



ENCLAVE 54

5434 SE Milwaukie Avenue
Portland, Oregon

28 Units



TILBURY FERGUSON

INVESTMENT REAL ESTATE, INC.

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Investment Highlights

- ✓ Rents are set at 60% Median Family Income (MFI) - ~\$967-\$1,015/month
- ✓ Core+, stabilized asset with 2-3 months stabilized operations
- ✓ Management efficiencies in place (on-site office located at nearby Studio Pointe)
- ✓ Lengthy waiting list leading to limited unit downtime during turnover
- ✓ Portland Housing Bureau MULTE Program, 10-year property tax exemption
- ✓ Attractive financing available due to affordable rent levels

ASSET SUMMARY

Property	Enclave 54
Address	5434 SE Milwaukie Ave
	Portland, Oregon
County	Multnomah
Year Built	2020
Total Units	28
Net Rentable Area	6,216 sq ft
Avg Unit Size	222 SF

PRICING

Price	\$4,000,000
Per Unit	\$142,857/Unit
Cap Rate	5.0%
Portland Housing Bureau MULTE Program (60% MFI Rents)	

BUILDING SUMMARY

Lot Size	0.09 acres
Gross Building Area	8,915 SF
Access	Secured Entry, 2-stairwell
Amenities	Laundry Bike Parking
Laundry	W/D Hookups
Framing	Wood Frame
Siding	Concrete Fiber Cement
Roofing	TPO Single-ply
Fire	Fully sprinkled
Heat/AC	Mini-split

ENCLAVE 54

5434 SE Milwaukie Avenue

Building/Unit Amenities

- ✓ In-unit Air-Conditioning
- ✓ All utilities included (water, sewer, garbage, electric, internet)
- ✓ Bicycle parking + secured entry
- ✓ Hard-surface counter-tops + LVT flooring
- ✓ Washer/dryer hookups in-unit



Current Schedule of Monthly Rents

(60% MFI)				
Qty	Type	Approx. SF	Rent	\$/SF
28	Studio	222 SF	\$967	\$4.57

*Rents increase annually consistent with the Consumer Price Index (CPI): Spring, 2021 rents will increase to \$1,015 (AMI Portland Housing Bureau Rents)

