

OFFERING MEMORANDUM

17140-17150 SW Heritage Court  
Beaverton, OR 97006

# Robert's Landing

24 UNITS IN DESIREABLE BEAVERTON NEIGHBORHOOD

**pounderrealty**  
INVESTMENT PROPERTIES

# Robert's Landing

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*Exclusively Marketed by:*

#### Grayson Pounder

President, Principal Broker

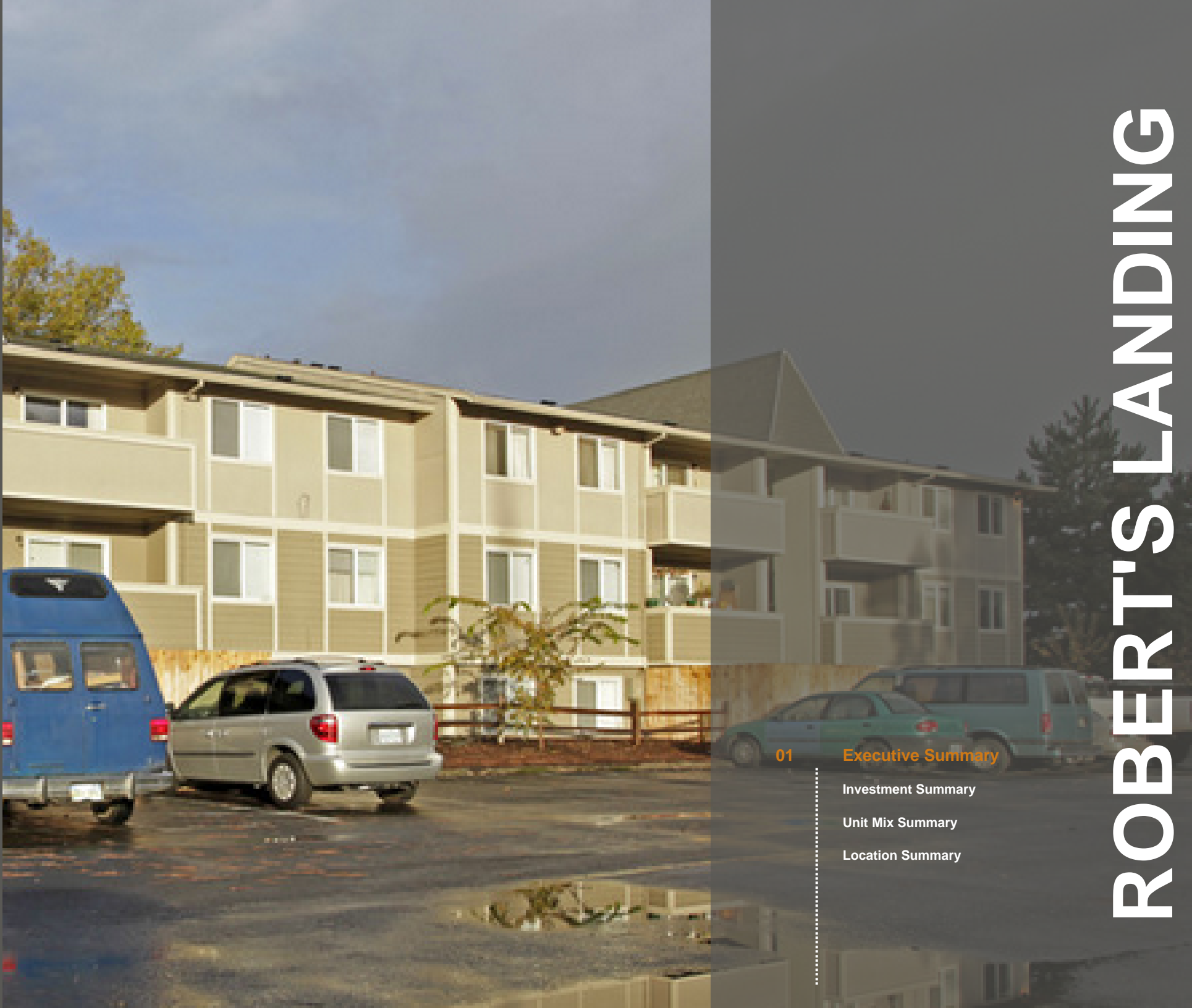
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**pounderrealty**  
INVESTMENT PROPERTIES

6105 S Macadam Ave, ste 200  
Portland, OR 97239



01 Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

# ROBERT'S LANDING

**OFFERING SUMMARY**

ADDRESS	17140-17150 SW Heritage Court Beaverton OR 97006
COUNTY	Washington
MARKET	Beaverton
SUBMARKET	SW Portland

