

436 NE STAFFORD

436 NE STAFFORD ST, PORTLAND, OR 97211

SM REAL ESTATE

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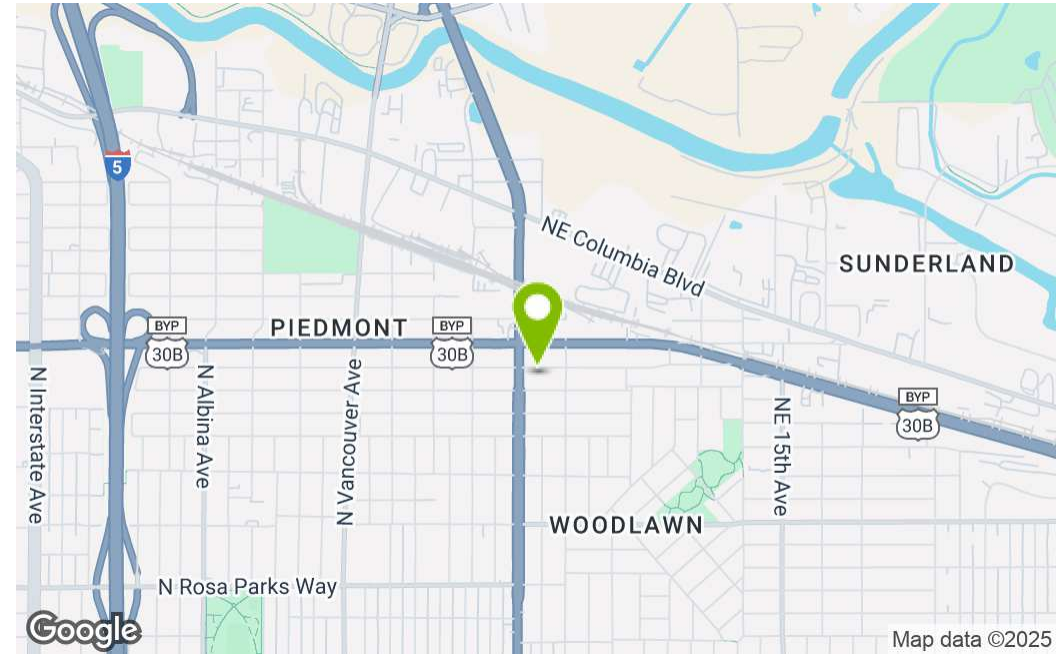
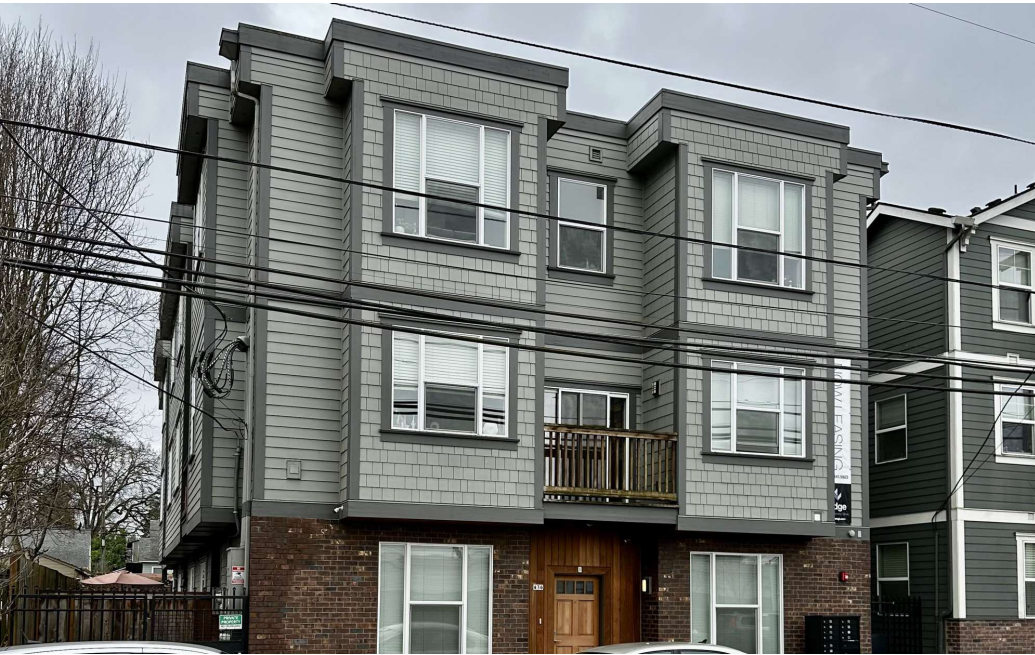
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PROPERTY INFORMATION