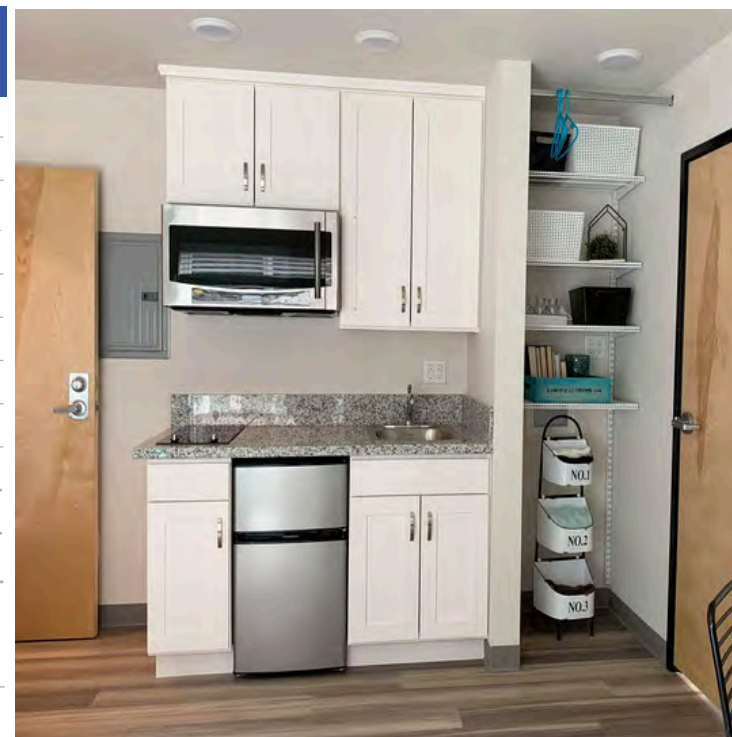
PROFORMA

Footnote Summary

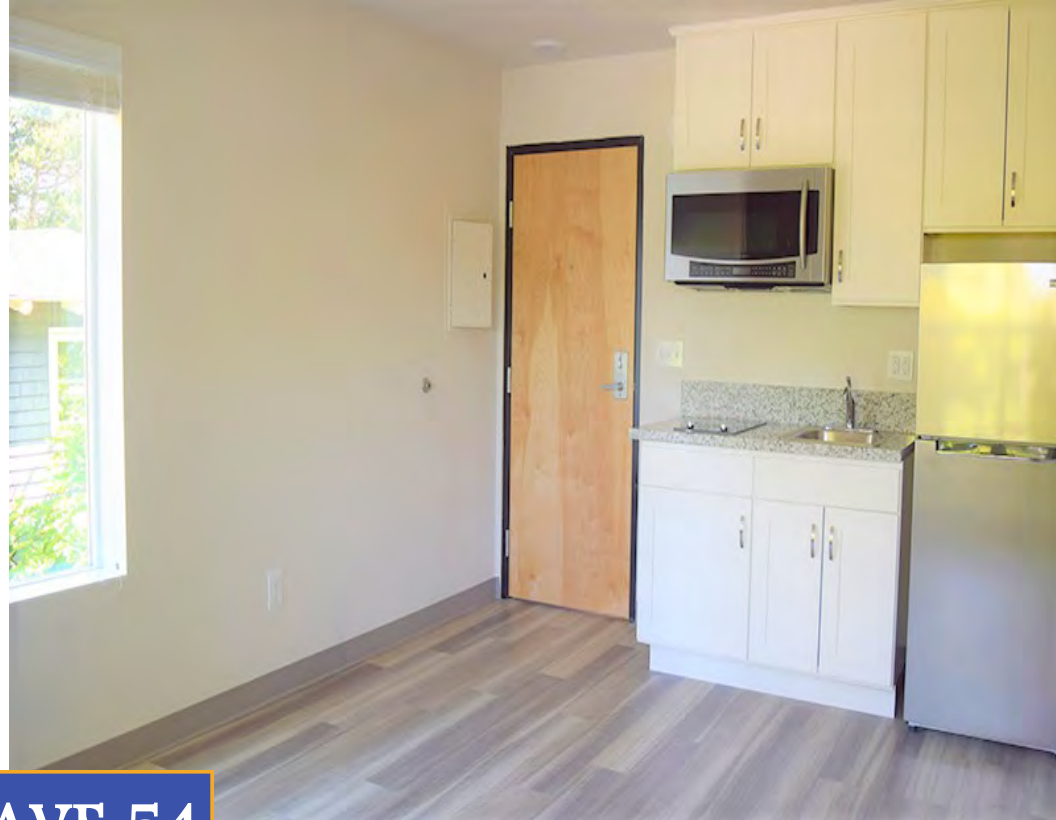
- 2020 rents are set at \$967/month (60% MFI); max allowable rents increase in 2021 to \$1,015/month
- Laundry Income, Misc. Income: June/July 2021 Annualized
- Real Estate Taxes: City of Portland MULTE Program, 10-year property tax exemption through approx. 2029/2030
- Property Insurance: Cascade Management Budget
- Management Fee: 4.3% Cascade Management Fee; 5.0% on-site/payroll estimate (manager also performs maintenance duties)
- Repair/Maint: 2.0% estimate, covers parts/supplies, materials, etc.
- Utilities: June/July 2021 Annualized
- Turnover: Covers "make ready expenses" such as cleaning, estimated \$150/unit/year
- General/Admin: June/July 2021 Annualized, covers office supplies, legal, auditing, accounting, phone/internet
- Advertising/Promotion: July 2021 Annualized
- Reserves: \$200/unit/year

Income and Expense Summary	Current Rents	Notes
Current Gross Scheduled Income	\$324,912	
<i>Less: Estimated Vacancy/Credit Loss</i>	\$16,246 (5.0%)	
Effective Rental Income	\$308,666	
<i>Miscellaneous Income</i>	\$6,186	1
<i>Laundry Income</i>	\$2,316	1
Gross Operating Income (GOI)	\$317,168	
Total Operating Expenses	\$116,268	
Net Operating Income (NOI)	\$200,900	
Cap Rate	5.0%	

