



BRAND NEW SOUTH HOOD APARTMENTS

18 Studio & 1-Bedroom Units | 2024 Construction

Sale Price: \$3,499,900 | Current Proforma NOI: \$189,780

3727 S Hood Ave, Portland, OR 97035

Seize the opportunity to invest in an impressive 18-unit apartment building in Portland's vibrant South Waterfront district. Designed by a trusted local builder, this property showcases high-end finishes, spacious open floor plans, and select units with private outdoor spaces. Enjoy modern comforts with stainless-steel appliances, custom cabinetry, and in-unit laundry. With unbeatable access to premier dining, entertainment, and downtown, this is a prime addition to any investment portfolio.

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7504 SW Bridgeport Rd, Portland, OR 97224

PROPERTY SUMMARY

Address 3727 S Hood Ave
Portland, OR 97035

County Multnomah

Neighborhood South Portland

Asset Type Multi-Family

Offering Price \$3,499,900

of Units/Building 18

Rentable Area 7,500 RSF

Avg. Unit Size 417 SF

Year Built 2024

Proforma NOI \$189,780

Proforma Cap 5.42%

Gross Land Area Approx. 5,000 SF

Zoning RM3 - Residential
Multi-Dwelling 3



S HOOD

PROFORMA DETAILS

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Rental Income	Annual Rent	% Annual Rent
0 bd, 1 ba	1	6%	Occupied	245	\$3.98	\$975	\$11,700	4%
0 bd, 1 ba	2	6%	Occupied	285	\$3.49	\$995	\$11,940	4%
0 bd, 1 ba	3	6%	Occupied	315	\$3.22	\$1,015	\$12,180	4%
0 bd, 1 ba	4	6%	Occupied	285	\$3.51	\$1,000	\$12,000	4%
1 bd, 1 ba	5	6%	Occupied	548	\$2.73	\$1,495	\$17,940	6%
1 bd, 1 ba	6	6%	Occupied	575	\$2.30	\$1,325	\$15,900	6%
0 bd, 1 ba	7	6%	Occupied	285	\$3.49	\$995	\$11,940	4%
0 bd, 1 ba	8	6%	Occupied	385	\$2.92	\$1,125	\$13,500	5%
1 bd, 1 ba	9	6%	Occupied	454	\$2.69	\$1,220	\$14,640	5%
1 bd, 1 ba	10	6%	AirBnb	575	\$4.00	\$2,300	\$27,600	10%
1 bd, 1 ba	11	6%	AirBnb	548	\$4.20	\$2,300	\$27,600	10%
0 bd, 1 ba	12	6%	Occupied	285	\$3.68	\$1,050	\$12,600	4%
1 bd, 1 ba	13	6%	Occupied	454	\$2.85	\$1,295	\$15,540	5%
0 bd, 1 ba	14	6%	Occupied	385	\$2.79	\$1,075	\$12,900	5%
1 bd, 1 ba	15	6%	Occupied	485	\$3.14	\$1,525	\$18,300	6%
1 bd, 1 ba	16	6%	Occupied	420	\$2.98	\$1,250	\$15,000	5%
1 bd, 1 ba	17	6%	Occupied	656	\$2.58	\$1,695	\$20,340	7%
0 bd, 1 ba	18	6%	Occupied	315	\$3.57	\$1,125	\$13,500	5%
Total / AVG	18	100.00%	18/18	7500	\$3.23	\$23,760	\$285,120	100.00%

*AirBNB units currently receive average of \$2,300/mo/unit. Market rents approximately \$1,300/mo/unit

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$23,760	\$285,120
Utility Billback	\$584	\$7,002
Pet Rent	\$110	\$1,320
Late Fees (average)	\$18	\$216
Subtotal	\$24,472	\$293,658
Average Vacancy (3.5%)	-\$832	-\$9,979
Effective Gross Income	\$23,640	\$283,679
Net Operating Income	\$15,815	\$189,780
Annual Net Operating Income (NOI)		\$189,780
CAP RATE		5.42%
PRICE		\$3,499,900