436 NE STAFFORD ST, PORTLAND, OR 97211

PROPERTY SUMMARY



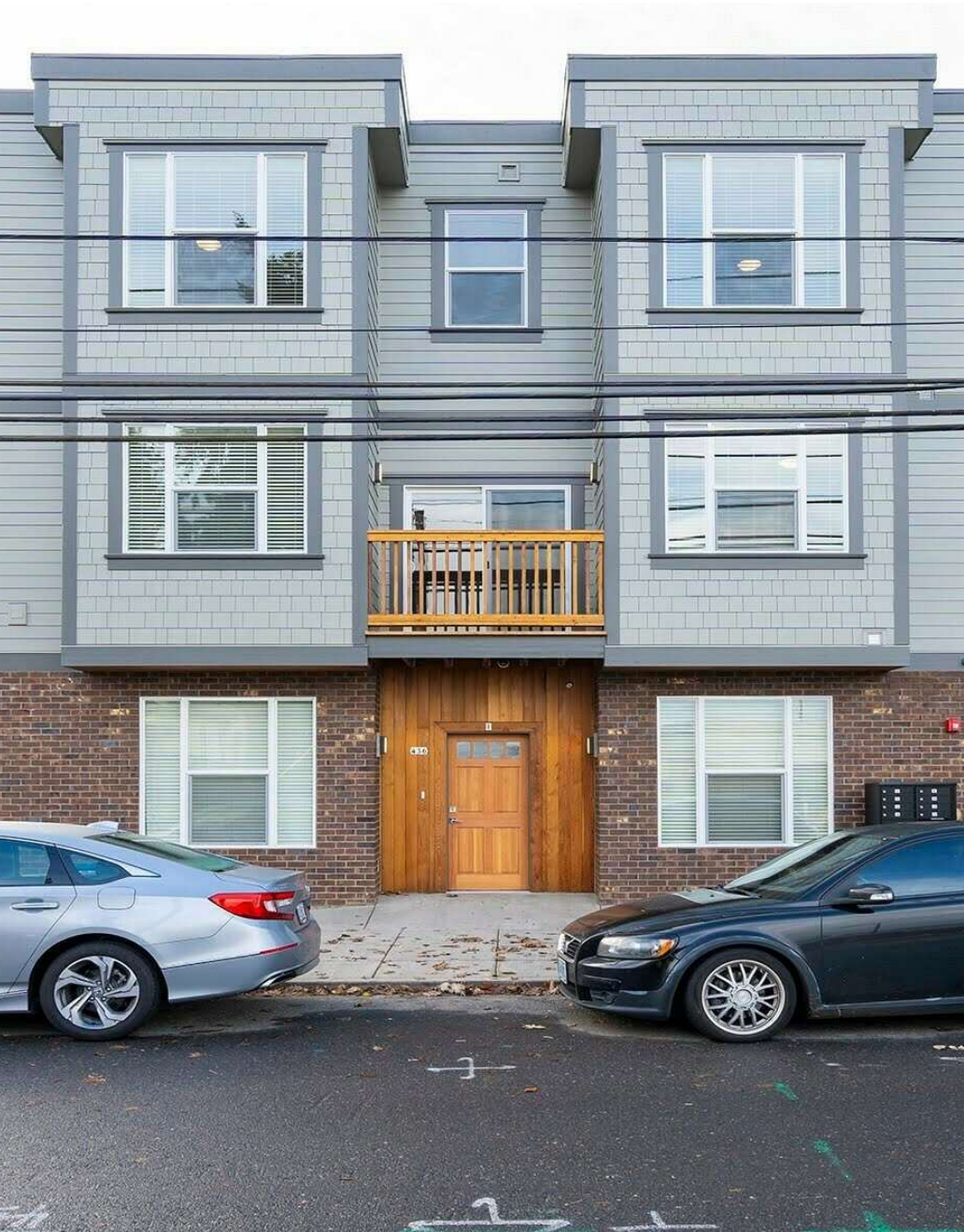
PROPERTY SUMMARY

ADDRESS	436 NE STAFFORD ST
TOTAL UNITS	10
AVERAGE UNIT SIZE	908.1
BUILT	2018
SQUARE FEET	9,081 NRSF
LOT SIZE	5000 SF / .11 Acres
ZONING	CE
APN	R241803280

FINANCIAL SUMMARY

PRICE	\$2,800,000
PRICE PER UNIT	\$280,000
PRICE PER FOOT	\$308
NOI	\$146,332
CURRENT CAP	5.23%
MARKET CAP	6.14%

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Built in 2018, 436 NE Stafford is a modern, meticulously designed three-story apartment building located in Portland's sought-after NE Woodlawn neighborhood. This contemporary complex features a desirable mix of ten spacious units, including five one-bedroom units along with two- and three-bedroom options, averaging 908 square feet each.

Every unit boasts upscale, well-crafted interiors with abundant natural light, creating a bright and inviting atmosphere. Premium finishes include stainless steel appliances, in-unit washers and dryers, and modern vanities with granite countertops and elegant tile backsplashes, blending style with functionality for today's discerning renters.

Situated on a 5,000-square-foot lot, this property enjoys proximity to Portland's vibrant local attractions—restaurants, shops, and amenities—while providing quick and convenient access to downtown. With strong in-place rents and an opportunity for an 11% increase to reach market levels, 436 NE Stafford presents significant upside potential. The property has a history of professional management, ensuring stable income and clear, consistent financial records.

