



# MULTIFAMILY INVESTMENT OPPORTUNITY

## CALICO 8-PLEX

12180 SW Calico Court | Beaverton, OR 97008

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**COMMERCIAL  
INTEGRITY *nw***

a real estate investment advisory company



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# TABLE OF CONTENTS

## The Foundation

4. Property Summary

## Key Financials

5. Rent Roll

6. Investment Highlights

7. Proforma

8. Rent Comps

10. Sales Comps

## Community Breakdown

12. Demographics

13. Amenity Map



# Property Summary: Investment Highlights

## CALICO 8-PLEX

12180 SW Calico Court | Beaverton, OR 97008

\$1,400,000

\$175,000/Unit

5.00% Cap

Net Rentable Area	6,160 SF
Land Size	0.40 Acres
Average Unit Size	770 SF
Number of Units	8
Year Built	1979
Number of Buildings	1
Price	\$1,400,000
Price Per Unit	\$175,000
Price SF	\$227
Cap Rate	5.00%
Parcel Number	R245853
Construction	Wood Frame
Parking	12 Spaces (1.5/unit)
Building Types	Garden Style
Siding	T1-11
Roofing	Pitched Comp Asphalt



# Rent Roll

Number of units	Unit Type	Approx. Sq. Ft	Current Rent	Proforma Rent	Current \$/SF	Proforma SF	Percent change	Current Monthly	Proforma monthly
8	Two Bed, One Bath - W/D Hookups	770 SF	\$1,279	\$1,695	\$1.66	\$2.20	32.6%	\$10,230	\$13,560
<b>8</b>	<b>Average</b>	<b>770 SF</b>	<b>\$1,279</b>	<b>\$1,695</b>	<b>\$1.66</b>	<b>\$2.20</b>	<b>32.6%</b>	<b>\$10,230</b>	<b>\$13,560</b>



# Investment Highlights



## **Long-Term Ownership with Value-Add Potential:**

The property has been owner-managed since 2007, offering stability and a clear opportunity for future upside, with current rents approximately 30% below market.



**Functional Two-Bedroom Units:** Each unit features two bedrooms, one bathroom, and in-unit washer/dryer hookups, providing convenience and appeal for tenants.



**Prime Local Amenities:** Walking distance to Southridge High School and Conestoga Middle School, making it attractive to families and long-term renters.



**Proximity to Major Shopping:** Located near Washington Square Mall, Oregon's largest regional shopping center, providing strong access to retail, dining, and entertainment options.



**Revenue Enhancement Opportunity:** The property presents potential for utility reimbursement (RUBs) implementation, creating an additional income stream.



# Proforma & Underwriting

INCOME TYPE		CURRENT SCHEDULE OF RENT		NOTES
<b>CURRENT GROSS SCHEDULED INCOME</b>		<b>\$122,760</b>		
Less: Estimated Vacancy/Credit Loss		\$6,138		5.0%
<b>EFFECTIVE RENTAL INCOME</b>		<b>\$116,622</b>		
RUBs		\$960		1
Misc. Income		\$0		1
<b>GROSS OPERATING INCOME (GOI)</b>		<b>\$117,582</b>		
OPERATING EXPENSES	TOTAL/ YEAR	PER UNIT	% GOI	NOTES
Real Estate Taxes	\$13,764	\$1,721	11.7%	2
Property Insurance	\$2,760	\$345	2.3%	3
Property Management	\$7,055	\$882	6.0%	4
Repair/Maintenance	\$7,055	\$882	6.0%	6
Utilities	\$11,116	\$1,390	9.5%	7
Turnover	\$1,200	\$150	1.0%	7
Landscaping	\$1,200	\$150	1.0%	8
General/Adminstration	\$1,500	\$188	1.3%	9
Advertising/Promotion	\$600	\$75	0.5%	10
Reserves/Replacements	\$2,000	\$250	1.7%	11
<b>Total Operating Expenses</b>	<b>\$48,250</b>	<b>\$6,031</b>	<b>41.0%</b>	
<b>Net Operating income (NOI)</b>	<b>\$69,332</b>			