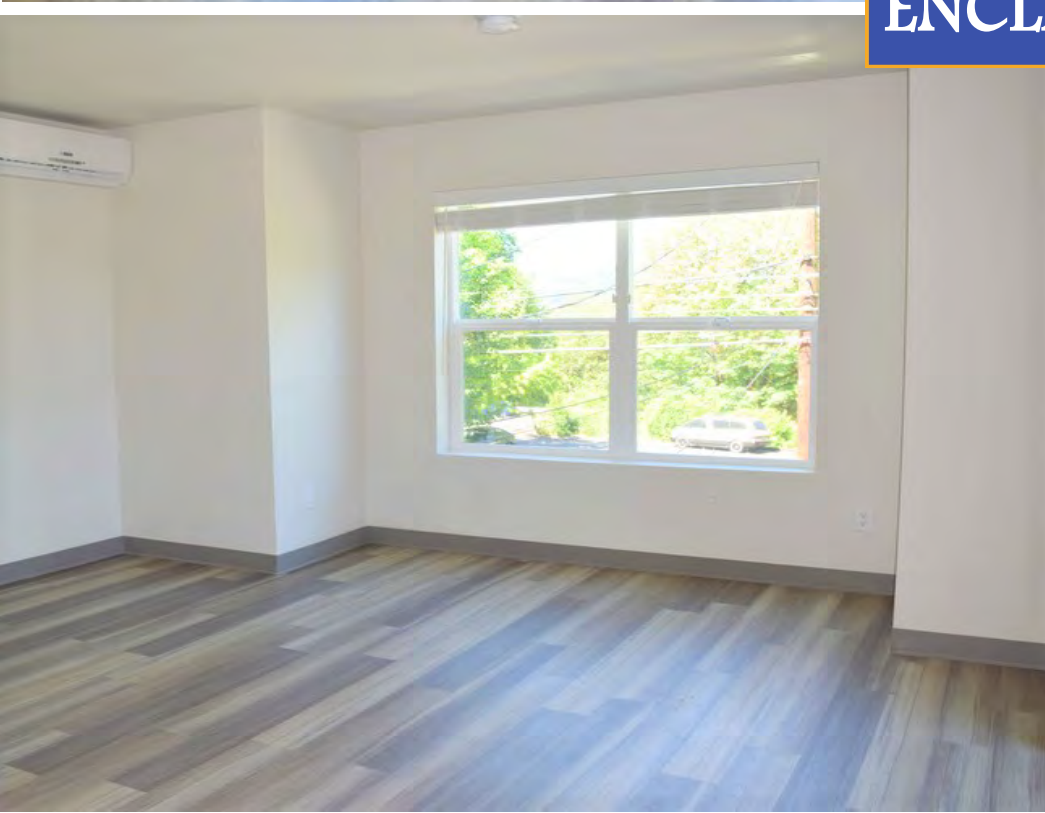
Expense Summary	Total Per Year	Expenses Per Unit	% GOI	Notes
Real Estate Taxes	\$2,450	\$88	0.8%	2
Property Insurance	\$4,610	\$165	1.5%	3
Property Management	\$13,638	\$487	4.3%	4
Payroll: Onsite Personnel	\$15,858	\$566	5.0%	5
Repair/Maintenance	\$6,343	\$227	2.0%	6
Electricity	\$17,460	\$624	5.5%	7
Water/Sewer	\$29,880	\$1,067	9.4%	7
Garbage	\$4,512	\$161	1.4%	7
Turnover	\$4,200	\$150	1.3%	8
General/Admin	\$10,000	\$357	3.2%	9
Advertising/Promotion	\$1,716	\$61	0.5%	10
Reserves/Replacements	\$5,600	\$200	1.8%	11
Total	\$116,268	\$4,152	36.7%	