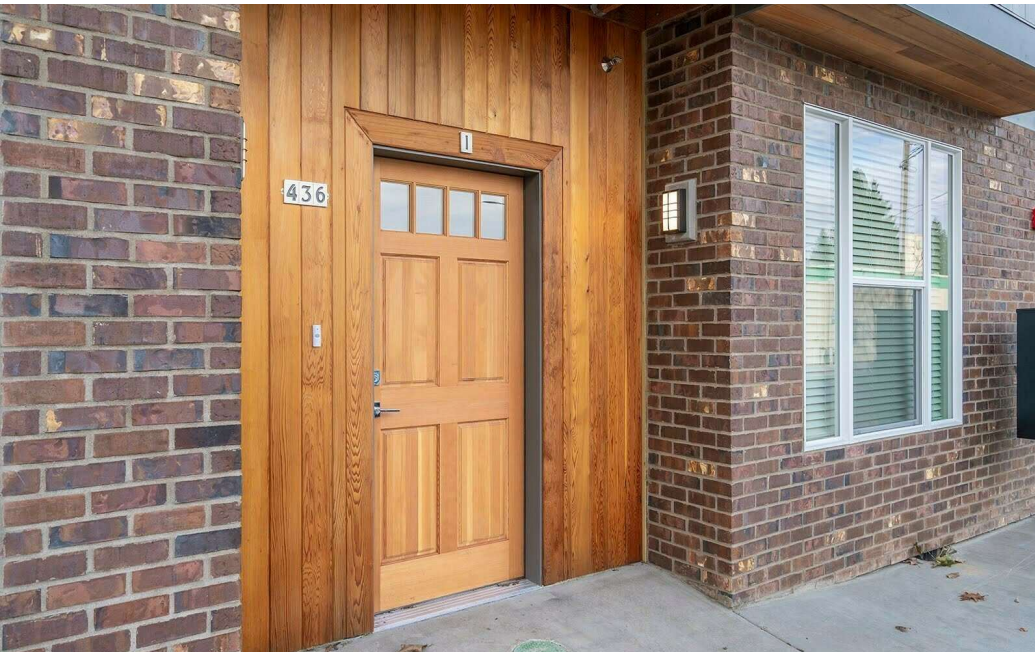
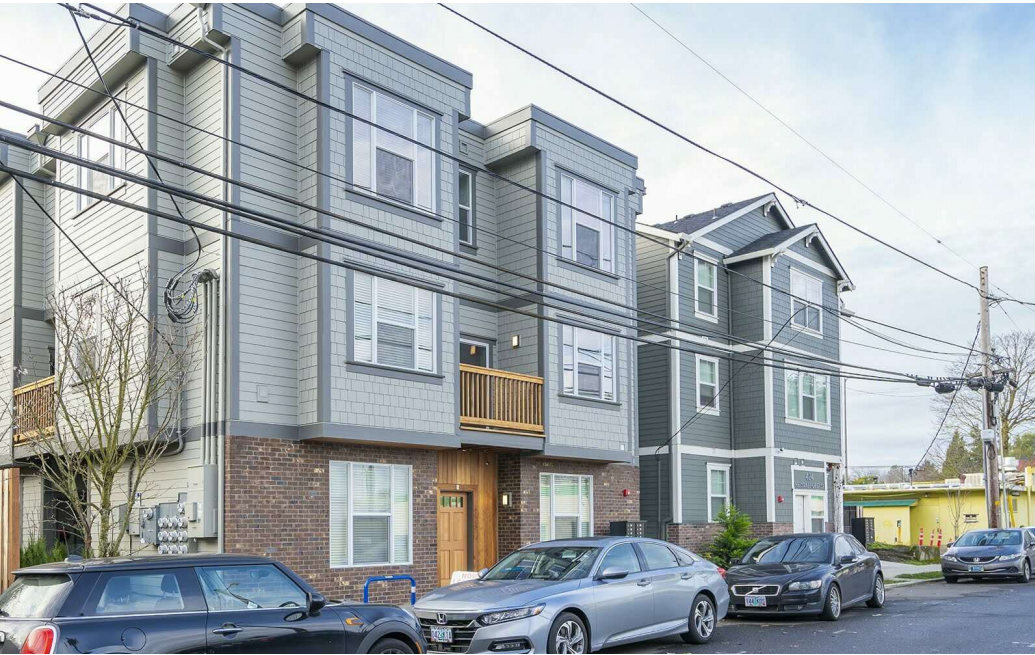
This turnkey investment opportunity offers both immediate cash flow and long-term growth in one of Portland's most desirable residential areas.

LOCATION DESCRIPTION

Nestled in Portland's vibrant NE Woodlawn neighborhood, 436 NE Stafford offers residents a perfect blend of urban convenience and local charm. The area boasts a strong sense of community with a rich array of nearby amenities, including popular spots like Park the Carts food cart park and only a few minutes from NE Alberta St and NE Killingsworth St. Residents can also easily enjoy the nearby Woodlawn City Park and its lush green spaces, perfect for outdoor recreation and relaxation.

A great location, 436 Stafford St is 15 minutes from the heart of Downtown Portland and 15 minutes to Vancouver making it ideally situated for work and leisure. NE Woodlawn's walkable streets and local attractions make it an increasingly desirable location, offering a unique balance of lively neighborhood culture and peaceful residential living.