**FINANCIAL SUMMARY**

OFFERING PRICE	\$2,980,000
OCCUPANCY	94.79 %
NOI (2020 Actual)	\$171,257
NOI (Pro Forma)	\$232,319
CAP RATE (2020 Actual)	5.75 %
CAP RATE (Pro Forma)	7.80 %
GRM (2020 Actual)	9.63
GRM (Pro Forma)	8.33

**PROPOSED FINANCING**

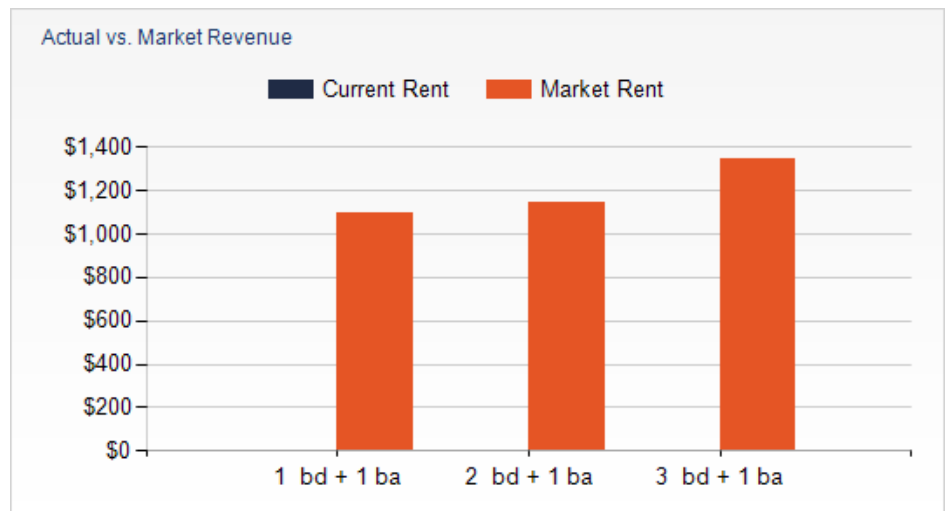