The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this investment to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. **THE PROSPECTIVE PURCHASER IS EXPECTED TO VERIFY THIS AND ALL OTHER FACTS PERTAINING TO THIS PROPERTY.**



ENCLAVE 54



SE PORTLAND - SELLWOOD-MORELAND

AREA HOUSING MARKET

In July 2021, Sellwood-Moreland home prices were up 16.8% compared to last year, selling for a median price of \$675K. On average, homes in Sellwood-Moreland sell after 7 days on the market compared to 14 days last year. There were 29 homes sold in July this year, up from 16 last year.

source: <https://www.redfin.com/neighborhood/156262/OR/Portland/Sellwood-Moreland/housing-market>



**WALK
SCORE
75**

**BIKE
SCORE
90**

**TRANSIT
SCORE
B+**



SELWOOD-MORELAND

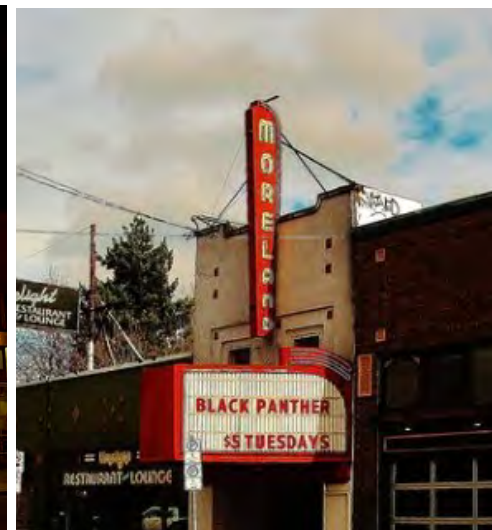


Oaks Amusement Park

In recent years, thanks to the influx of new people to Sellwood-Moreland and the surrounding area, Oaks Park has been transformed into a sleek, modern amusement playground. Most of the rides are kid-friendly, but for those who want extra thrills, the new Adrenaline Peak coaster is sure to excite your senses. There are also all of the favorites, including a vintage carousel, bumper cars, a Ferris wheel, and go-carts. There's also an updated mini golf course if you want to test your skills.

Moreland Theater

If you want to get a sense of Sellwood-Moreland's past, look no further than the Moreland Theater. Portland is really excellent about preserving its historic theater venues (Hollywood and Laurelhurst come to mind), and the Moreland is no exception. The seats are extra plush and comfy, and there are still vintage balcony sections, although they are closed to the public. . Also, due to its centralized location, the Moreland acts as a hub for the neighborhood.



Papa Haydn

For those who want to experience eating in a classic European-style cafe, Papa Haydn (formerly Hadyn's) is the best place in Sellwood-Moreland. Since 1978, this establishment has been one of the highlights of the neighborhood, both for its fine dining and exquisite dessert offerings. In recent years, Papa Haydn has evolved with the rest of Portland, becoming a premier chocolatier and bakery. The food still remains incredible, using fresh and local ingredients. Highlights from the menu include the Hunter's Stew and Pasta, short ribs, Manila clams, and a smoked trout Nicoise salad. The desserts rotate regularly and seasonally, so you have to check in to see what's new. They also do whole cakes to order, just in case you want to upgrade your next event.

source: <https://portlandneighborhood.com/sellwood-moreland>

RENT COMPARABLES



Abernethy Flats

2014 SE 11th Ave
Portland, OR
Built: 2019
Units: 35

Studio A/1BA- 448 SF - \$1,499 - \$3.35/SF
Studio B/1BA- 471 SF - \$1,499 - \$3.18/SF
Studio C/1BA- 482 SF - \$1,375 - \$2.85/SF
Studio D/1BA- 487 SF - \$1,499 - \$3.08/SF
Studio E/1BA- 491 SF - \$1,499 - \$3.05/SF