	Monthly	Annual
Estimated Taxes	\$3,831	\$45,976
Insurance	\$463	\$5,551
General Admin	130.5	\$1,566
Other Admin	\$275	\$3,294
Utilities	\$1,575	\$18,900
Fire & Life Safety	\$45	\$540
Management (5% of gross rents)	\$1,188	\$14,256
Maintenance & Repairs	\$198	\$2,376
Turnover (painting, cleaning)	\$120	\$1,440
Total Operating Expenses	\$7,825	\$93,899
Per Unit	\$435	\$5,217
Percent of EGI	33.10%	33.10%

Assumed average late fees for this proforma.

PROPERTY SUMMARY



3727 S HOOD AVE Portland, OR 97035

Invest in your future with this exceptional opportunity to acquire a newly constructed 18-unit apartment building by a renowned local builder. Situated in the vibrant South Waterfront district, this property offers unparalleled access to Portland's finest dining, coffee shops, and is just moments from downtown and OHSU.

Each unit is thoughtfully designed with high-end finishes, tall ceilings, and an open floor plan that floods the interiors with natural light. Designer tones enhance the contemporary aesthetic, and select units feature private covered patios or balconies for outdoor enjoyment. Inside, custom cabinetry, stainless-steel appliances, and stackable washer/dryer units provide modern comfort and convenience.

Residents will also benefit from additional amenities, including bike storage and a dedicated trash area, adding to the property's appeal as a prime investment opportunity. With low maintenance, durable materials for added peace of mind, this property is a secure and attractive addition to any investment portfolio. Don't miss the chance to own a premier apartment complex in one of Portland's most sought-after locations.



