

12 Units-West Linn Oregon Falls View Apartments

Anita Risberg, CCIM
Principal Broker
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503.559.8513



Falls View Apartments – 12 Units
4700 Falls View Ave, West Linn, OR 97068

OmniVest, LLC
5200 SW Meadows Rd., Suite 200
Lake Oswego, OR 97035
www.omninvestcire.com
503.847.7990

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by OmniVest, LLC in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

Sale Price:	\$2,200,000.00
Number Of Units:	12
Price Per Unit:	\$183,333.33
Lot Size:	.37 Acres
Cap Rate:	5.0%
Year Built:	1966

PROPERTY HIGHLIGHTS

- 12 Units
- Surface Parking--Tandem
- Onsite Laundry
- Private street
- Near I-205
- Submarket: Sunset
- Median HHI: \$130,000.00

PROPERTY OVERVIEW

Falls View Apartments, 12 were built in 1966. Tandem parking.

4 units are 675 Sq Ft, 1 bedrooms and 1 bath.
 8 units are 750 Sq Ft, 2 bedrooms and 1 bath.

Onsite Laundry Room.

LOCATION

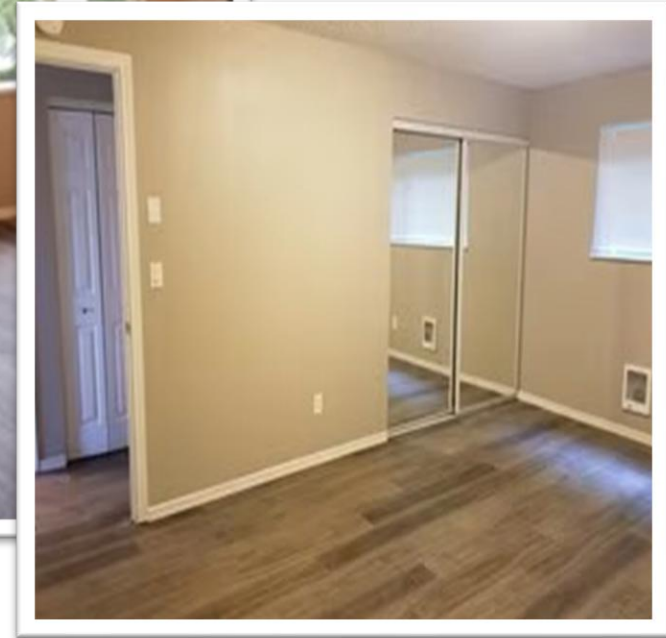
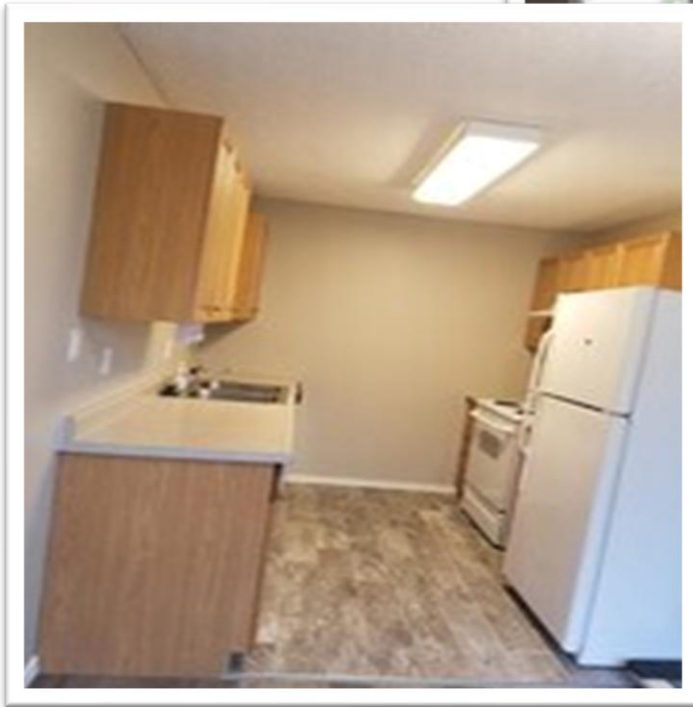
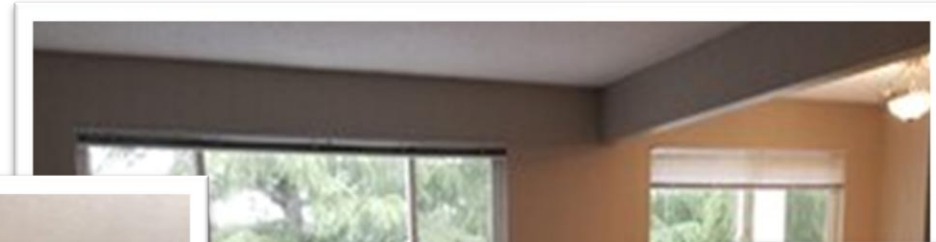
Located in West Linn with easy access to I-205 and Oregon City.