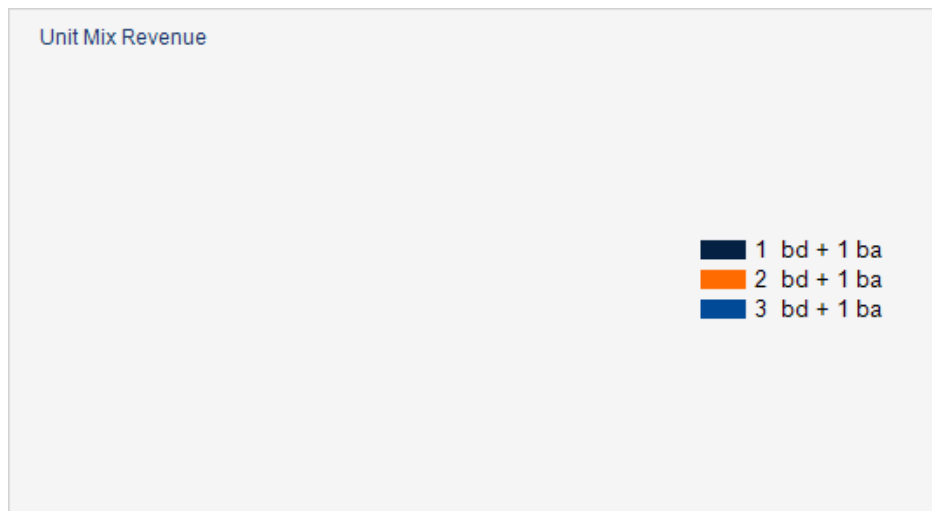
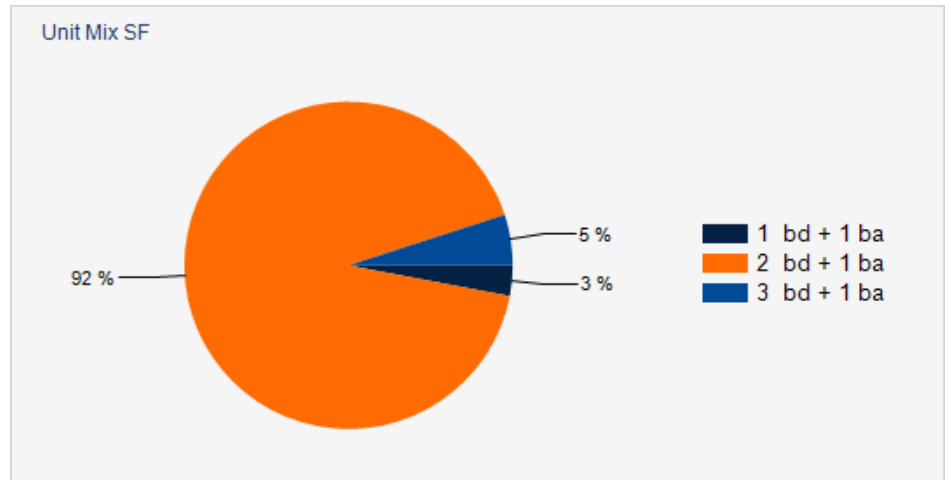
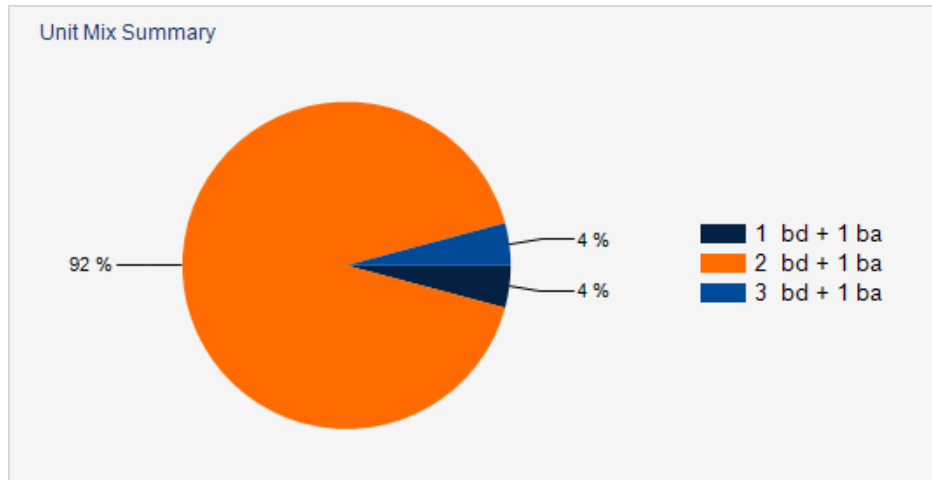
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,043,000
LOAN AMOUNT	\$1,937,000
INTEREST RATE	3.90 %
ANNUAL DEBT SERVICE	\$109,642
LOAN TO VALUE	65 %
AMORTIZATION PERIOD	30 Years