## FOOTNOTE SUMMARY

- Misc. Income: \$10/unit/month estimate; RUBs Income (proforma): Estimated bill back for water sewer garbage of \$55/unit/month
- 2024/2025 Net Real Estate Taxes
- Property Insurance: 2025 insurance premium per owner
- Property Management: 6.0% estimate for off-site property management fee (no on-site costs concluded for this analysis)
- Repair/Maint: 6.0% estimate, covers parts/supplies related to plumbing, electrical, exterior work, flooring, hardware, etc.
- Utilities: 2024 year-end actuals
- Turnover: \$150/unit estimate
- Landscaping: Estimate based on expense comps
- General/Admin: Estimate based on expense comps
- Advertising/Promotion: Estimate
- Reserves/Replacements: \$250/unit estimate

# Rent Comps

2 Bed / 1-2 Bath

**Rent Comparison Average**

\$1,503/  
\$1.57 PSF

**Calico 8-Plex**

\$1,279/  
\$1.66 PSF

## Calico 8-Plex



Unit Type	SQFT	Rent	\$/SF
2 Bed 1 Bath	770	\$1,279	\$1.66

## Chaps Court Apartments

12450 SW Chaps Ct | Beaverton, OR



18 Units Year Built: 1977

Unit Type	SQFT	Rent	\$/SF
2 Bed / 1-2 Bath	949	\$1,124	\$1.18
Washer/Dryer	-		
Utilities	RUB's		
Concessions	none		

## Menlo Parc

5930 SW Menlo Dr | Beaverton, OR



41 Units Year Built: 1976

Unit Type	SQFT	Rent	\$/SF
2 Bed / 1-2 Bath	1,136	\$1,795	\$1.58
Washer/Dryer	In-Unit		
Utilities	Flat rate- \$90		
Concessions	none		

## ReNew Murray Hill on Hall

7850 SW Hall Blvd | Beaverton, OR



37 Units Year Built: 1979

Unit Type	SQFT	Rent	\$/SF
2 Bed / 1-2 Bath	870	\$1,650	\$1.90
Washer/Dryer	On-site facility		
Utilities	Based on occupancy and use		
Concessions	1 month free		

## Hilltop Apartments

11835 SW Ridgecrest Dr | Beaverton, OR



20 Units Year Built: 1972

Unit Type	SQFT	Rent	\$/SF
2 Bed / 1-2 Bath	1,152	\$1,650	\$1.43
Washer/Dryer	In-Unit		
Utilities	Based on occupancy and use		
Concessions	none		

## Englewood Terrace Apartments

10960 SW Springwood Dr | Tigard, OR



50 Units Year Built: 1976

Unit Type	SQFT	Rent	\$/SF
2 Bed / 1-2 Bath	880	\$1,395	\$1.59
Washer/Dryer	In-Unit/hook-up		
Utilities	RUB's based on number of residents		
Concessions	none		

