

An aerial photograph of a modern, multi-story white building with a flat roof and black trim. The building has several windows and a central courtyard area with stairs. The surrounding area includes trees and a parking lot.

FOR SALE

LOMBARD LOFTS

7530 NORTH RICHMOND AVENUE, PORTLAND, OR 97203

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**MACADAM
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PROPERTY DESCRIPTION

Built in 2021, this 11-unit apartment building is located in Portland’s St. Johns neighborhood and is currently 100% occupied following a recent lease-up.

The property offers a desirable unit mix consisting primarily of one-bedroom apartments, with additional upside as operations continue to stabilize.

Offered at \$2,300,000 at a 5.8% stabilized cap rate, the property is competitively priced relative to recent apartment sales in St. Johns and North Portland.

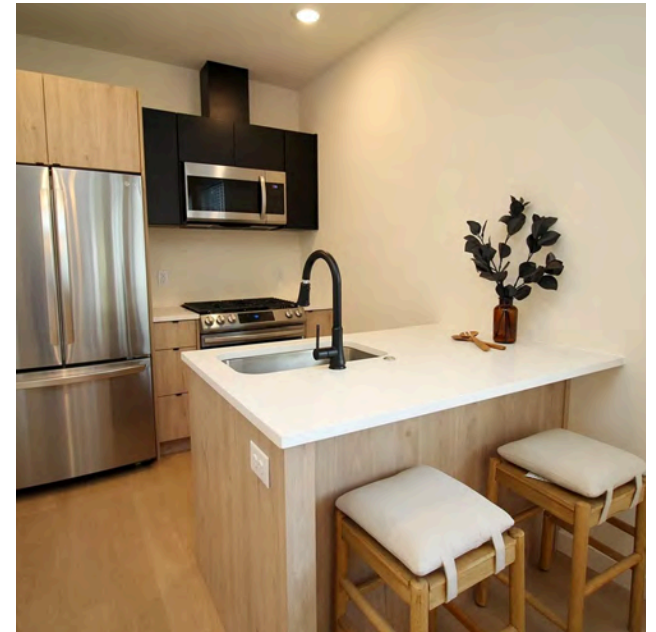
PROPERTY HIGHLIGHTS

- Built in 2021 — minimal near-term capex exposure.
- 100% occupied.
- Onsite parking and storage — untapped ancillary income opportunity.
- St. Johns submarket benefiting from continued North Portland demand.

OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	11
Lot Size:	0.12 Acres
Building Size:	8,375 SF
Stabilized NOI:	\$134,485.00
Stabilized Cap Rate:	5.85%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	685	2,689	6,543
Total Population	1,253	5,080	14,274
Average HH Income	\$110,281	\$103,698	\$102,408



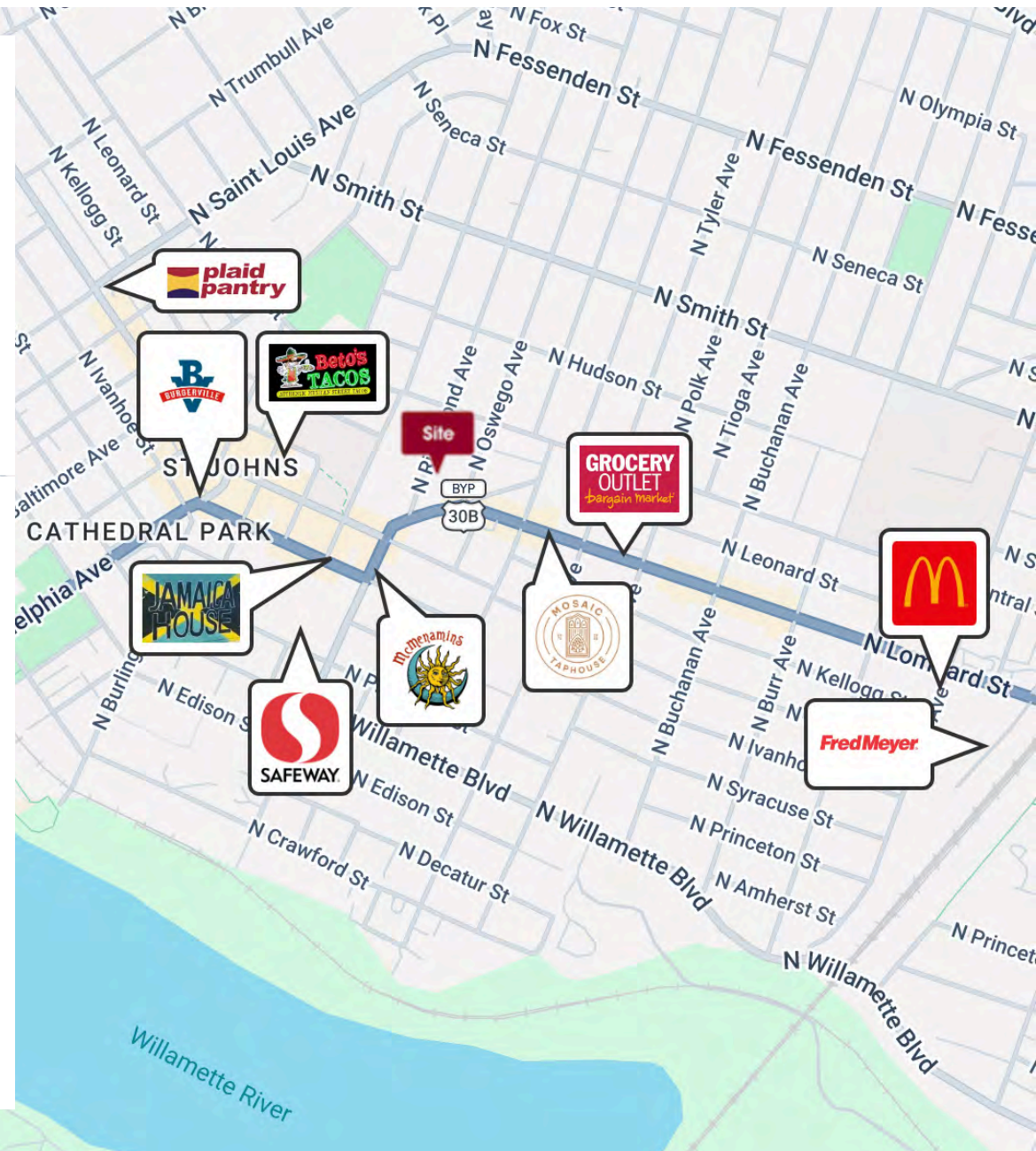
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Discover the vibrant energy of Portland, Oregon, surrounding the property at 7530 North Richmond Avenue. This eclectic neighborhood offers a mix of urban amenities and natural beauty, drawing in residents seeking a dynamic lifestyle. The area boasts proximity to iconic landmarks such as Forest Park, the Portland Art Museum, and the lively Pearl District. With a thriving culinary scene, eclectic boutiques, and a bustling cultural community, the location offers an attractive opportunity for Multifamily/High-Rise investors looking to tap into the city's diverse and growing market. Experience the perfect blend of city living and outdoor adventure in this coveted Portland neighborhood.

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