one-bedroom units, and eight two-bedroom units. The strong concentration of two-bedroom layouts appeals to roommates, couples, and small families, supporting stable occupancy and reduced turnover. Interior upgrades in most units include luxury vinyl plank flooring, granite countertops, and stainless steel appliances in select units, allowing the property to compete favorably with newer assets in the submarket. Amenities include on-site shared laundry, fifteen off-street parking spaces, and a private rear courtyard with seating and landscaping that creates a quiet, buffered outdoor space.

A key investment highlight is assumable in-place financing at a 5.6% interest rate and approximately 60% loan-to-value, offering buyers an opportunity to secure favorable debt while acquiring a well-located, renovated asset with durable cash flow and long-term upside.



SOUTHWEST PORTLAND ASSET

12 Unit Apartment Community Built 1969 in Established Southwest Portland Residential Neighborhood



ASSUMABLE IN PLACE DEBT

Assumable Loan at 5.6 Percent Interest and Approximately 60 Percent Loan to Value



CAPITAL EXPENDITURE RISK

Majority of Units Remodeled Within Past 15 Years Reducing Near Term Capital Expenditure Risk



DESIRABLE UNIT MIX

Two Bedroom Heavy Unit Mix Supporting Strong Tenant Demand and Longer Average Lengths of Stay



ONGOING RENT UPSIDE

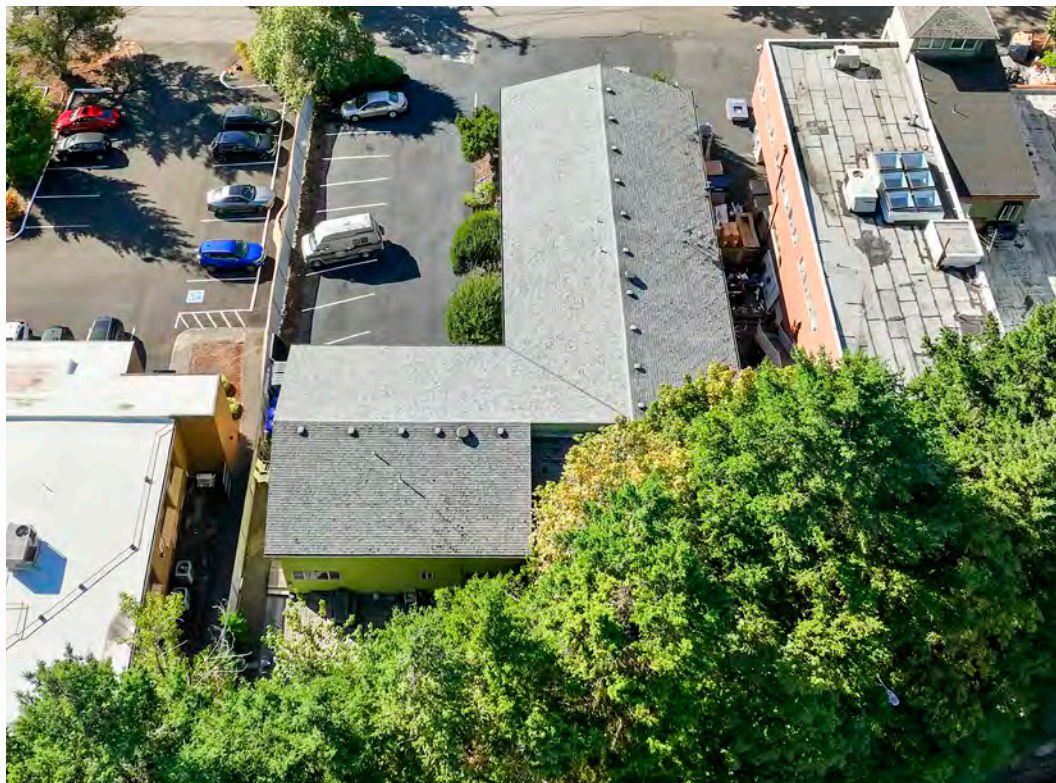
Updated Interiors Support Continued Rent Growth Through Selective Interior Enhancements



OFFERING PRICE
\$2,250,000

CAP RATE
5.99%

PRO FORMA CAP RATE
6.41%



PORTLAND OREGON



Portland, Oregon, is a city that seamlessly blends urban sophistication with natural beauty. Nestled in the Pacific Northwest at the confluence of the Willamette and Columbia rivers, it is surrounded by lush forests, mountains, and rivers, making it a haven for outdoor enthusiasts. The city's temperate climate allows for year-round exploration of stunning nearby landscapes, including the Columbia River Gorge, Mount Hood, and the Oregon Coast.