Close to numerous amenities including shopping, restaurants and other professional services.

Near Lake Oswego and downtown Portland OR.

Portland International Airport is about 30 minutes away.

Mount Hood National Forest Recreation Area, hiking, biking and skiing—1 hour away. Easy access to the Columbia Gorge.



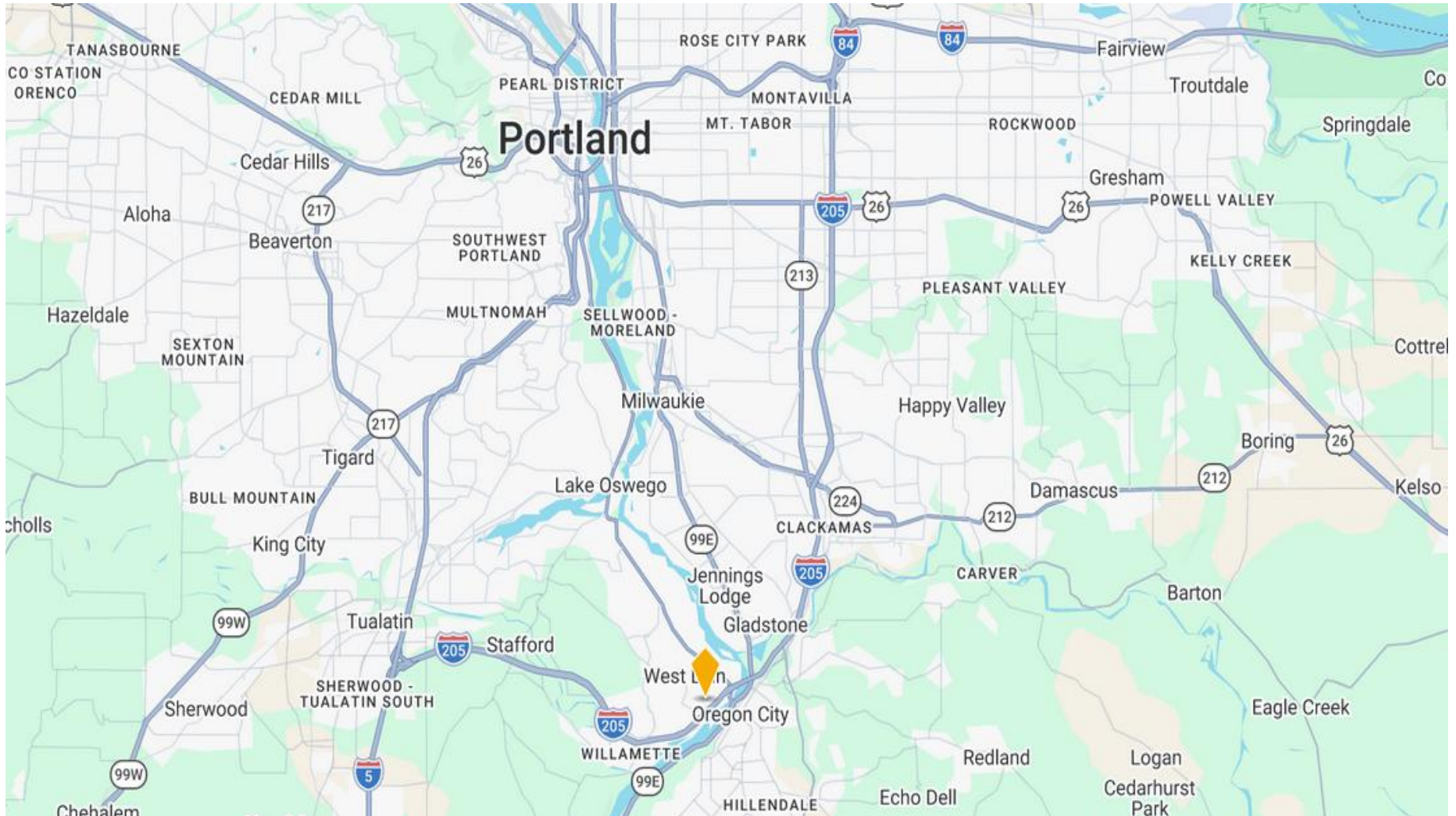
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Aerial Map





INVESTMENT SUMMARY

Price	\$2,200,000
Price per Unit	\$183,333.00
CAP Rate	5.0%
Price per Sq Ft	252.87

