



FOR SALE

TAM-O-SHANTER APARTMENTS

4514 & 4484 SOUTHEAST BOARDMAN AVENUE, MILWAUKIE, OR 97267

COOPER COLLINS

503.972.7287

cooper@macadamforbes.com

JOE KAPPLER

503.972.7294

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PROPERTY DESCRIPTION

Tam-O-Shanter is a 15-unit value-add multifamily property in Milwaukie's Jennings Lodge neighborhood, offered together with an adjacent 6,055 SF commercially zoned lot. With a majority of units in original condition and below-market rents, there is a clear path to increased income through renovation, while the additional lot provides further opportunity for future development or expansion.

PROPERTY HIGHLIGHTS

- 15-unit value-add multifamily with clear upside through unit renovation and rent growth
- Mix of eight loft-style 1-bed/1.5-bath units and seven 2-bed/1.5-bath townhouses with in-unit laundry
- Vacant units available for immediate renovation and lease-up at market rents
- Offered with an adjacent 6,055 SF commercially zoned lot, adding future development potential
- Call listing brokers for more details

OFFERING SUMMARY

Sale Price:	\$2,350,000
Number of Units:	15
Lot Size:	0.94 Acres
Building Size:	14,500 SF
NOI:	\$157,099.00
Proforma Cap Rate:	6.69%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	368	1,520	5,441
Total Population	854	3,458	12,477
Average HH Income	\$88,868	\$88,451	\$98,685

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4514 - Lot



4484 - Exterior



4484 - Exterior



4484 - Unit Patio



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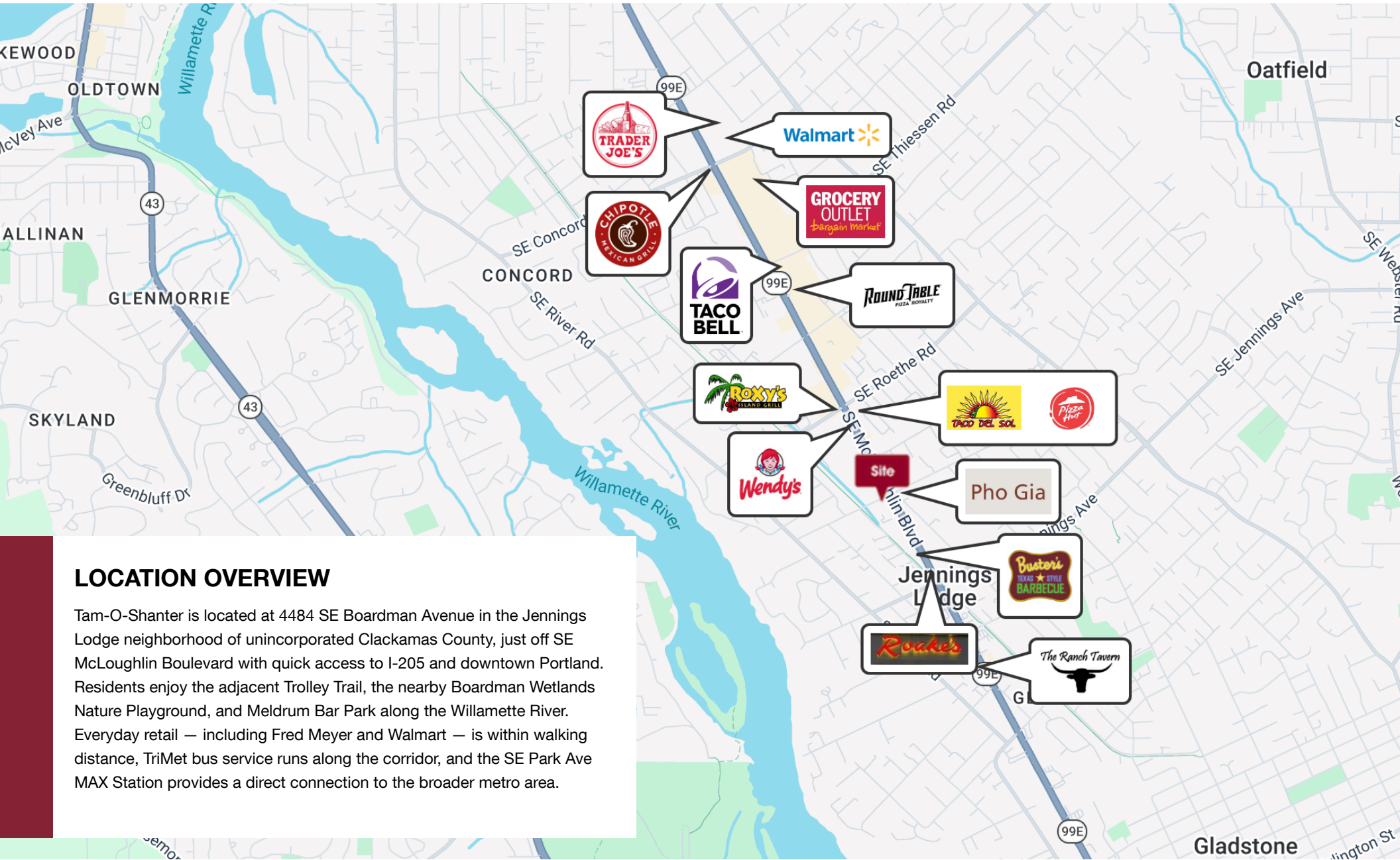


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LOCATION OVERVIEW

Tam-O-Shanter is located at 4484 SE Boardman Avenue in the Jennings Lodge neighborhood of unincorporated Clackamas County, just off SE McLoughlin Boulevard with quick access to I-205 and downtown Portland. Residents enjoy the adjacent Trolley Trail, the nearby Boardman Wetlands Nature Playground, and Meldrum Bar Park along the Willamette River. Everyday retail — including Fred Meyer and Walmart — is within walking distance, TriMet bus service runs along the corridor, and the SE Park Ave MAX Station provides a direct connection to the broader metro area.

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