



OFFERING MEMORANDUM

## BLANTON PLACE

9 units in Beaverton, OR

*Exclusively Listed By*  
**Phillip Barry**  
phil@barryinvestmentre.com  
(503)593-9707



# BLANTON PLACE

17345 SW Blanton St.  
Beaverton, OR 97078

## TABLE OF CONTENTS

|                          |   |
|--------------------------|---|
| Investment Summary.....  | 3 |
| Property Summary.....    | 5 |
| Location Overview.....   | 6 |
| Property Highlights..... | 7 |
| Financial Analysis.....  | 8 |
| Property Photos.....     | 9 |

*Exclusively Listed By*

**Phillip Barry**

phil@barryinvestmentre.com  
(503)593-9707

**BARRY INVESTMENT**  
— REAL ESTATE —



# INVESTMENT SUMMARY

**PROPERTY** 17345 SW Blanton St., Beaverton, OR 97078

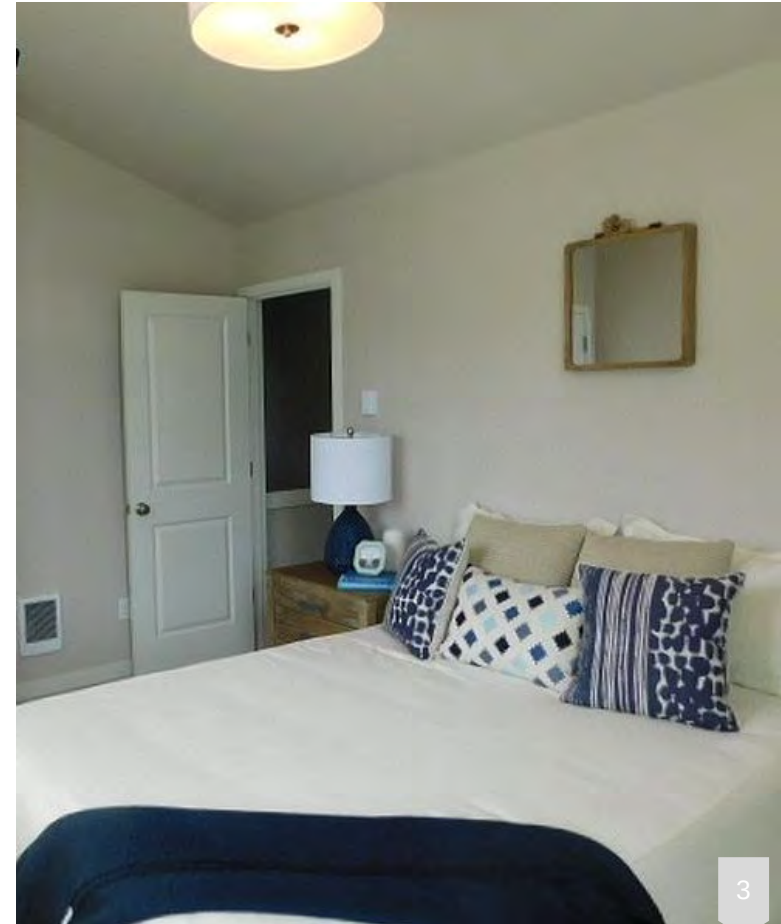
|          |                  |             |                   |                   |             |
|----------|------------------|-------------|-------------------|-------------------|-------------|
| <b>9</b> | <b>7,965* SF</b> | <b>2017</b> | <b>0.39 ACRES</b> | <b>WASHINGTON</b> | <b>R-24</b> |
| UNITS    | BUILDING SIZE    | YEAR BUILT  | LOT SIZE          | COUNTY            | ZONING      |

## ASSET SUMMARY

|                    |                  |              |              |              |
|--------------------|------------------|--------------|--------------|--------------|
| <b>\$1,950,000</b> | <b>\$216,667</b> | <b>5.58%</b> | <b>6.16%</b> | <b>\$245</b> |
| PRICE              | PRICE/UNIT       | CAP RATE     | PROFORMA     | PRICE /SF    |

## HIGHLIGHTS

- Premier Beaverton location within Washington County
- Newer construction asset with minimal deferred maintenance
- Spacious town-house style residences
- Desirable, modern interior finishes



\* Total Building & Unit square footage (885 sq. ft) per current rent roll. Buyer to verify.







# PROPERTY SUMMARY

**Blanton Place** is a nine-unit multifamily community located in the highly desirable Beaverton submarket of Washington County. Situated at 17345 SW Blanton Street, the property offers immediate access to Highway 26, Tualatin Valley Highway, and some of Oregon's largest employment centers, including Nike World Headquarters and Intel's Aloha Campus. The surrounding neighborhood is characterized by strong household incomes, established residential communities, highly rated schools, and convenient access to shopping, dining, parks, and public transportation.

Constructed in 2017, Blanton Place consists exclusively of spacious two-bedroom, one-and-one-half-bath townhome-style residences, each approximately 885 square feet. The thoughtfully designed floor plans feature quartz countertops, stainless steel appliances, tile backsplashes, hardwood flooring on the main level, in-unit washers and dryers, covered balconies, and covered bicycle storage—modern amenities that continue to attract quality residents and support long-term occupancy.