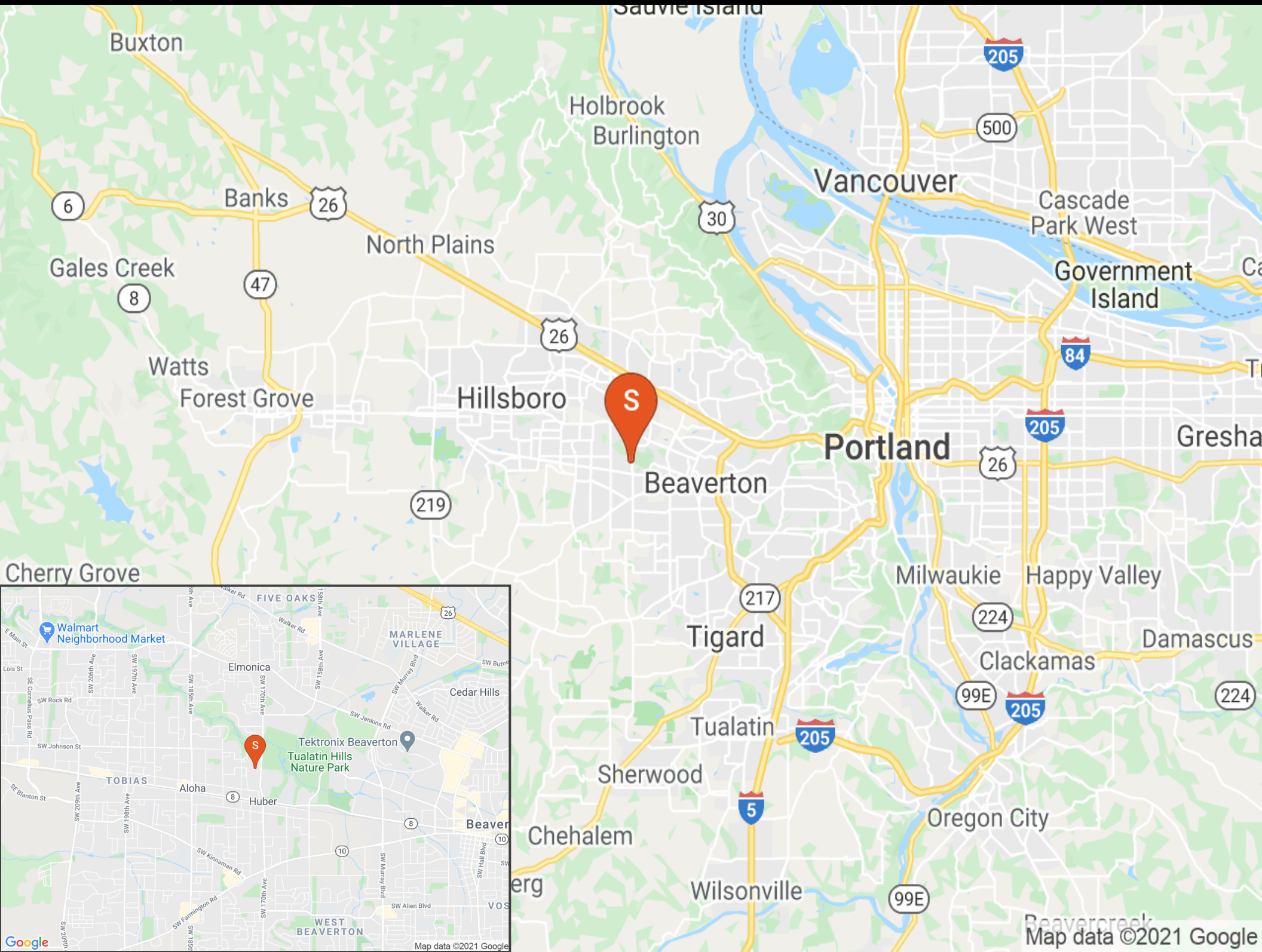
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	21,786	170,504	353,137
2020 Median HH Income	\$66,148	\$76,890	\$88,229
2020 Average HH Income	\$79,265	\$96,199	\$112,406