## Vose Apartments

6200 SW Hall Blvd | Beaverton, OR

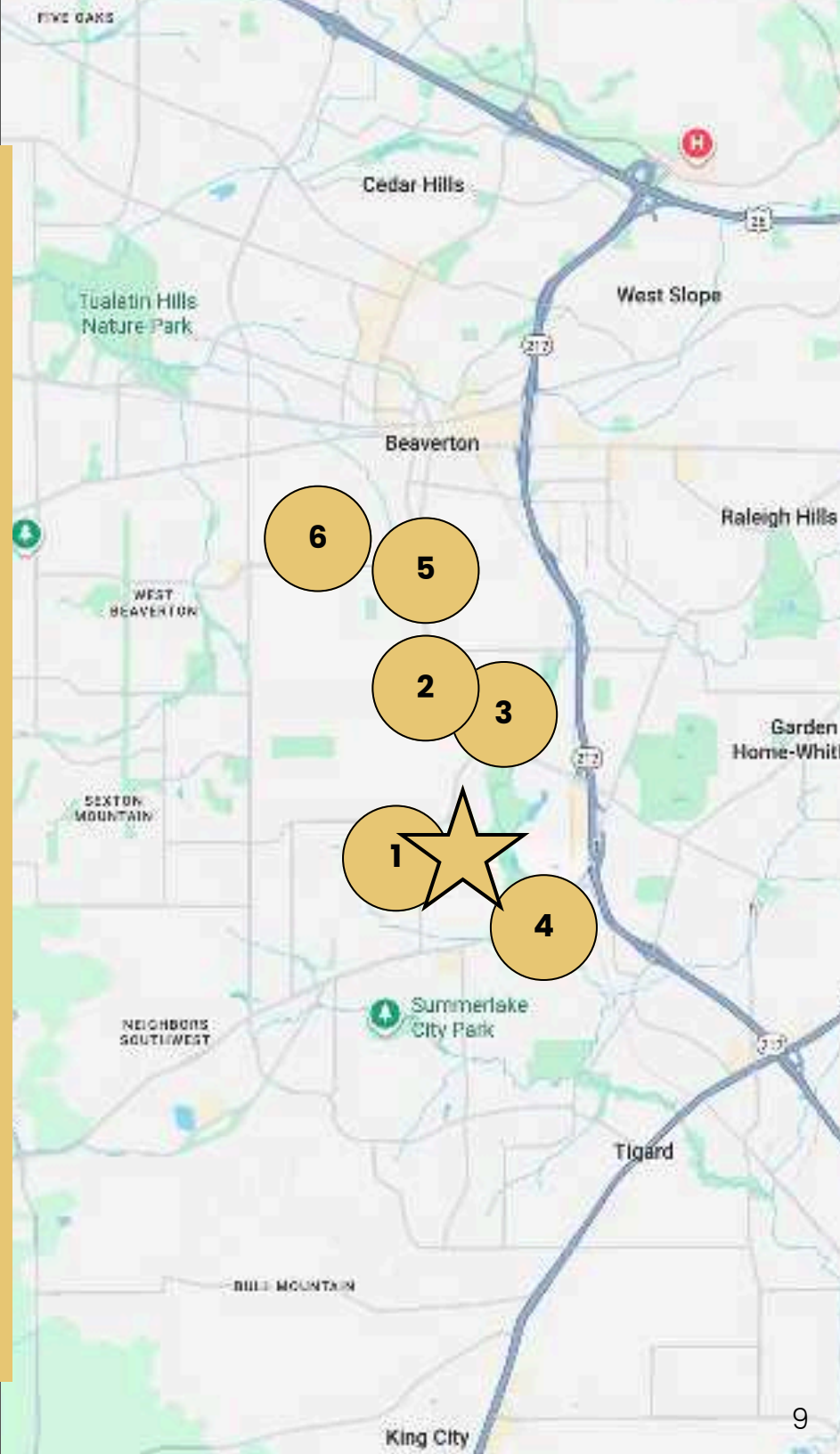


49 Units Year Built: 1965

Unit Type	SQFT	Rent	\$/SF
2 Bed / 1-2 Bath	800	\$1,401	\$1.75
Washer/Dryer	On-site facility		
Utilities	-		
Concessions	none		

# Rent Comps Map

- 1** Chaps Court Apartments
- 2** ReNew Murray Hill on Hall
- 3** Hilltop Apartments
- 4** Englewood Terrace Apartments
- 5** Vose Apartments
- 6** Menlo Parc



# Sales Comps

	Price Per Unit	\$/SF
<b>Sales Comparison Average</b>	\$171,000	\$190/SF
<b>Calico 8-Plex</b>	\$175,000	\$227/SF

## Calico 8-Plex



<b>Units</b>	8
<b>Year Built</b>	1979
<b>List Price</b>	\$1,400,000
<b>Price/Unit</b>	\$175,000
<b>Price/SF</b>	\$227

### Allendale Apartments

12870 SW Allen Blvd | Beaverton, OR



<b>Units:</b>	10
<b>Year Built:</b>	1963
<b>Date Sold:</b>	10/22/25
<b>Sales Price:</b>	\$1,600,000
<b>Price/Unit:</b>	\$160,000
<b>Price/SF:</b>	\$213
<b>Building SF:</b>	7,520

### French Chateau

11730 SW Bel Aire Ln | Beaverton, OR



<b>Units:</b>	17
<b>Year Built:</b>	1971
<b>Date Sold:</b>	3/10/25
<b>Sales Price:</b>	\$3,545,000
<b>Price/Unit:</b>	\$208,529
<b>Price/SF:</b>	\$200
<b>Building SF:</b>	17,712

### Terri Court Apartments

6645-6755 SW Terri Ct | Portland, OR



<b>Units:</b>	24
<b>Year Built:</b>	1964
<b>Date Sold:</b>	9/15/25
<b>Sales Price:</b>	\$4,150,000
<b>Price/Unit:</b>	\$172,917
<b>Price/SF:</b>	\$176
<b>Building SF:</b>	23,520