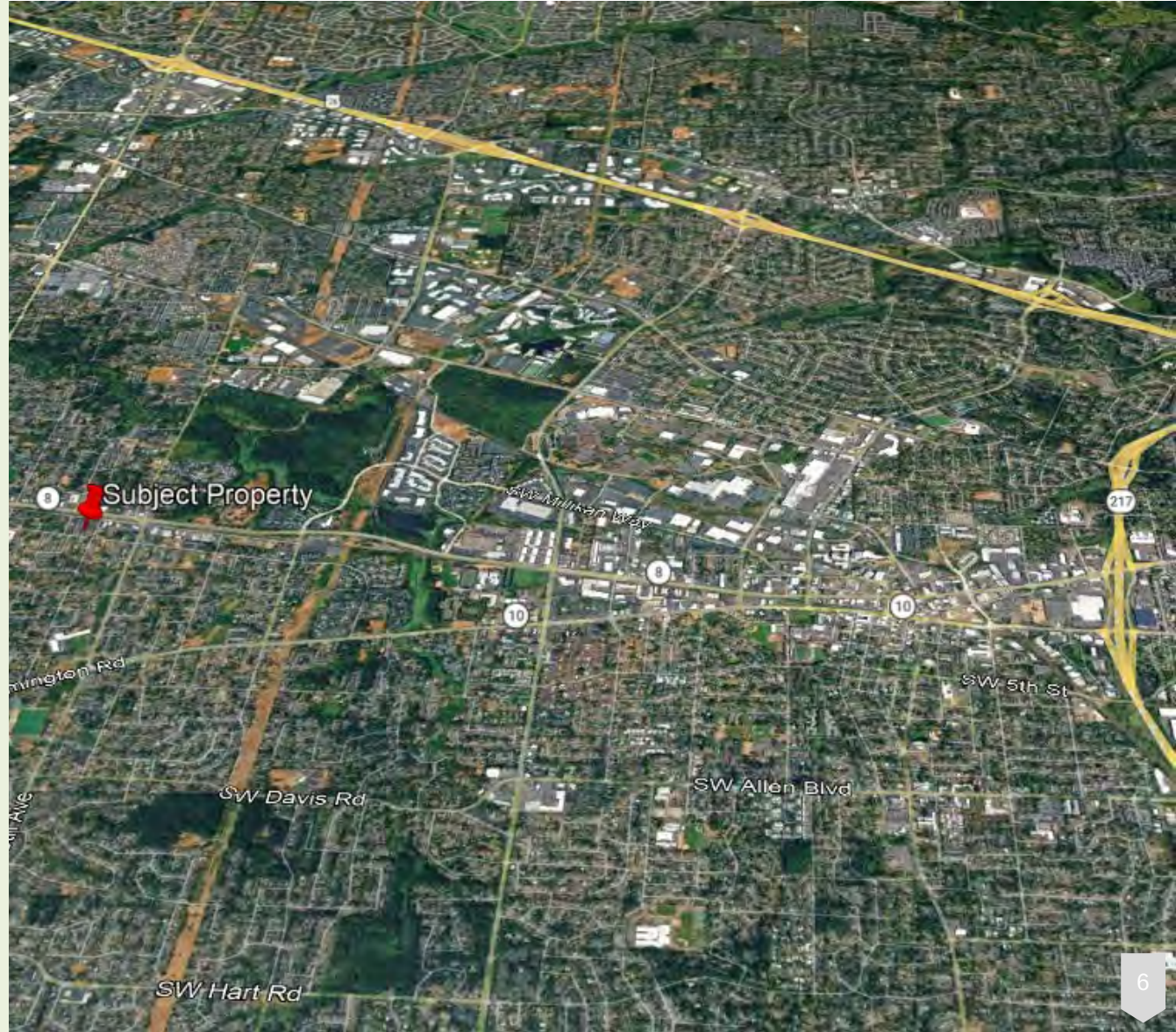
Current ownership has consistently maintained and enhanced the property through ongoing capital improvements, including replacement of the majority of kitchen appliances with upgraded models, replacement of all toilets throughout the community to improve water efficiency, replaced majority of washers and dryers with full-size stack units, and has performed routine maintenance as needed. Combined with the property's newer construction, these improvements provide investors with a well-maintained, low-maintenance asset requiring minimal near-term capital expenditures.

Blanton Place also offers meaningful upside through the implementation of a utility bill-back program, which is not currently in place, creating an opportunity to increase future net operating income with minimal capital investment.

Offered at \$1,950,000, Blanton Place presents investors with the opportunity to acquire a newer vintage apartment community featuring stable in-place operations, attractive modern finishes, limited deferred maintenance, and long-term appreciation potential within one of Washington County's strongest multifamily submarkets.