- Significant Siding and Deck Repair Needed

Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	1	650	\$0	\$0.00	\$0	\$1,095	\$1.68	\$1,095
2 bd + 1 ba	22	850	\$0	\$0.00	\$0	\$1,145	\$1.35	\$25,190
3 bd + 1 ba	1	950	\$0	\$0.00	\$0	\$1,345	\$1.42	\$1,345
<b>Totals/Averages</b>	<b>24</b>	<b>846</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$1,195</b>	<b>\$1.48</b>	<b>\$27,630</b>







02

## Property Description

Property Features

Aerial Map

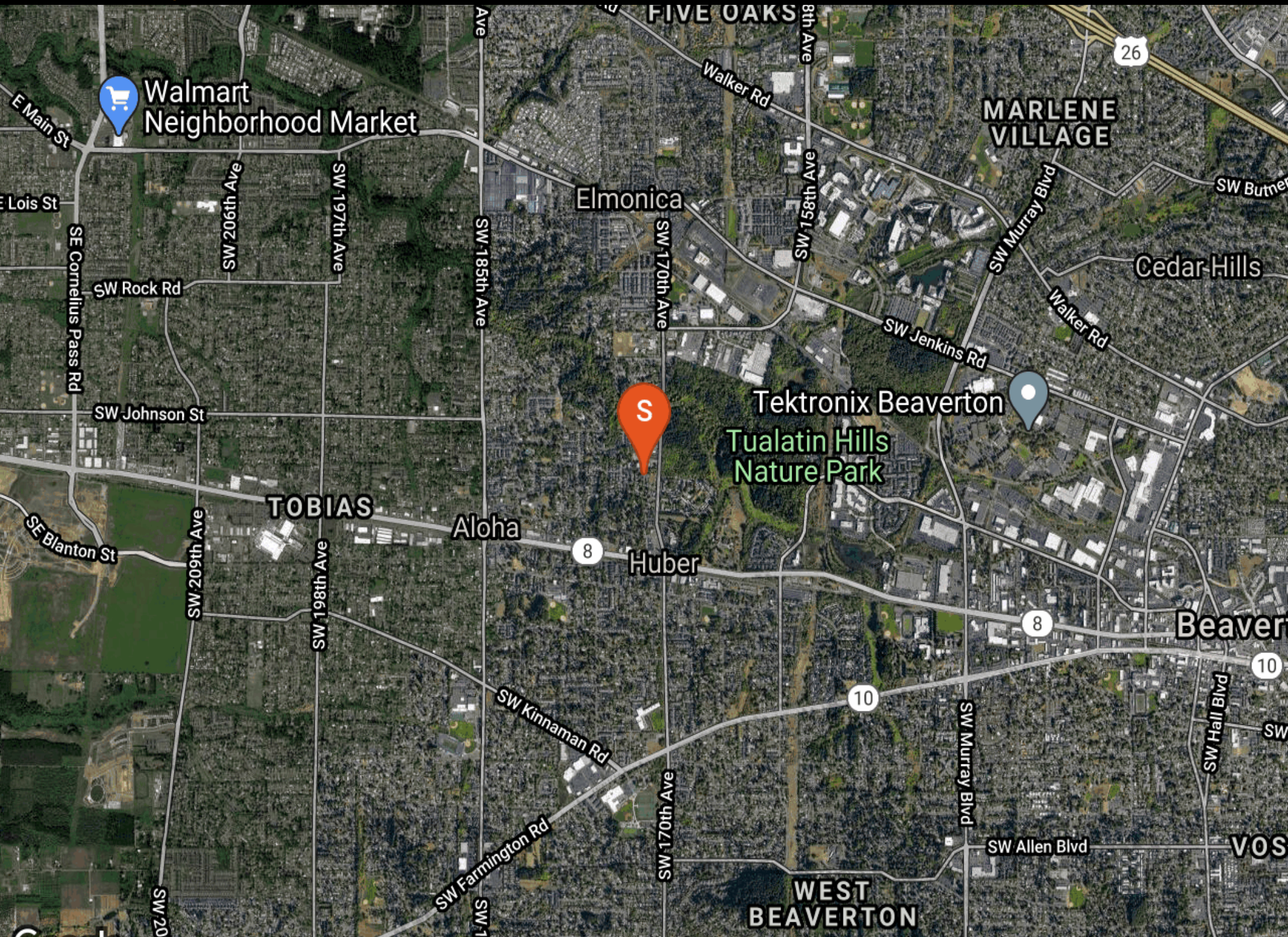
Parcel Map

Additional Maps

Amenities

Pictures with Captions

# ROBERT'S LANDING







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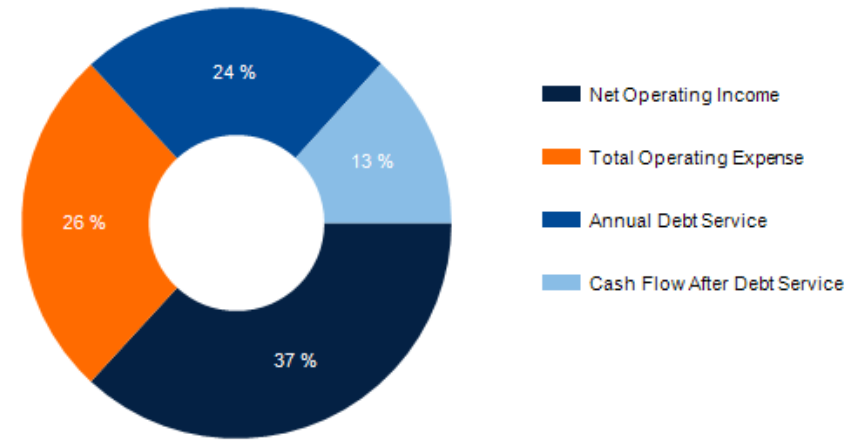
Financial Analysis