### Ivy Terrace Apartments

9550 SW Washington Dr | Portland, OR



<b>Units:</b>	28
<b>Year Built:</b>	1968
<b>Date Sold:</b>	6/13/25
<b>Sales Price:</b>	\$4,950,000
<b>Price/Unit:</b>	\$176,786
<b>Price/SF:</b>	\$186
<b>Building SF:</b>	26,658

### Autumn Park Apartments

6350 SW 124th Ave | Beaverton, OR



<b>Units:</b>	29
<b>Year Built:</b>	1967
<b>Date Sold:</b>	4/18/25
<b>Sales Price:</b>	\$4,125,000
<b>Price/Unit:</b>	\$142,241
<b>Price/SF:</b>	\$176
<b>Building SF:</b>	23,498

### Lively on Electric

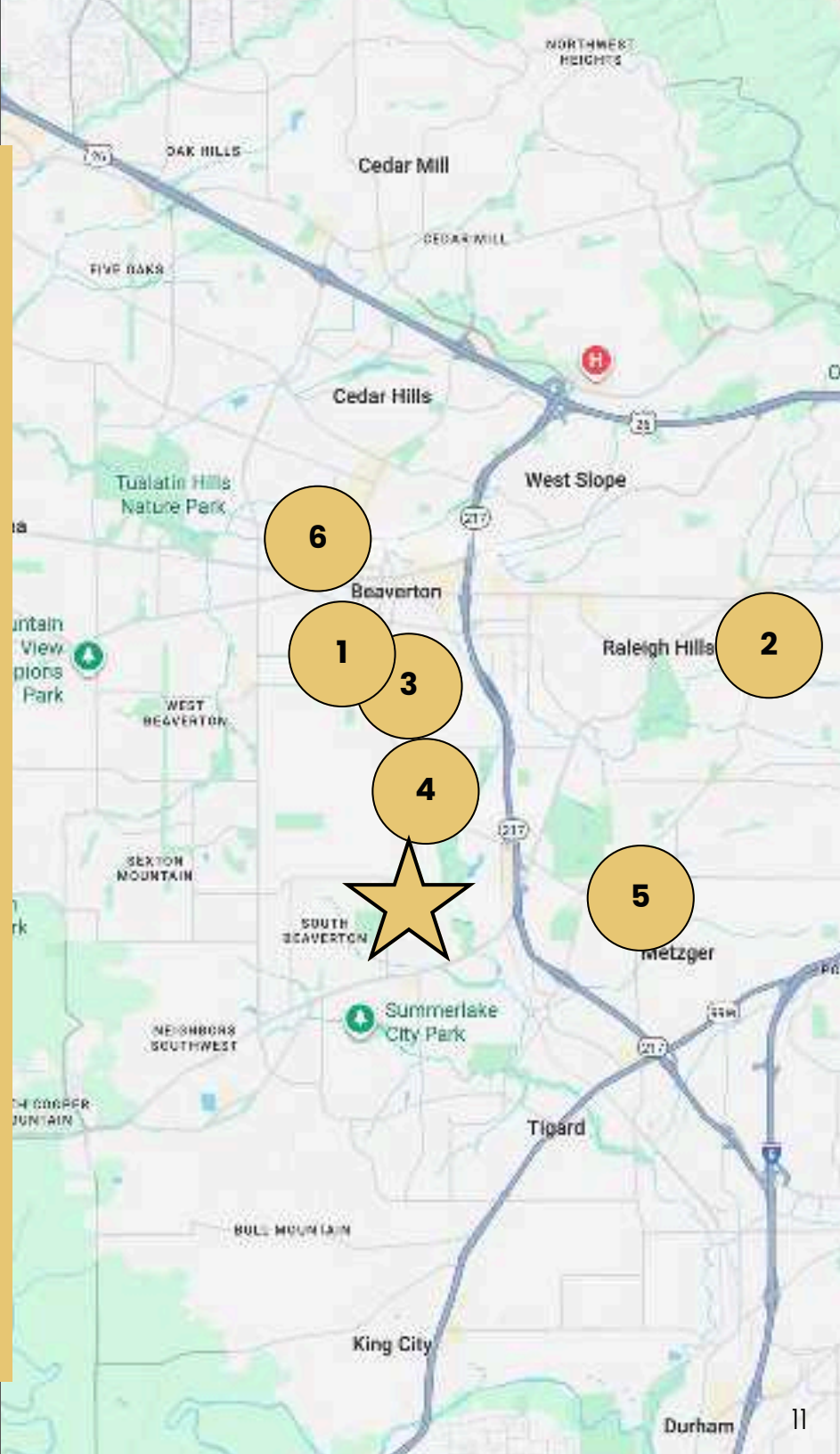
13520 SW Electric St | Beaverton, OR



<b>Units:</b>	34
<b>Year Built:</b>	1964
<b>Date Sold:</b>	3/6/24
<b>Sales Price:</b>	\$5,600,000
<b>Price/Unit:</b>	\$164,706
<b>Price/SF:</b>	\$191
<b>Building SF:</b>	29,250