HIGHLIGHTS



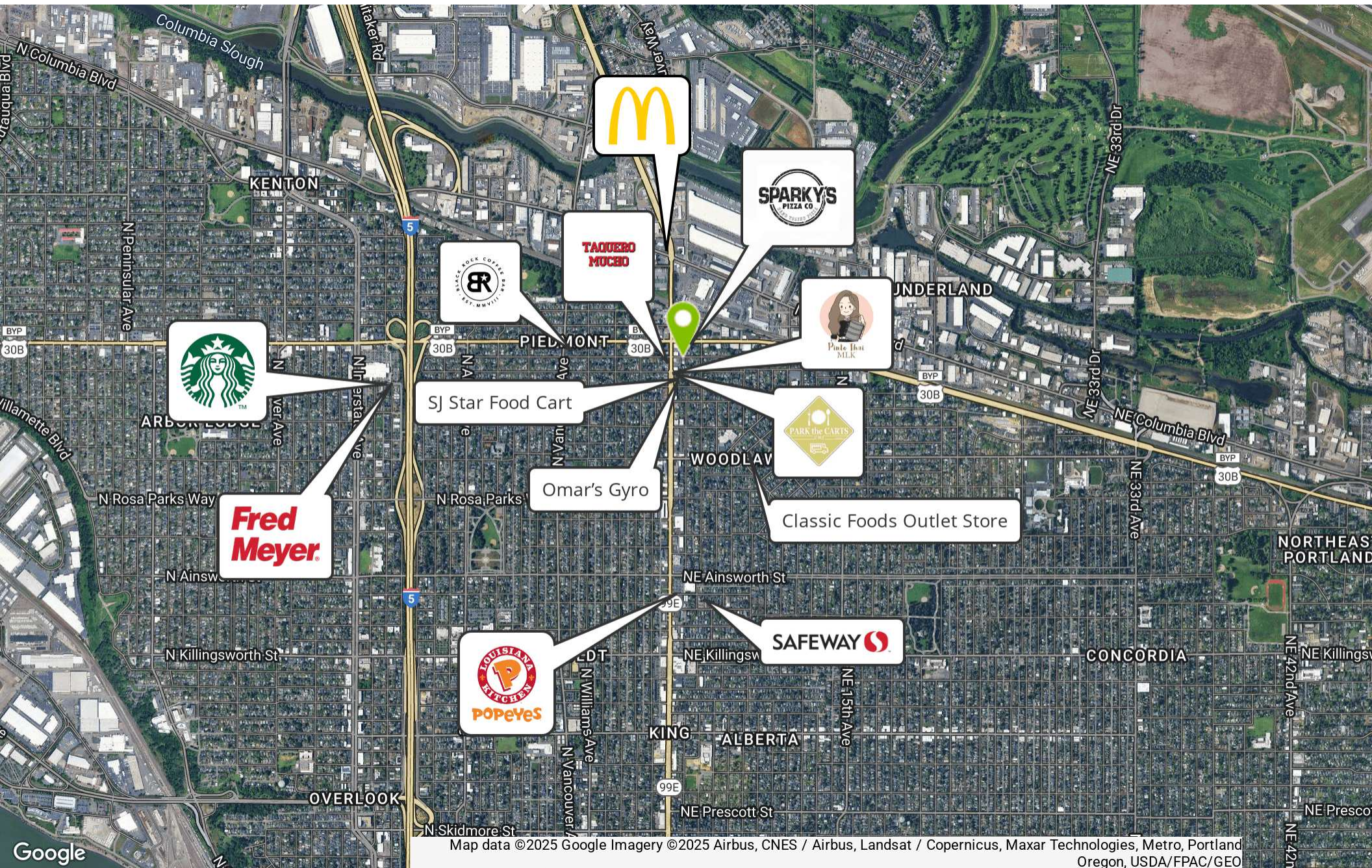
PROPERTY HIGHLIGHTS

- **New Construction:** Contemporary three-story apartment complex built in 2018.
- **Well Designed Units:** Large units with open space and natural light.
- **Updated Appliances:** In-unit washers and dryers, stainless steel appliances and premium finishes.
- **Upscale Features:** Bathrooms feature modern vanities with quartz countertops and tile backsplash.
- **Great Location:** In Portland's desirable NE Woodlawn neighborhood.
- **Stable Rents With Upside:** Strong in-place rents with ability to increase by 11% up to market.
- **Consistent Books & Records:** History of professional management with organized and clear financials.
- **Close to Local Attractions:** Surrounded by favorite spots like Park the Carts, NE Alberta St, and NE Killingsworth St.
- **Desirable Unit Mix:** Five one-bedroom units with a mix of two and three-bedrooms averaging 908 sqft.