Income & Expense

# ROBERT'S LANDING

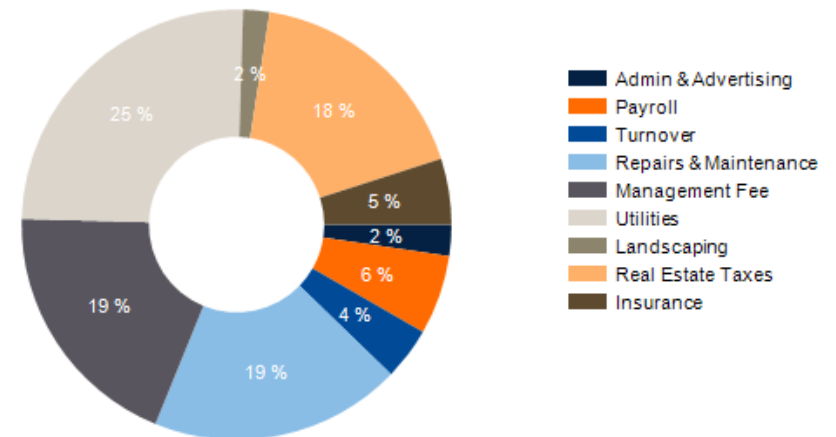
INCOME	2020 ACTUAL	PRO FORMA
Gross Potential Rent	\$305,252	\$331,560
Laundry		\$6,550
RUBS		\$10,260
Other Income	\$4,058	\$9,500
<b>Gross Potential Income</b>	<b>\$309,310</b>	<b>\$357,870</b>
Less: General Vacancy	\$15,892	\$16,578
<b>Effective Gross Income</b>	<b>\$293,418</b>	<b>\$341,292</b>
Less: Expenses	\$122,161	\$108,973
<b>Net Operating Income</b>	<b>\$171,257</b>	<b>\$232,319</b>
Annual Debt Service	\$109,642	\$109,642
Debt Coverage Ratio	1.56	2.12
<b>Cash Flow After Debt Service</b>	<b>\$61,615</b>	<b>\$122,677</b>
Principal Reduction	\$34,099	\$34,099
<b>Total Return</b>	<b>9.2 %</b>	<b>15.0 %</b>
	<b>\$95,714</b>	<b>\$156,776</b>

REVENUE ALLOCATION  
2020 ACTUAL



EXPENSES	2020 ACTUAL	PRO FORMA
Admin & Advertising	\$2,848	\$1,200
Payroll	\$7,302	\$8,000
Turnover	\$4,800	\$4,200
Repairs & Maintenance	\$23,129	\$15,600
Management Fee	\$23,527	\$17,065
Utilities	\$30,620	\$30,620
Landscaping	\$2,400	\$1,800
Real Estate Taxes	\$21,488	\$21,488
Insurance	\$6,047	\$6,000
Reserves		\$3,000
<b>Total Operating Expense</b>	<b>\$122,161</b>	<b>\$108,973</b>
Annual Debt Service	\$109,642	\$109,642
% of EGI	41.63 %	31.93 %

DISTRIBUTION OF EXPENSES  
2020 ACTUAL





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Demographics

Demographic Details

Demographic Charts

# ROBERT'S LANDING

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,793	130,210	257,927
2010 Population	17,946	149,464	310,069
2020 Population	21,786	170,504	353,137
2025 Population	23,655	181,799	376,875
2020 African American	1,049	5,918	10,120
2020 American Indian	245	1,397	2,262
2020 Asian	2,552	23,809	56,110
2020 Hispanic	6,040	35,949	55,246
2020 Other Race	3,437	18,523	26,727
2020 White	12,927	110,333	236,967
2020 Multiracial	1,479	9,744	19,359
2020-2025: Population: Growth Rate	8.30 %	6.45 %	6.55 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	555	3,464	6,069
\$15,000-\$24,999	455	3,232	6,107
\$25,000-\$34,999	624	4,642	8,192
\$35,000-\$49,999	1,079	8,087	14,898
\$50,000-\$74,999	1,575	11,576	21,193
\$75,000-\$99,999	1,277	9,753	19,311
\$100,000-\$149,999	1,487	12,606	29,138
\$150,000-\$199,999	447	6,172	16,223
\$200,000 or greater	225	4,441	14,906
Median HH Income	\$66,148	\$76,890	\$88,229
Average HH Income	\$79,265	\$96,199	\$112,406

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,304	52,067	105,567
2010 Total Households	6,461	56,470	120,202
2020 Total Households	7,724	63,973	136,039
2025 Total Households	8,357	68,082	144,935
2020 Average Household Size	2.80	2.64	2.58
2000 Owner Occupied Housing	2,194	27,246	57,948
2000 Renter Occupied Housing	2,789	22,168	41,742
2020 Owner Occupied Housing	3,526	35,351	79,546
2020 Renter Occupied Housing	4,199	28,622	56,493
2020 Vacant Housing	400	2,963	6,493
2020 Total Housing	8,124	66,936	142,532
2025 Owner Occupied Housing	3,845	37,557	84,413
2025 Renter Occupied Housing	4,513	30,525	60,522
2025 Vacant Housing	408	2,894	6,414
2025 Total Housing	8,765	70,976	151,349
2020-2025: Households: Growth Rate	7.95 %	6.25 %	6.35 %