# Sales Comps Map

- 1** Allendale Apartments
- 2** Terri Court Apartments
- 3** Autumn Park Apartments
- 4** French Chateau
- 5** Ivy Terrace Apartments
- 6** Lively on Electric



# Community Breakdown: Who's Living Here

## Population:

<b>State:</b> Oregon	4.18M
<b>County:</b> Washington	598,865
<b>MSA:</b> Portland-Metro	2.49M
<b>City:</b> Beaverton	96,945

	1 mile	3 Miles	5 Miles
<b>Population</b>	16,449	146,300	330,319
<b>Total Households</b>	6,824	58,235	132,993
<b>Average Household Income</b>	\$101,823	\$114,494	\$119,007
<b>Total Annual Consumer Spending</b>	\$232M	\$2.1B	\$4.9B
<b>Median Home Value</b>	\$460,755	\$533,907	\$557,320



**Walkability Score:**  
Car-Dependent (40)  
Some Transit (29)



**Transportation:**  
Commuter Rail:  

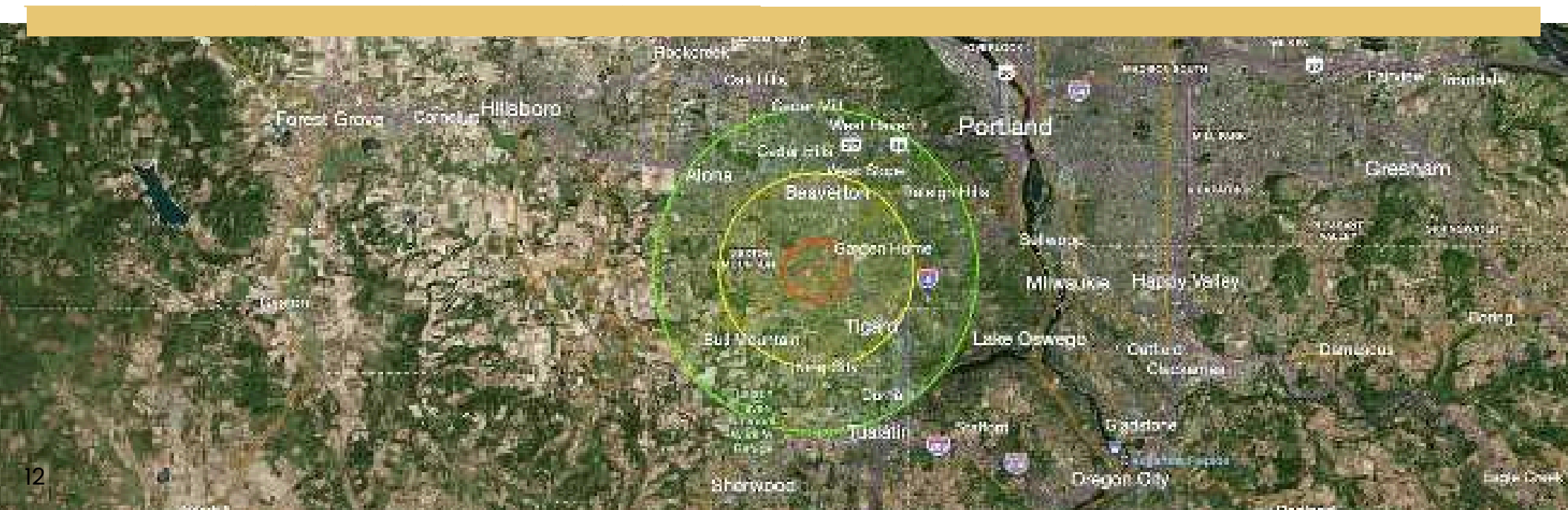
- Hall/Nimbus (Westside Express Service) - 1.6mi
- Beaverton Transit Center (Westside Express) - 3.3mi