INTERIOR PHOTOS



RETAILER MAP



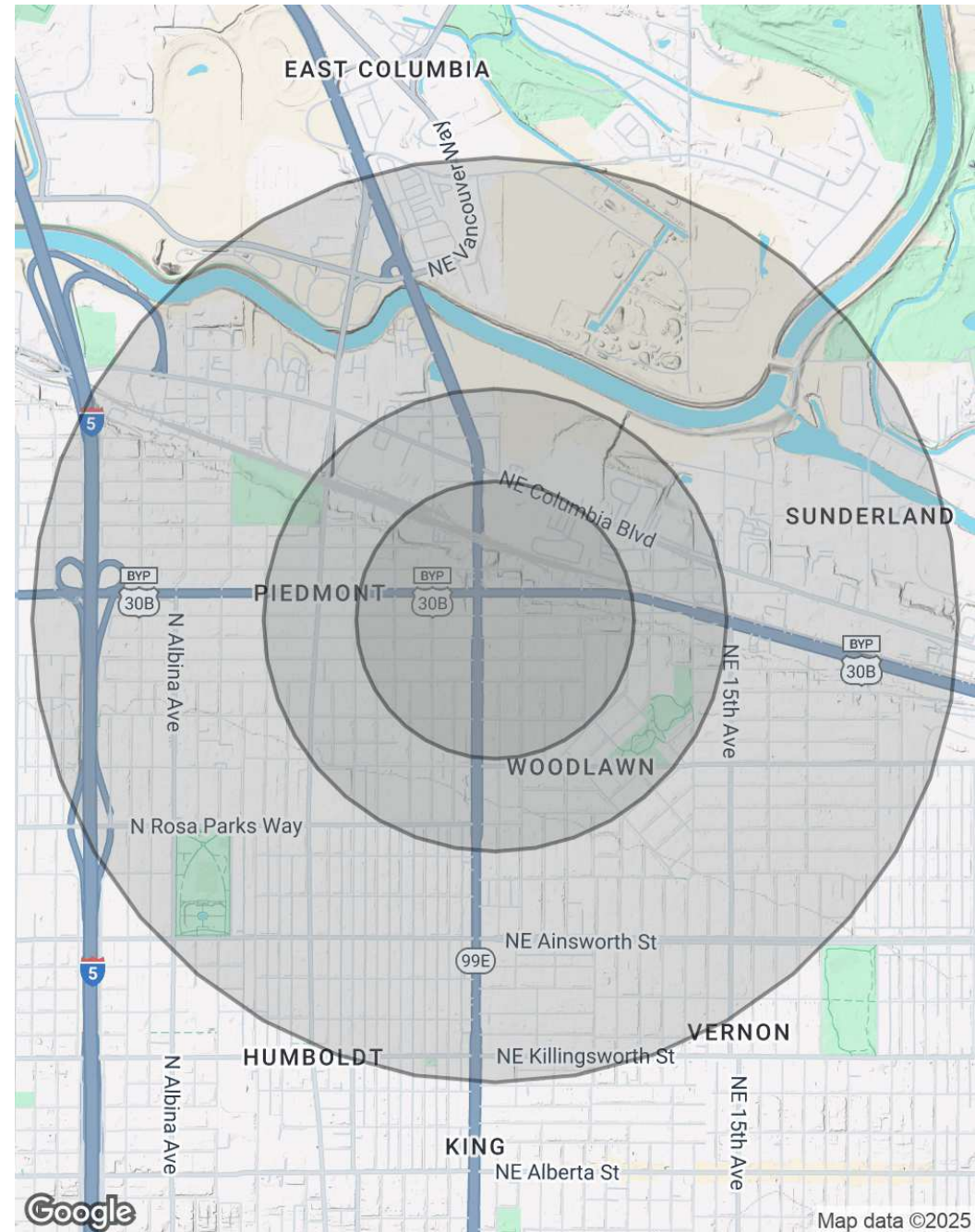
Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,352	4,675	15,771
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	550	1,961	6,687
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$116,878	\$116,984	\$122,219
Average House Value	\$615,716	\$625,243	\$653,812

Demographics data derived from AlphaMap





FINANCIAL ANALYSIS

436 NE STAFFORD ST, PORTLAND, OR 97211

RENT ROLL

UNIT	TYPE	APPROX. SF	CURRENT RENT	CURRENT RENT/SF	MARKET RENT	MARKET RENT/SF
1	1 Bd / 1 Bth	510	\$1,349	\$2.65	\$1,525	\$2.99
2	1 Bd / 1 Bth	518	\$1,350	\$2.61	\$1,525	\$2.94
3	1 Bd / 1 Bth	518	\$1,275	\$2.46	\$1,525	\$2.94
4	1 Bd / 1 Bth	583	\$1,350	\$2.32	\$1,550	\$2.66
5	1 Bd / 1 Bth	596	\$1,349	\$2.26	\$1,550	\$2.60
6	2 Bd / 1.5 Bth	1,166	\$2,155	\$1.85	\$2,275	\$1.95
7	3 Bd / 1.5 Bth	1,182	\$2,200	\$1.86	\$2,400	\$2.03
8	3 Bd / 1.5 Bth	1,182	\$2,350	\$1.99	\$2,400	\$2.03
9	3 Bd / 2 Bth	1,395	\$2,265	\$1.62	\$2,550	\$1.83
10	3 Bd / 2 Bth	1,431	\$2,265	\$1.58	\$2,575	\$1.80
TOTAL	10 Units	9,081 SF	\$17,908	\$1.97	\$19,875	\$2.19

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



INCOME AND EXPENSE

	CURRENT		MARKET	
GROSS POTENTIAL RENT	\$214,392		\$238,500	
VACANCY FACTOR	(\$10,720)	5%	(\$11,925)	5%
NET RENTAL INCOME	\$203,672		\$226,575	
UTILITY BILL BACK	\$13,435		\$16,212	
PET RENT	\$562		\$579	
TOTAL OTHER INCOME	\$13,997		\$16,791	
EFFECTIVE GROSS INCOME	\$217,669		\$243,366	
EXPENSES	ANNUAL	/ UNIT	ANNUAL	/ UNIT
PROPERTY TAXES	\$24,338	\$2,434	\$25,068	\$2,507
INSURANCE	\$2,124	\$212	\$2,188	\$219
UTILITIES: W/S/G/E	\$17,489	\$1,749	\$18,013	\$1,801
MAINTENANCE & REPAIRS	\$3,719	\$372	\$3,831	\$383
PROPERTY MANAGEMENT	\$16,559	\$1,656	\$14,602	\$1,460
RESERVES	\$2,500	\$250	\$2,500	\$250
FIRE AND LIFE SAFTEY	\$1,984	\$198	\$2,043	\$204
ADMINISTRATIVE	\$1,854	\$185	\$1,910	\$191
TOTAL EXPENSES	\$71,817		\$71,443	
NET OPERATING INCOME	\$146,332		\$171,923	
EXPENSES AS A % OF GSI	31%		28%	
EXPENSES PER UNIT	\$7,182		\$7,144	
EXPENSES PER SF	\$7.91		\$7.87	