PROPERTY PHOTOS

PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW



NEIGHBORHOOD HIGHLIGHTS



LOCAL DINING & CAFES



SOUTH WATERFRONT FARMERS MARKET



PORTLAND OPERA

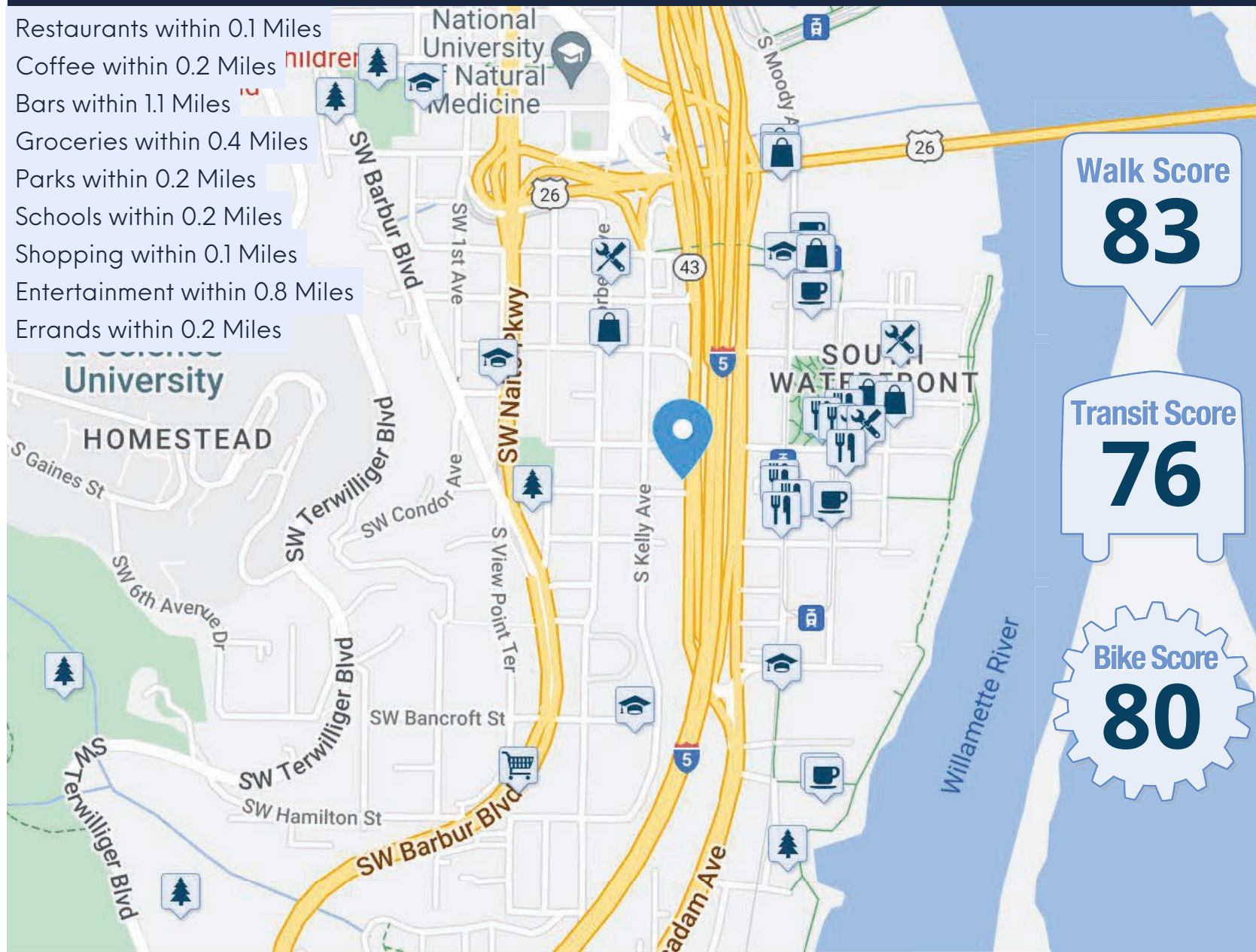


MARQUAM NATURE PARK

PROXIMITY

SOUTH PORTLAND NEIGHBORHOOD

- Restaurants within 0.1 Miles
- Coffee within 0.2 Miles
- Bars within 1.1 Miles
- Groceries within 0.4 Miles
- Parks within 0.2 Miles
- Schools within 0.2 Miles
- Shopping within 0.1 Miles
- Entertainment within 0.8 Miles
- Errands within 0.2 Miles



Walk Score
83

Transit Score
76

Bike Score
80

DEMOGRAPHICS

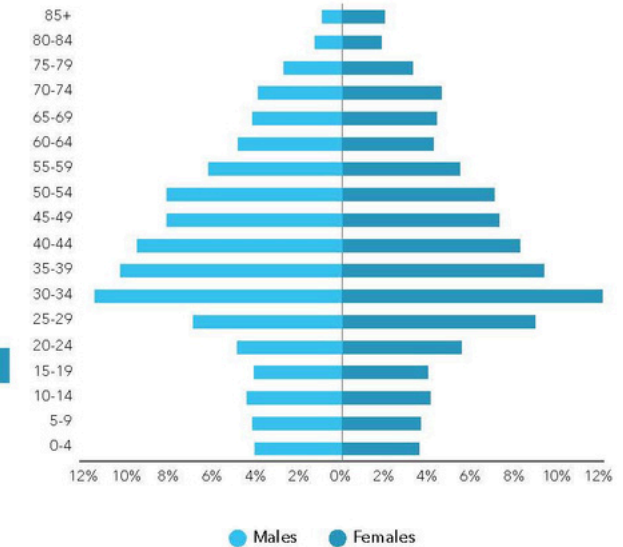
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards) for this area.



