

**7610-7640 MAEBELLE LN NE
KEIZER, OR 97303**

**MULTI-FAMILY
OPPORTUNITY**



TRADITION
REAL ESTATE PARTNERS



PROPERTY OFFERING

MAEBELLE PORTFOLIO

7640 MAEBELLE LN NE

- 2,159SF
- 4 BEDROOMS
- 2.5 BATHROOMS
- 6,970SF LOT

7630 MAEBELLE LN NE

- 2,127SF
- 4 BEDROOMS
- 2.5 BATHROOMS
- 7,841SF LOT

7620 MAEBELLE LN NE

- 2,159SF
- 4 BEDROOMS
- 2.5 BATHROOMS
- 10,019SF LOT

7610 MAEBELLE LN NE

- 2,159SF
- 4 BEDROOMS
- 2.5 BATHROOMS
- 6,098SF LOT

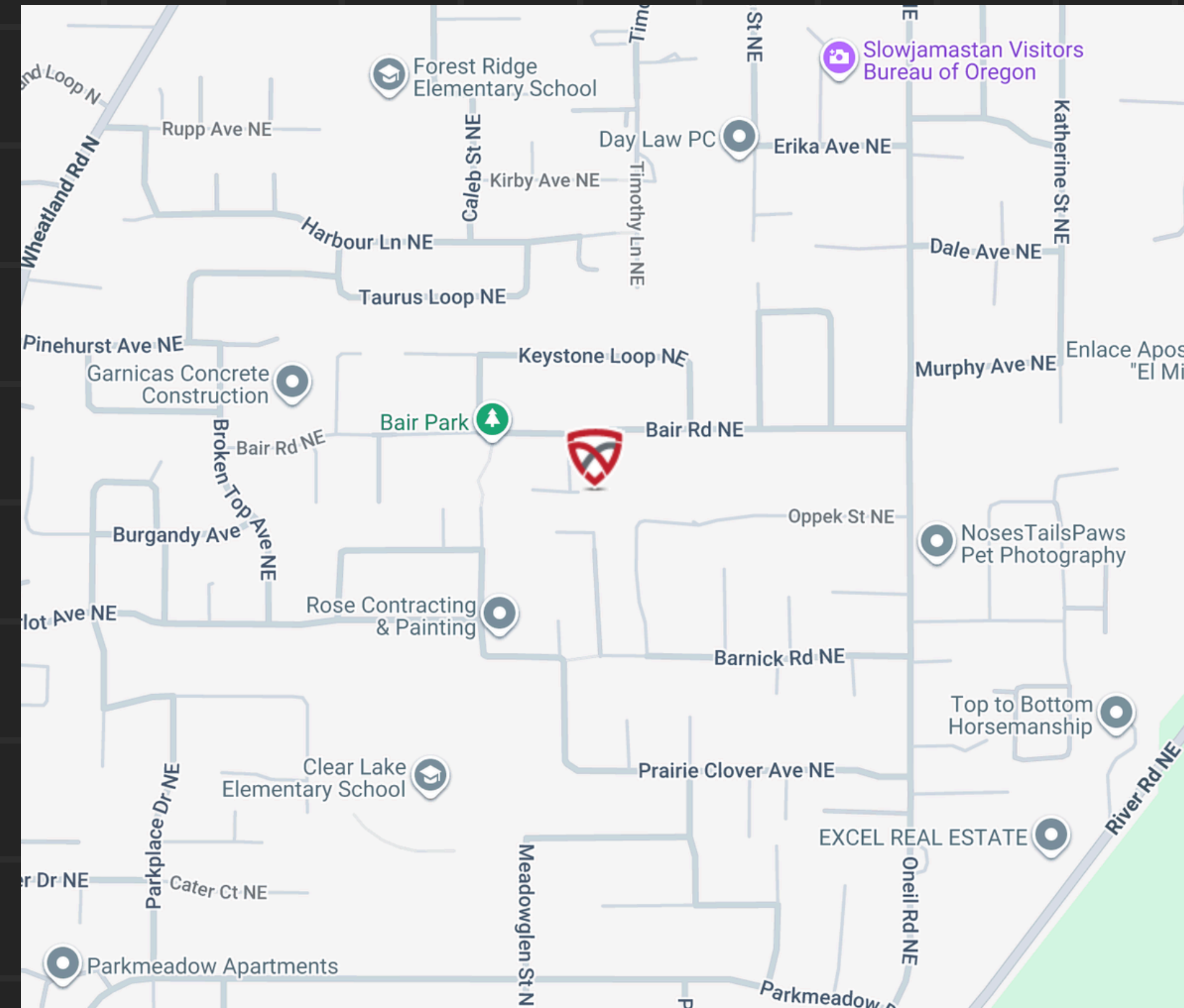


PROPERTY DESCRIPTION

↑ MAEBELLE PORTFOLIO

INTRODUCING A TURNKEY INVESTMENT IN KEIZER WITH 4 WELL-MAINTAINED AND WELL-APPOINTED INDIVIDUAL HOMES! BUILT IN 2007, THESE PROPERTIES ARE 4 BED/2.5 BATH WITH SQUARE FOOTAGE RANGING BETWEEN 2,127SF AND 2,159SF EACH. ASIDE FROM THE GREAT LOCATION TO SCHOOLS, THESE HOMES FEATURE THINGS LIKE UGS, WALK IN CLOSETS, GAS FIREPLACES, LIVING AND FAMILY ROOMS, FENCED YARDS, AND 2 CAR GARAGES TO DRAW IN GREAT TENANTS! THIS IS THE INVESTMENT DEFINITELY ONE ADD TO YOUR MULTI FAMILY OR SINGLE FAMILY PORTFOLIO!

LOCATION



PROPERTY HIGHLIGHTS

MAEBELLE PORTFOLIO

- Fully Occupied
- Built in 2007
- Prime location in Keizer
- Well Maintained Properties
- Attractive Rental Income
- Spacious Units with Modern Amenities
- Underground Sprinklers
- Gas Fireplaces
- Walk-In Closets
- Fenced Yards
- 2 Car Garages
- Living and Family Rooms



PROPERTY FINANCIALS

PRICE	\$ 1,950,000
Capitalization Rate	5.59%
Price Per Foot (12,655 RSF)	\$ 227.27
NET OPERATING INCOME SUMMARY	
SCHEDULED INCOME	\$ 146,940
Scheduled Income	\$ 146,940
NNN Reimbursement (70%)	
Effective Gross Income	\$ 146,940
OPERATING EXPENSES	
Landscape	\$ 875
Maintenance	\$ 3,693
Insurance (Estimate)	\$ 2,500
Management (6.5%)	\$ 9,551
Taxes (2025)	\$ 21,345
Total Operating Expenses	\$ 37,964
NET OPERATING INCOME	\$ 108,976

SPACE	Tenant	RSF	Base rent/SF	Base Rent	Start	Expiration
7610	Tenant 1	2,135	\$ 1.47	\$ 3,150.00	10/1/2023	M-to-M