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FINANCIAL ASSUMPTIONS

INCOME	CURRENT	MARKET
RENTS	Current in-place rents	Based on market rents
VACANCY	5% of gross potential rents	5% of market gross potential rents
UTILITY BILL BACK	Current utility bill-backs income	90% of market utility expense
PET RENT	Current pet rent	3% increase on current
EXPENSES	CURRENT	MARKET
PROPERTY TAXES	2023 County Tax Assessment	3% increase on current
INSURANCE	Based on 2025 P&L	3% increase on current
UTILITIES: W/S/G/E	Based on 2025 P&L	3% increase on current
MAINTENANCE & REPAIRS	Based on 2025 P&L	3% increase on current
PROPERTY MANAGEMENT	Based on 2025 P&L	6% of market EGI
RESERVES	Normalized to \$250/unit	3% increase on current
TURNOVER	Normalized to \$125/unit	3% increase on current
FIRE AND LIFE SAFETY	Based on 2025 P&L	3% increase on current
ADMINISTRATIVE	Based on 2025 P&L	3% increase on current

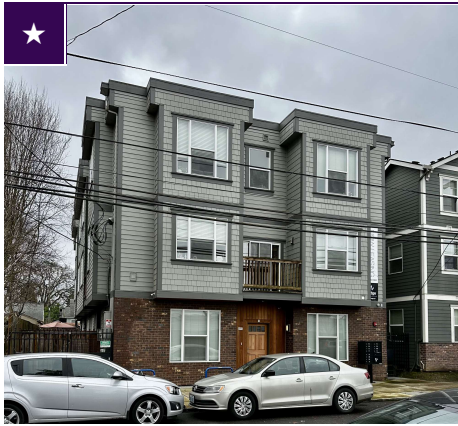
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SALE COMPARABLES

436 NE STAFFORD ST, PORTLAND, OR 97211

SALE COMPS

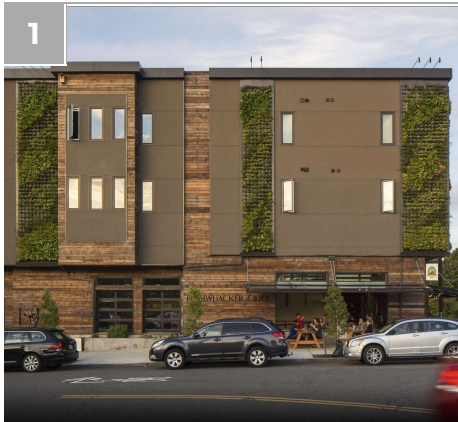


★ 436 NE STAFFORD

436 NE Stafford St, Portland, OR 97211

Subject Property

Price:	\$2,850,000	Bldg Size:	9,081 SF
Lot Size:	4,995 SF	No. Units:	10
Cap Rate:	5.12%	Year Built:	2018
Price/SF:	\$313.84	Price/Unit:	\$285,000

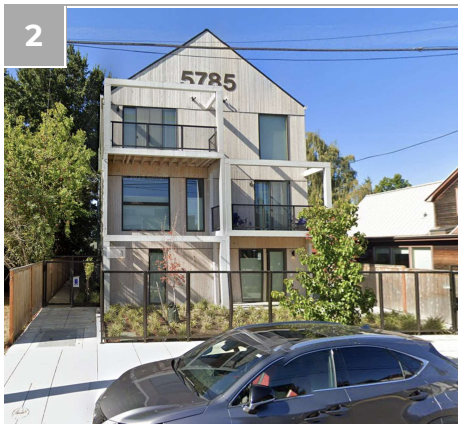
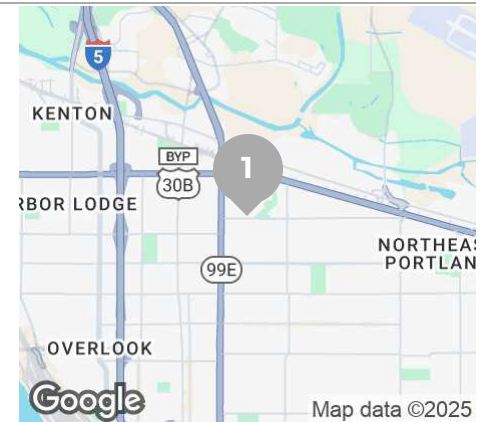


1 THE WOODLAWN

909 NE Oneonta St, Portland, OR 97211

Sold 6/21/2024

Price:	\$4,100,000	Bldg Size:	16,017 SF
Lot Size:	8,050 SF	No. Units:	18
Cap Rate:	6.50%	Year Built:	2015
Price / SF:	\$255.98	Price / Unit:	\$227,778



2 5785 N GREELEY AVE

5785 N Greeley Ave, Portland, OR 97217

Sold 12/11/2024

Price:	\$3,050,000	Bldg Size:	7,249 SF
Lot Size:	4,925 SF	No. Units:	14
Cap Rate:	5.14%	Year Built:	2023
Price / SF:	\$420.75	Price / Unit:	\$217,857



SALE COMPS



3

OVERLOOK LOFTS

1515 N Simpson St, Portland, OR 97217

Sold 4/26/2024

Price:	\$4,250,000	Bldg Size:	12,216 SF
Lot Size:	4,792 SF	No. Units:	19
Cap Rate:	6.20%	Year Built:	2022
Price / SF:	\$347.90	Price / Unit:	\$223,684