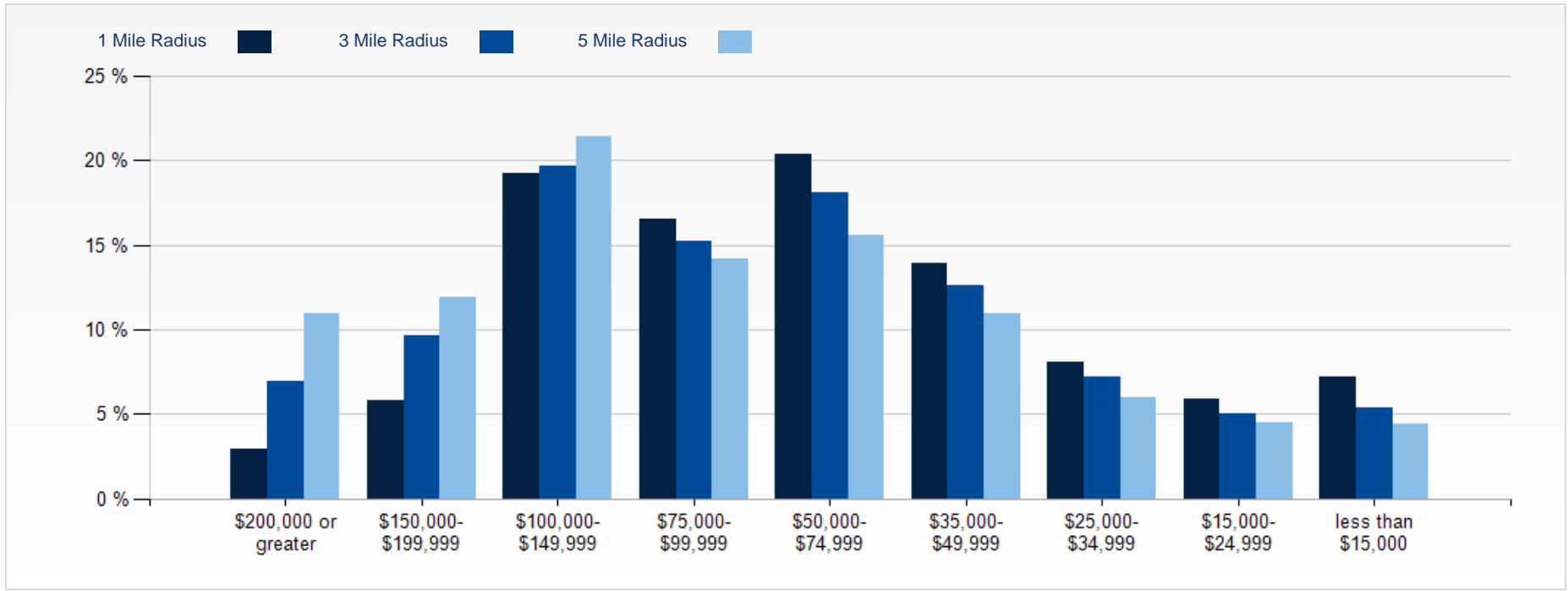
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,616	12,756	25,712
2020 Population Age 35-39	1,948	13,929	27,984
2020 Population Age 40-44	1,810	12,790	25,826
2020 Population Age 45-49	1,438	11,402	24,056
2020 Population Age 50-54	1,133	9,922	21,861
2020 Population Age 55-59	1,019	9,596	21,046
2020 Population Age 60-64	845	8,629	19,165
2020 Population Age 65-69	734	7,354	16,230
2020 Population Age 70-74	511	5,534	12,326
2020 Population Age 75-79	309	3,265	7,580
2020 Population Age 80-84	157	2,083	4,613
2020 Population Age 85+	148	2,320	5,475
2020 Population Age 18+	15,959	129,345	270,014
2020 Median Age	32	36	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,084	\$75,651	\$81,351
Average Household Income 25-34	\$78,178	\$90,542	\$98,741
Median Household Income 35-44	\$79,346	\$91,517	\$104,473
Average Household Income 35-44	\$89,364	\$106,766	\$123,569
Median Household Income 45-54	\$76,131	\$91,142	\$110,163
Average Household Income 45-54	\$89,821	\$110,761	\$137,137
Median Household Income 55-64	\$65,475	\$82,167	\$99,201
Average Household Income 55-64	\$76,757	\$104,752	\$124,804
Median Household Income 65-74	\$53,236	\$63,097	\$74,564
Average Household Income 65-74	\$68,615	\$87,878	\$100,078
Average Household Income 75+	\$51,781	\$62,964	\$74,399