7620	Tenant 2	2,159	\$ 1.37	\$ 2,950.00	6/25/2020	M-to-M
7630	Tenant 3	2,127	\$ 1.41	\$ 3,095.00	10/26/2022	M-to-M
7640	Tenant 4	2,159	\$ 1.41	\$ 3,050.00	11/21/2022	M-to-M

PROPERTY ANALYSIS

Low Price	High Price	Average Price	Median Price	Avg \$/sq. ft	Avg days on market
\$510,000	\$560,000	\$540,000	\$545,000	\$260 / sq. ft	113 Days

ADDRESS	STATUS	PRICE	ADJ. PRICE	SOLD DATE	\$/SQ.FT	ADJ. \$/SQ.FT.	DOM	BEDS	BATHS	SQ. FT.	LOT SIZE	GARAGE SPACES
7610 Maebelle Ln NE Keizer, OR 97303	Subject	\$545,000	\$545,000	-	\$255	\$255	-	4	3	2,135	6,098	-
<input checked="" type="checkbox"/> 7937 Mykala St NE Keizer, OR 97303	Closed	\$500,000	↑ \$510,000	10/2/24	\$231	↑ \$236	158	4	3	2,161	6,140	2
<input checked="" type="checkbox"/> 842 Merlot Av NE Keizer, OR 97303	Closed	\$530,000	↑ \$545,000	9/12/25	\$277	↑ \$285	113	3	2	1,911	6,098	2
<input checked="" type="checkbox"/> 7622 Alta Ln NE Keizer, OR 97303	Closed	\$595,000	↓ \$560,000	3/5/25	\$249	↓ \$234	111	4	2	2,390	5,704	3
<input checked="" type="checkbox"/> 752 Merlot Av Keizer, OR 97303	Closed	\$520,000	↑ \$545,000	9/10/24	\$272	↑ \$285	68	3	2	1,911	6,970	2

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,445	4,468	8,976
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	491	1,520	3,251
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$133,704	\$138,268	\$123,703
Average House Value	\$524,555	\$526,523	\$509,553

Demographics data derived from AlphaMap

Market Analysis - Resale

- 7610 Maebelle Ln NE - \$545,000
- 7620 Maebelle Ln NE - \$550,000
- 7630 Maebelle Ln NE - \$545,000
- 7640 Maebelle Ln NE - \$545,000

COMBINED EST TOTAL: \$2,185,000

7610 MAEBELLE LN

MAEBELLE PORTFOLIO



7620 MAEBELLE LN

MAEBELLE PORTFOLIO



7630 MAEBELLE LN

MAEBELLE PORTFOLIO



7640 MAEBELLE LN

MAEBELLE PORTFOLIO



PRICING



FOR SALE

\$1,950,000

BROKERS



TRADITION
REAL ESTATE



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