UNIT MIX & MONTHLY SCHEDULED

Type	Units	Actual	Total
1+1	4	\$1,353	\$5,410
2+1	8	\$1,478	\$11,825
Total	12		\$17,235

INCOME & EXPENSES SUMMARY

ANNUALIZED INCOME

Gross Potential Rent	\$206,820
- Vacancy Cost	(\$10,341)
+ Other Income	\$9,708
Effective Gross Income	\$206,187
- Operating Expenses	(\$94,607)
Net Operating Income	\$111,580

ANNUALIZED EXPENSES

Building Insurance	\$10,164
Turn Over Exp	\$6,841
Supplies	\$736
Legal & Acct	\$691
Management Fees	\$9,516
Repairs & Maintenance	\$16,039
Leasing Fee	\$4,135
Real Estate Taxes	\$20,215
Utilities	\$26,270
Total Expenses	\$94,607
Expenses Per RSF	\$10.87
Expenses Per Unit	\$7,884

Unit Mix Summary

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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE	CURRENT RENT (PER MONTH)	CURRENT RENT (PER YEAR)
1	1	1	675	\$1525	\$18300
2	1	1	675	\$1295	\$15540
3	1	1	675	\$1295	\$15540
4	1	1	675	\$1295	\$15540
5	2	1	750	\$1625	\$19500
6	2	1	750	\$1550	\$18600
7	2	1	750	\$1395	\$16740
8	2	1	750	\$1495	\$17940
9	2	1	750	\$1475	\$17700
10	2	1	750	\$1395	\$16740
11	2	1	750	\$1495	\$17940
12	2	1	750	\$1395	\$16740
TOTALS	20	12		\$17,235	\$206,820

SALE COMPARABLES

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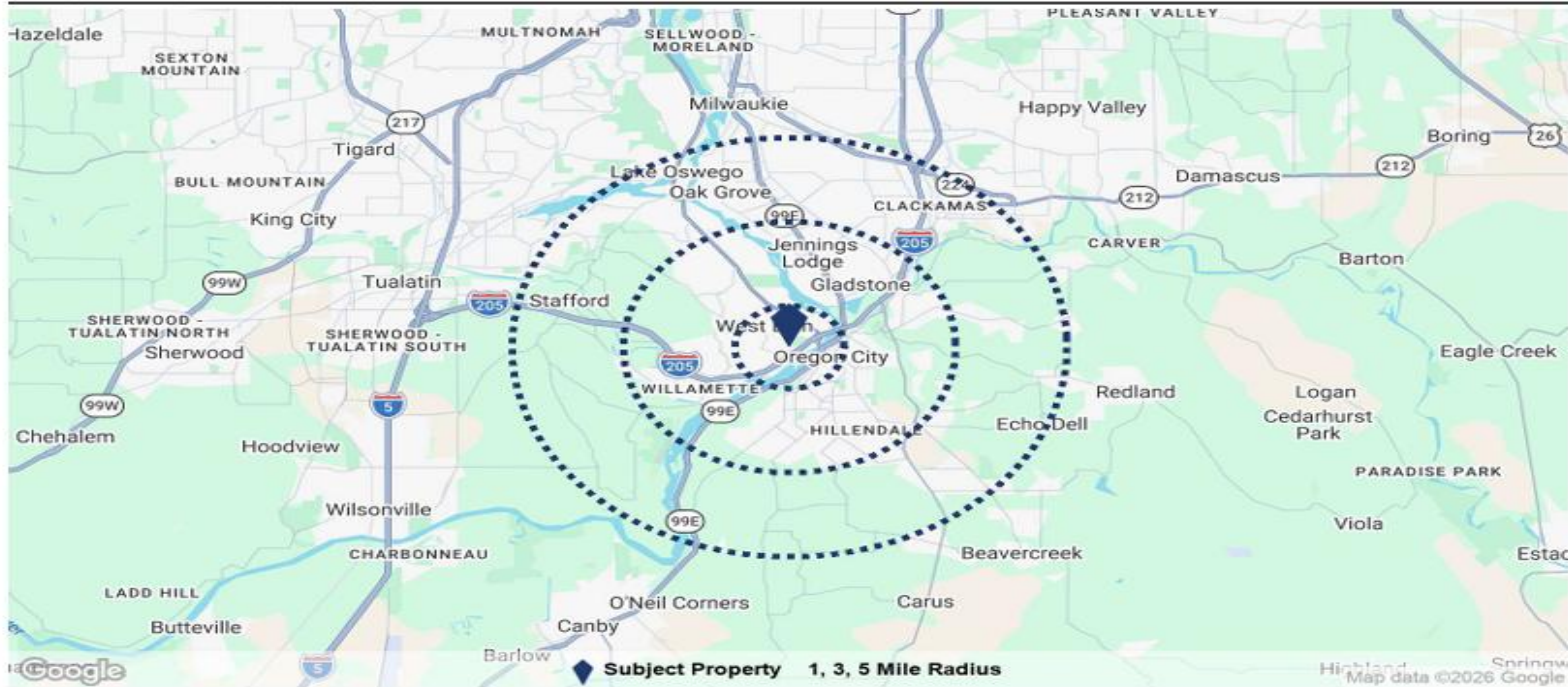
Address	Name	Rating	Yr Blt/Renov	Units	Sale Date	Sale Price	Price/Unit	Price/SF
4700 Falls View Ave	Falls View Apartments	2	1966	12	Jan-21	\$2,200,000.00	\$183,333.00	\$192.40
5000 Broadway St	West Cliff Apartments	2	1963	10	Oct 2025	\$1,620,000.00	\$162,000.00	\$162.00
495 W Clarendon St	Autumn Oaks Apartments	2	1964	24	Jan 2026	\$6,820,000.00	\$284,167.00	\$378.17
4501 Lakeview Blvd	West Bay Apartments	2	1966	13	May 2024	\$2,600,000.00	\$200,000.00	\$190.14
14368 SE Lee St		2	1967	6	Oct 2025	\$925,000.00	\$154,167.00	\$139.48
4545 SE Ina Ave		2	1968	18	Sep 2024	\$2,650,000.00	\$147,222.00	\$220.83
313 SE Warner-Milne Rd		2	1969	12	Dec 2024	\$2,300,000.00	\$191,667.00	\$201.19
13500 SE Linden Ln	Linden Lane Manor	2	1969	15	Mar 2026	\$2,100,000.00	\$140,000.00	\$158.12
8001 SE Glencoe Rd		2	1971	10	Jun 2024	\$1,250,000.00	\$125,000.00	\$156.25
13211 SE Oatfield Rd		3	1971	6	Dec 2024	\$905,000.00	\$150,833.00	\$212.74
1212-1214 Division St	Willamette Crest Apartments	2	1972	24	Jan 2025	\$3,500,000.00	\$145,833.00	\$185.50
6498 Lowry Dr		2	1972	6	Jan 2025	\$1,495,000.00	\$249,167.00	\$293.14
19731-19761 SW 68th Ave		2	1978	9	Sep 2025	\$2,000,000.00	\$222,222.00	\$235.68
6890-6900 SW Napa Ct		2	1978	6	Nov 2025	\$810,000.00	\$135,000.00	\$136.09