# LOCATION OVERVIEW

- Premier Beaverton location within Washington County
- Minutes from Nike World Headquarters
- Minutes from Intel's Aloha Campus
- Immediate access to Highway 26 and Tualatin Valley Highway
- Adjacent to Tualatin Hills Nature Park with miles of walking and biking trails
- Convenient access to shopping, restaurants, grocery stores, and everyday services
- Strong surrounding household incomes and established residential neighborhoods
- Excellent connectivity to Beaverton, Hillsboro, Downtown Portland, and the Sunset Corridor employment centers





# PROPERTY HIGHLIGHTS

## Newer Construction

- Built in 2017
- Nine spacious two-bedroom, one-and-one-half-bath townhome-style residences
- Approximately 885 SF floor plans
- Professionally maintained community

## Modern Interior Finishes

- Quartz countertops
- Stainless steel appliances
- Tile backsplashes
- Hardwood flooring on the main level
- In-unit washer & dryer
- Covered private balconies
- Covered bicycle storage

## Recent Capital Improvements

- Majority of kitchen appliances upgraded
- Full size stack W/D in majority of units
- All toilets replaced throughout the property to improve water efficiency
- Newer construction resulting in minimal deferred maintenance and limited near-term capital needs



# FINANCIAL ANALYSIS



## Scheduled Monthly Rents

| Units                     | Type         | Est. SF | Current Average Rent | Current Monthly Income | Market Rent | Projected Monthly Income |
|---------------------------|--------------|---------|----------------------|------------------------|-------------|--------------------------|
| 9                         | 2BR/1.5BA TH | 885     | \$1,684              | \$15,160               | \$1,795     | \$16,155                 |
| Scheduled Gross Income    |              |         |                      | \$181,920              |             | \$193,860                |
| • Less: Vacancy (5%)      |              |         |                      | -\$9,096               |             | -\$9,693                 |
| Effective Gross Income    |              |         |                      | \$172,824              |             | \$184,167                |
| • Plus: Budget Fee Income |              |         |                      | +\$2,400               |             | +\$2,400                 |
| Effective Annual Income   |              |         |                      | \$175,224              |             | \$186,567                |

**Footnotes**

1. Current Rent Roll, July 2026.

2. Actual 2025 Property Taxes, with 3.00% Oregon prepay discount.

3. Actual Insurance Expense, 6/25/2026 - 6/25/2027

4. Actual 2025 Year-End Expense.

5. Budget Estimate for R&M (\$500/unit), Turnover (\$200/unit), and Capital Reserves (\$200/unit).

| Estimated Expenses                   |         |                  |                     |          |                  |                     |
|--------------------------------------|---------|------------------|---------------------|----------|------------------|---------------------|
| FN                                   | Current |                  |                     | Budget   |                  |                     |
|                                      | %EGI    | Per/Unit         | Amount              | %EGI     | Per/Unit         | Amount              |
| <sup>2</sup> Taxes                   | 7.91%   | \$1,539          | \$13,854            | 7.43%    | \$1,539          | \$13,854            |
| <sup>3</sup> Insurance               | 4.83%   | \$941            | \$8,466             | 4.54%    | \$941            | \$8,466             |
| <sup>3</sup> Utilities               | 11.66%  | \$2,271          | \$20,438            | 10.95%   | \$2,271          | \$20,438            |
| <sup>4</sup> Professional Management | 7.38%   | \$1,437          | \$12,930            | 6.93%    | \$1,437          | \$12,930            |
| <sup>5</sup> Maintenance & Repairs   | 2.57%   | \$500            | \$4,500             | 2.41%    | \$500            | \$4,500             |
| <sup>5</sup> Turnover Reserves       | 1.03%   | \$200            | \$1,800             | 0.96%    | \$200            | \$1,800             |
| <sup>4</sup> Landscaping             | 1.49%   | \$290            | \$2,612             | 1.40%    | \$290            | \$2,612             |
| <sup>5</sup> Capital Reserves        | 1.03%   | \$200            | \$1,800             | 0.96%    | \$200            | \$1,800             |
| Total Est. Annual Expenses           |         | 37.89%<br>of EGI | \$7,378<br>Per Unit | \$66,400 | 35.59%<br>of EGI | \$7,378<br>Per Unit |
|                                      |         |                  | \$66,400            |          |                  | \$66,400            |

| Investment Summary         |           |           |
|----------------------------|-----------|-----------|
|                            | Current   | Projected |
| Net Operating Income (NOI) | \$108,824 | \$120,167 |
| Cap Rate                   | 5.58%     | 6.16%     |















































# BARRY INVESTMENT

## — R E A L E S T A T E —

*Exclusively Listed By:*



**Phillip Barry**

Principal Broker

(503) 593-9707

[phil@barryinvestmentre.com](mailto:phil@barryinvestmentre.com)

4850 SW Scholls Ferry Rd. Suite # 203  
Portland, OR 97225

[barryinvestmentre.com](http://barryinvestmentre.com)

Information contained herein has been obtained from sources believed reliable but is not guaranteed by Barry Investment Real Estate. All information, including financial projections, square footage, and estimates, is provided for illustrative purposes only. Prospective buyers are encouraged to independently verify all information with their advisors. Barry Investment Real Estate makes no representations as to the accuracy or completeness of the information.