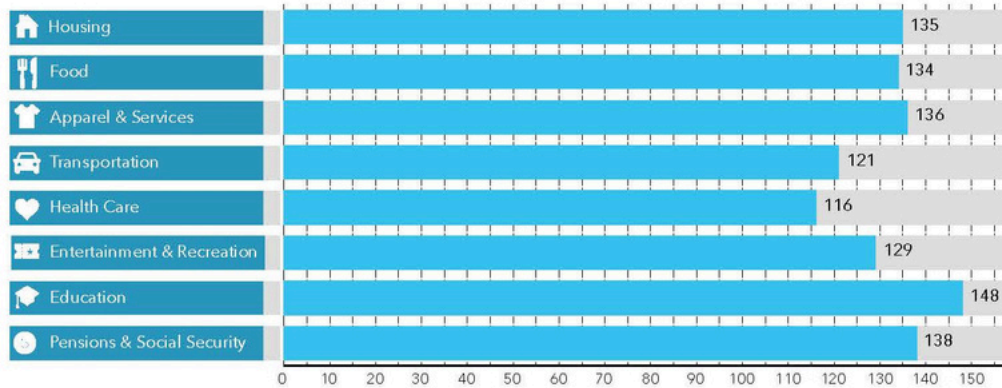
AGE BY SEX

Median Age: 39.6



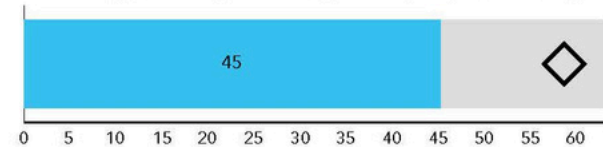
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to Oregon

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024), ACS (2018-2022).

DEMOGRAPHICS

DOMINANT TAPESTRY SEGMENT



8,028 households are *Emerald City*
59.5% of households are in this segment

Emerald City: *Middle Ground* LifeMode

Emerald City denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment....

[Learn more...](#)

ABOUT THIS SEGMENT



Utilize home cleaning services so there is time for yoga. Attend venues like art galleries, museums - at home they like to cook and bake.



Consumers research products carefully before making purchases. They shop at Trader Joes and Whole Foods.



Liberal segment that contributes to NPR and PBS. Read magazines and books on a tablet, sometimes while exercising at home.



They buy natural, green, and environmentally friendly products. Very conscious of nutrition, they regularly buy and eat organic foods.



They are interested in the fine arts and especially enjoy listening to music.

ABOUT THIS AREA

Household Type:
Single Family; Multi-Units

Employment:
Prof; Mgmt

Median Age:
39.6

Median Household Income:
\$107,773

Education:
75.7% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

29,726

Population

13,489

Households

2.15

Avg Size
Household

122

Wealth
Index

60

Housing
Affordability

45

Diversity
Index

\$694,209

Median Home
Value

-0.01%

Forecasted Annual
Growth Rate

DEMOGRAPHICS

HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



\$1,363

Avg Mortgage



\$2,191

Avg Monthly Rent

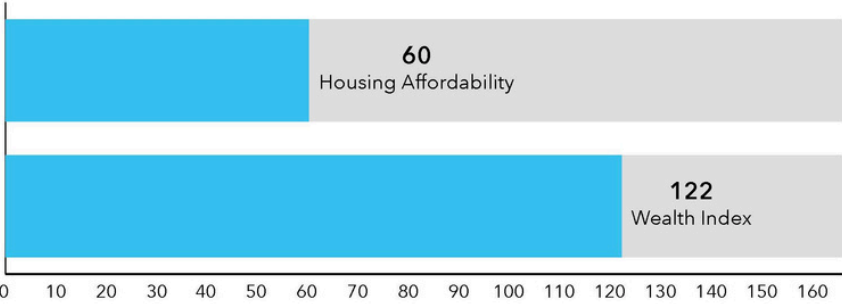


Typical Household Type: Single Family; Multi-Units

Median Home Value: \$694,209

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



BRAND NEW SOUTH HOOD APARTMENTS

REPRESENTED BY

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