RUBS: WSG billed Sep.
Occp: 90%



20 on Hawthorne

1550 SE 20th Ave
Portland, OR
Built: 2009
Units: 90

Studio/1BA- 562 SF - \$1,844 - \$3.28/SF

Occp: 95%



The Sellina

1717 SE Tenino St
Portland, OR
Built: 2021
Units: 90

Studio/1BA- 316 SF - \$1,395 - \$4.41/SF

Occp: 100%



The Margot

2919 SE Division St
Portland, OR
Built: 2019
Units: 90

Studio/1BA- 379 SF - \$1,246 - \$2.29/SF

Occp: 100%



Koz on 13th

123 SE 13th Ave
Portland, OR
Built: 2019
Units: 87

Studio/1BA- 278 SF - \$1,180 - \$4.24/SF

RUBS: WSG all-included (+ Electric/Internet)
Occp: 91%



Division Terrace

2880 SE Division St
Blvd Portland, OR
Built: 2021
Units: 32

Studio1BA- 361 SF - \$1,349 - \$3.74/SF

Occp: 96%



Lenox Addition

5151 SE Holgate Blvd
Portland, OR
Built: 2018
Units: 64

Studio/1BA- 406 SF - \$1,315- \$3.24/SF
Studio/1BA- 440 SF - \$1,374- \$3.11/SF

Occp: 100%



Dean River

3255 SE 17th Ave
Portland, OR
Built: 2021
Units: 72

Studio/1BA- 279 SF - \$1,165 - \$4.18/SF

Occp: 66% (Lease-up)

AVERAGES: Studio/1BA - 394 SF - Rent: \$1,358 - \$/SF: 3.48



Hawthorne 31

1515 SE 31st Ave
Portland, OR
Built: 2016
Units: 30

Studio/1BA- 336 SF - \$1,250- \$3.72/SF

Occp: 83%



Enclave 54

5434 SE Milwaukie
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Built: 2020
Units: 28

Studio/1BA- 222 SF - \$967 - \$4.36/SF

SALE COMPARABLES

1 THE GARTHWICK

1278 SE Marion St, Portland



Year Built	2018
Date Sold	2/13/2020
Sale Price	\$8,630,000
Price/Unit	\$359,583
Price/SF	\$283
Approx. Net Rent SF	30,507
Units	24

2 THE MORGAN

1650 SE Tacoma St, Portland



Year Built	2017
Date Sold	10/21/2020
Sale Price	\$10,550,000
Price/Unit	\$239,773
Price/SF	\$254
Approx. Net Rent SF	41,569
Units	44

3 OLIVER

4330 SE Division St, Portland



Year Built	2015
Date Sold	5/4/2021
Sale Price	\$5,254,000
Price/Unit	\$250,214
Price/SF	\$387
Approx. Net Rent SF	13,568
Units	21

4 FOOTPRINT HOLLYWOOD

1521 NE 41st Ave, Portland



Year Built	2016
Date Sold	5/13/2021
Sale Price	\$4,400,000
Price/Unit	\$81,481
Price/SF	\$302
Approx. Net Rent SF	14,584
Units	54

5 WINGSONG

753 SE 60th Ave, Portland



Year Built	1993
Date Sold	6/11/2021
Sale Price	\$7,250,000
Price/Unit	\$213,235
Price/SF	\$247
Approx. Net Rent SF	29,366
Units	34

6 PROVI

4720 NE Glisan St, Portland



Year Built	2014
Date Sold	8/10/2021
Sale Price	\$4,712,500
Price/Unit	\$204,891
Price/SF	\$464
Approx. Net Rent SF	10,160
Units	23

7 ASCOT 146

235 SE 146th Ave, Portland



Year Built	2019
Date Sold	8/12/2021
Sale Price	\$8,750,000
Price/Unit	\$194,444
Price/SF	\$486
Approx. Net Rent SF	18,000
Units	45

8 KERN LOFTS

6103 SE Cora St, Portland



Year Built	2021
Date Sold	9/9/2021
Sale Price	\$3,096,000
Price/Unit	\$206,400
Price/SF	\$315
Approx. Net Rent SF	9,843
Units	15

ENCLAVE 54 | Year Built: 2020 | # of Units: 28 | Approx. Net Rent SF: 6,216 | Price: \$4,000,000 | \$/SF: \$644 | \$/Unit: \$142,857