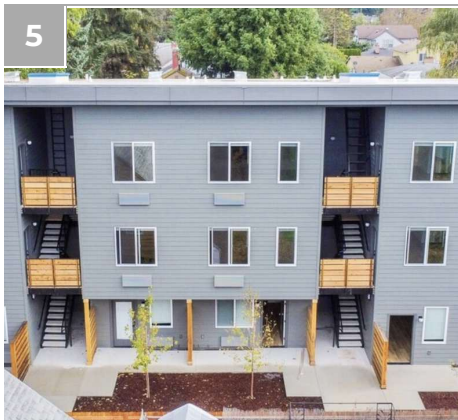
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3755 SW HOOD

3755 SW Hood Ave, Portland, OR 97239

Sold 11/8/2024

Price:	\$3,740,000	Bldg Size:	7,500 SF
Lot Size:	5,000 SF	No. Units:	18
Cap Rate:	5.54%	Year Built:	2024
Price / SF:	\$498.67	Price / Unit:	\$207,778



5

8080 N WILLAMETTE BLVD

Portland, OR 97203

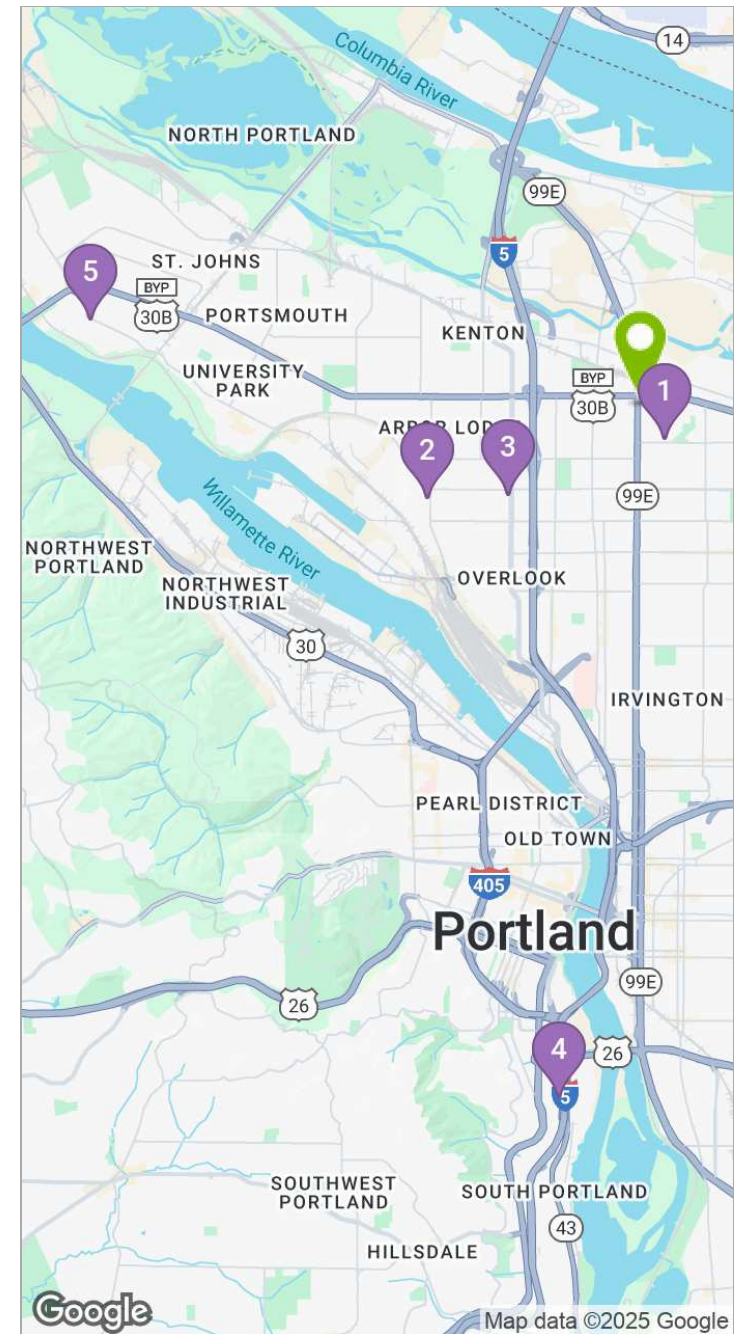
Sold 1/30/2023

Price:	\$3,520,000	Bldg Size:	9,363 SF
Lot Size:	8,943 SF	No. Units:	12
Cap Rate:	5.69%	Year Built:	2022
Price / SF:	\$375.95	Price / Unit:	\$293,333



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	CAP RATE	PRICE/SF	PRICE/UNIT
★	436 NE Stafford 436 NE Stafford St Portland, OR	\$2,850,000	9,081 SF	5.12%	\$313.84	\$285,000
1	The Woodlawn 909 NE Oneonta St Portland, OR	\$4,100,000	16,017 SF	6.50%	\$255.98	\$227,778
2	5785 N Greeley Ave 5785 N Greeley Ave Portland, OR	\$3,050,000	7,249 SF	5.14%	\$420.75	\$217,857
3	Overlook Lofts 1515 N Simpson St Portland, OR	\$4,250,000	12,216 SF	6.20%	\$347.90	\$223,684
4	3755 SW Hood 3755 SW Hood Ave Portland, OR	\$3,740,000	7,500 SF	5.54%	\$498.67	\$207,778
5	8080 N Willamette Blvd Portland, OR	\$3,520,000	9,363 SF	5.69%	\$375.95	\$293,333
	AVERAGES	\$3,732,000	10,469 SF	5.81%	\$379.85	\$234,086