 Airport: PDX international - 23mi



**Daily Car Count: (VPD)**

- SW Downing Dr & SW Settler Way NW - 1,728
- SW Downing Dr & SW Longhorn Ln NW - 2,450



# Explore the Area: Nearby Amenities

★ 12180 SW Calico Court | Beaverton, OR

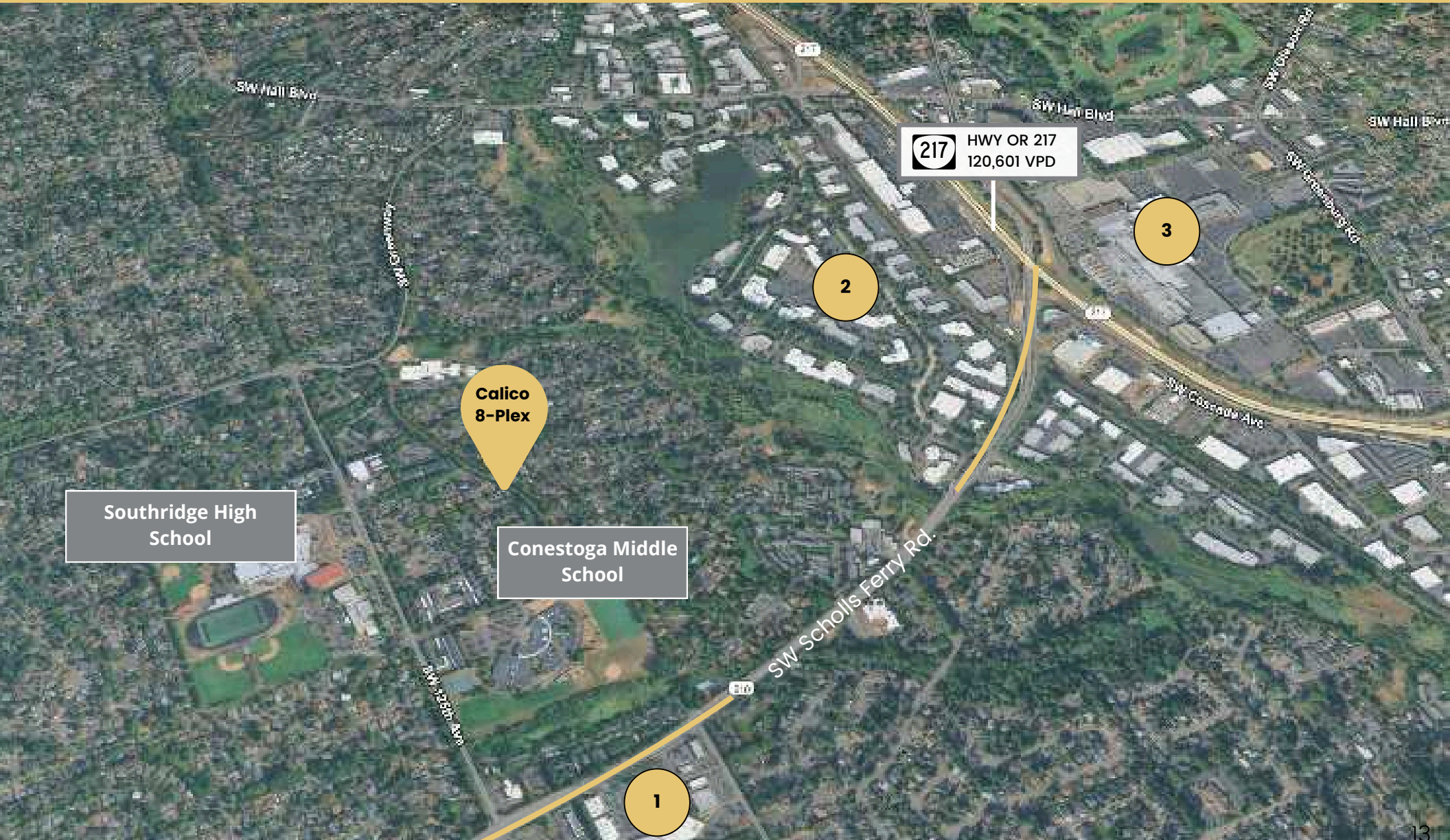
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