Demographic Overview

4700 Falls View Ave

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
9,398	2.7	41	\$130,127

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2025 Population	9,398	76,724	143,385
2030 Population	9,398	76,691	143,295
Pop Growth 2025-2030	0.0%	0.0%	(0.1%)
2025 Average Age	41	42	43
Households			
2025 Households	3,430	29,031	55,282
2030 Households	3,430	28,999	55,220
Household Growth 2025-2030	0.0%	(0.1%)	(0.1%)
Median Household Income	\$130,127	\$104,759	\$104,754
Average Household Size	2.7	2.6	2.5
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$739,974	\$646,243	\$656,125
Median Year Built	1985	1982	1979

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WA License No. 25706
NC License No. 351383

Professional Background

Anita Risberg, CCIM has been recognized by her peers for her service and professionalism. Having successfully negotiated all types of commercial and investment real estate since 1987, much of Anita's brokerage practice over the last twenty years has been centered on multifamily investment property acquisitions and dispositions. Her completed transactions total over \$950,000,000.00+. Serving local, regional and national clients across the Pacific Northwest.

She has worked on a wide range of projects that include valuations for attorneys, dispositions for banks, assemblages, development and redevelopment of existing properties. Anita has cultivated a strong regional network of relationships and exclusive partnerships and is an active liaison with other top brokers/agents. One of Anita's greatest strengths is her ability to prospect for off-market opportunities.

Memberships & Affiliations

Served as the 2017 Regional Vice President for Region 1 through the CCIM Institute. She is a member of CCIM Institute and the National Association of Realtors. 2010 Chapter President Oregon/SW Washington CCIM Chapter. WVCR 2009 Realtor of the year. 2017 Graduate of the JWL leadership training through the CCIM Institute in Chicago. CCIM Designation June 2000.

Education

Bachelors Degree in Business from Mankato State University and Western Oregon University.
CCIM Designation, CCIM Institute Chicago, Ill.

2017 Graduate of the JWL leadership training through the CCIM Institute.