LEASE COMPARABLES

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LEASE COMPS

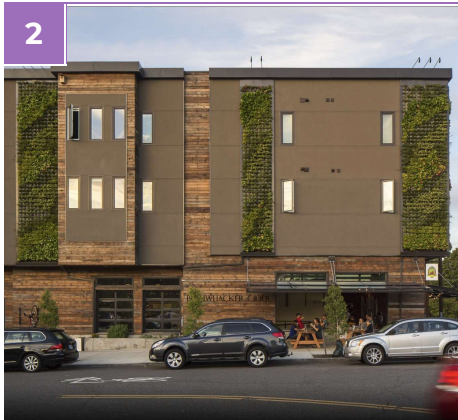
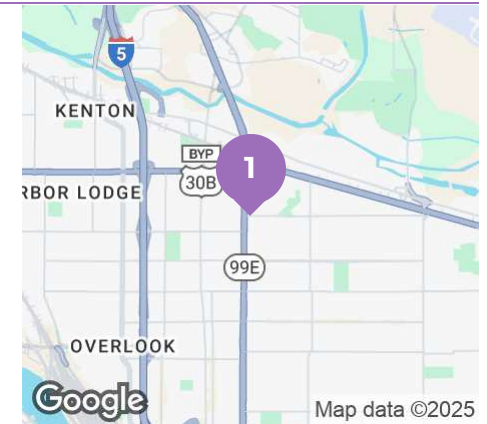


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505 DEKUM

505 NE Dekum St, Portland, OR 97211

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 Bed / 1 Bath	\$1,625	567 SF	\$2.87
2 Bed / 1 Bath	\$2,300	903 SF	\$2.55

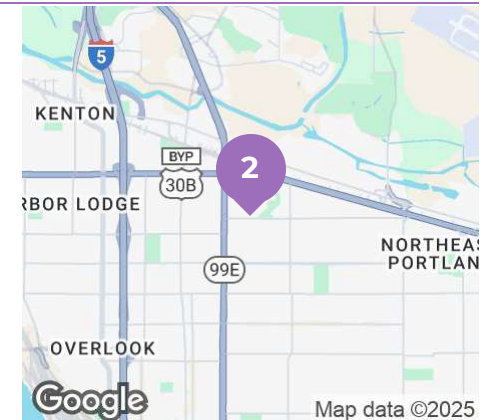


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THE WOODLAWN

909 NE Oneonta St, Portland, OR 97211

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 Bed / 1 Bath	\$1,599	725 SF	\$2.21

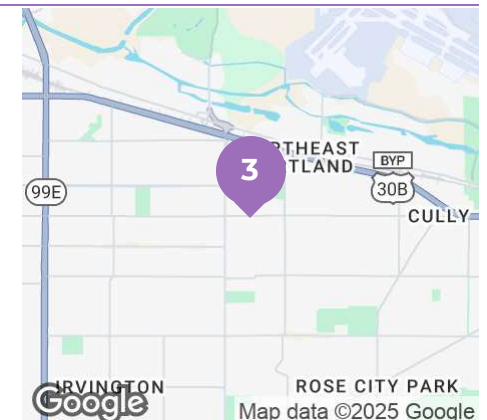


3

THE HANNAH

5480 NE 36th Ave, Portland, OR 98023

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 Bed / 1 Bath	\$1,575	556 SF	\$2.83



LEASE COMPS

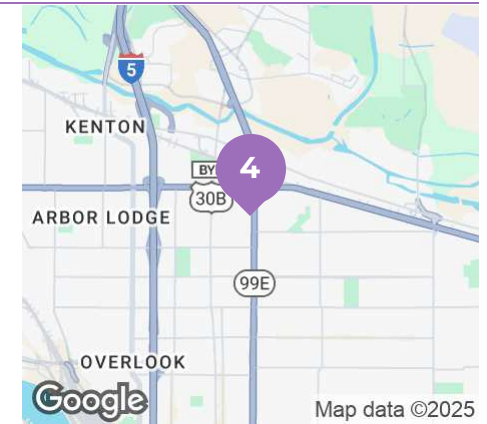


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IRVINGTON APARTMENTS

304 NE Morgan St, Portland, OR 97211

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 Bed / 1 Bath	\$1,450	700 SF	\$2.07

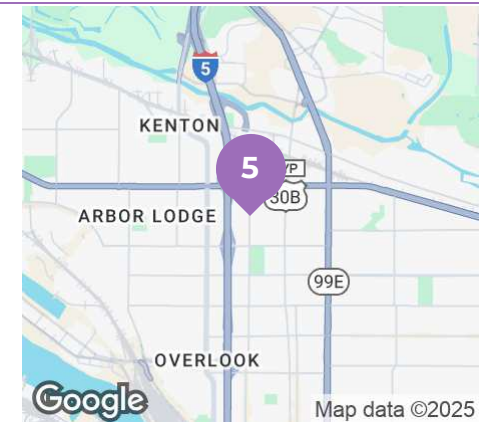


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785 NE BRYANT ST

785 NE Bryant St, Portland, OR 97217

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 Bed / 1.5 Bath	\$2,399	810 SF	\$2.96



6

3228 NE EMERSON

3228 NE Emerson St, Portland, OR 97211

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
3 Bed / 2.5 Bath	\$2,795	1,400 SF	\$2.00





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