Culturally, Portland is vibrant and diverse, known for its creativity, sustainability, and unique character. The city's motto, "Keep Portland Weird," reflects its embrace of individuality and alternative lifestyles. Portland is home to a thriving arts scene, numerous galleries, theaters, and a renowned food and beverage culture, featuring food trucks, craft breweries, and artisanal coffee shops. The city's commitment to sustainability is evident in its extensive public transportation system, bike-friendly streets, and abundant green spaces.

Economically, Portland is diverse and innovative, with a strong presence in the technology sector, earning the nickname "Silicon Forest." The city's economy is bolstered by manufacturing, retail, and a vibrant creative industry. Major corporations like Intel and Nike have a significant presence, contributing to economic growth. Additionally, Portland's educational institutions, such as Portland State University and Reed College, play a crucial role in shaping the city's intellectual and cultural life. Overall, Portland offers a unique combination of urban amenities, cultural richness, and natural beauty, making it an attractive destination for living, working, and visiting.



PIONEER COURTHOUSE SQUARE

WHY INVEST IN PORTLAND?

01 *Population Growth & Labor Market*

The Portland metropolitan area has seen consistent population and job growth, with the region now home to over 2.5 million residents. The area's educated workforce and concentration of creative professionals contribute to a highly competitive labor market. Major employers in the region include Nike, Intel, Providence Health, Oregon Health & Science University (OHSU). Furthermore, Portland is often referred to as part of the "Silicon Forest", a technology corridor that continues to attract investment from high-growth sectors.

02 *Infrastructure & Connectivity*

The city benefits from robust infrastructure, including a well-connected public transit system (TriMet), the Port of Portland, and proximity to major highways and rail lines. Portland International Airport (PDX), consistently ranked among the best in the nation, supports regional and international business travel.

03 *Sustainability & Livability*

Portland is widely recognized as a national leader in sustainability as well as progressive urban planning. The city's commitment to transit-oriented development, walkability, and green infrastructure has fostered a highly livable urban environment that continues to attract residents and support strong demand for multifamily housing. Additionally, Portland's access to abundant outdoor recreation—ranging from Forest Park to the Columbia River Gorge and Mt. Hood—further enhances its appeal. This unique blend of urban convenience and natural beauty makes Portland a highly desirable place to live, work, and invest.

04 *Multifamily Market Outlook*

The multifamily sector in Portland remains a key driver of commercial real estate activity. Despite broader economic fluctuations, the region continues to attract both institutional and private capital, supported by solid rental fundamentals, a supply-constrained housing market, and a growing renter demographic.



MT HOOD - 56.4 MILES AWAY

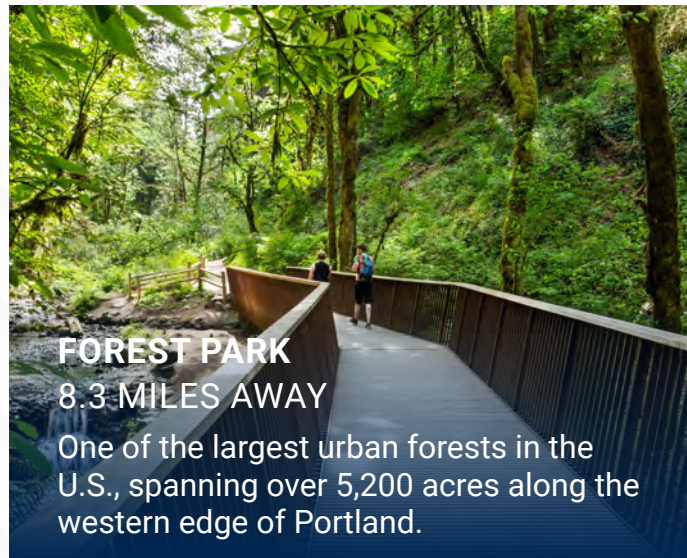
Located approximately 50 miles east of Portland, Mt. Hood is one of Oregon's most recognized natural landmarks and a premier year-round outdoor recreation destination. As the tallest peak in the state and home to the only year-round ski resort in North America (Timberline Lodge), Mt. Hood draws over **4 million visitors annually**, supporting a strong regional tourism economy. The surrounding Mt. Hood Corridor, including communities like Government Camp, Welches, and Rhododendron, offers access to world-class skiing, snowboarding, hiking, mountain biking, and fishing. These lifestyle amenities, combined with the area's natural beauty and proximity to Portland, make the region highly desirable for both short-term visitors and long-term residents.



COLUMBIA RIVER GORGE

16.3 MILES AWAY

A stunning canyon of the Columbia River that forms part of the border between Oregon and Washington.



FOREST PARK

8.3 MILES AWAY

One of the largest urban forests in the U.S., spanning over 5,200 acres along the western edge of Portland.



PORTLAND JAPANESE GARDEN

2.2 MILES AWAY

A stunning canyon of the Columbia River that forms part of the border between Oregon and Washington.

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