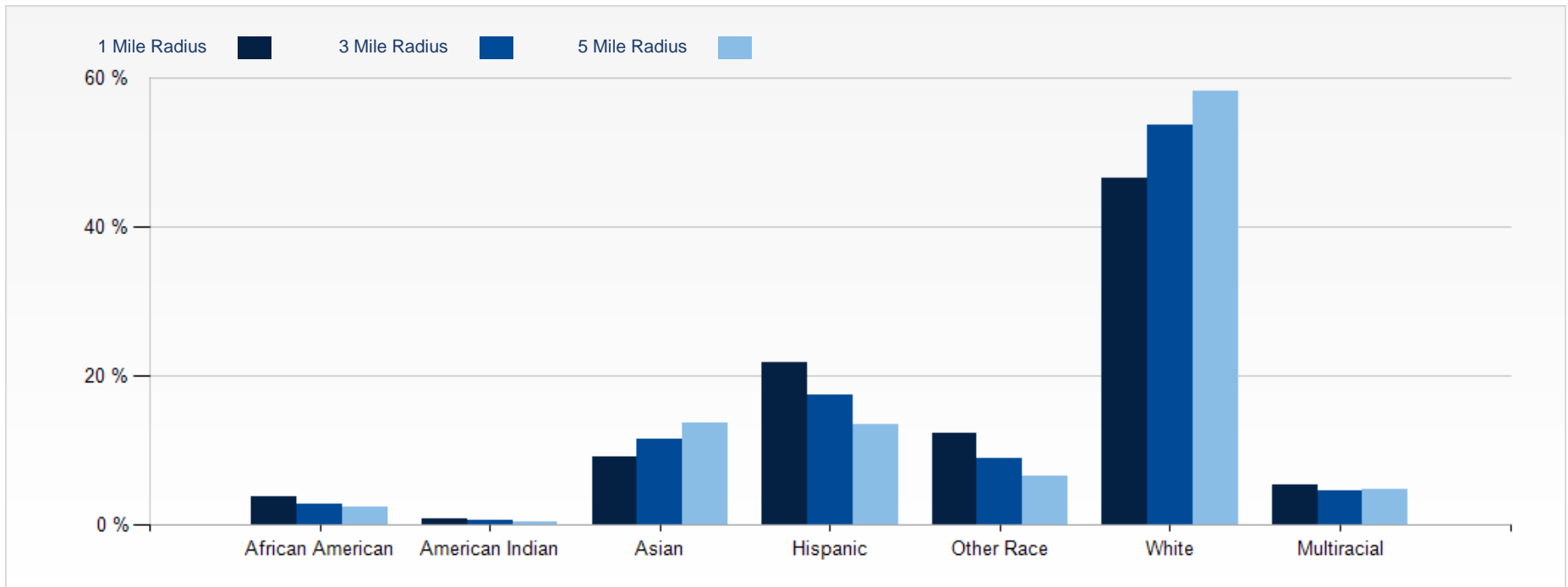
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,933	14,710	30,003
2025 Population Age 35-39	1,641	12,682	27,050
2025 Population Age 40-44	1,835	13,378	27,578
2025 Population Age 45-49	1,675	12,219	24,917
2025 Population Age 50-54	1,314	10,800	23,014
2025 Population Age 55-59	1,031	9,528	20,998
2025 Population Age 60-64	911	8,954	19,957
2025 Population Age 65-69	741	7,944	17,939
2025 Population Age 70-74	597	6,592	14,786
2025 Population Age 75-79	401	4,737	10,872
2025 Population Age 80-84	221	2,771	6,331
2025 Population Age 85+	156	2,551	6,038
2025 Population Age 18+	17,352	138,618	290,517
2025 Median Age	32	36	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,580	\$81,507	\$89,525
Average Household Income 25-34	\$85,519	\$100,156	\$110,116
Median Household Income 35-44	\$87,781	\$101,406	\$112,055
Average Household Income 35-44	\$99,803	\$119,002	\$139,140
Median Household Income 45-54	\$82,107	\$99,594	\$116,381
Average Household Income 45-54	\$99,103	\$121,351	\$148,727
Median Household Income 55-64	\$70,117	\$89,112	\$106,877
Average Household Income 55-64	\$85,082	\$115,533	\$139,233
Median Household Income 65-74	\$58,659	\$71,148	\$82,652
Average Household Income 65-74	\$78,024	\$100,742	\$115,491
Average Household Income 75+	\$58,022	\$73,073	\$86,199

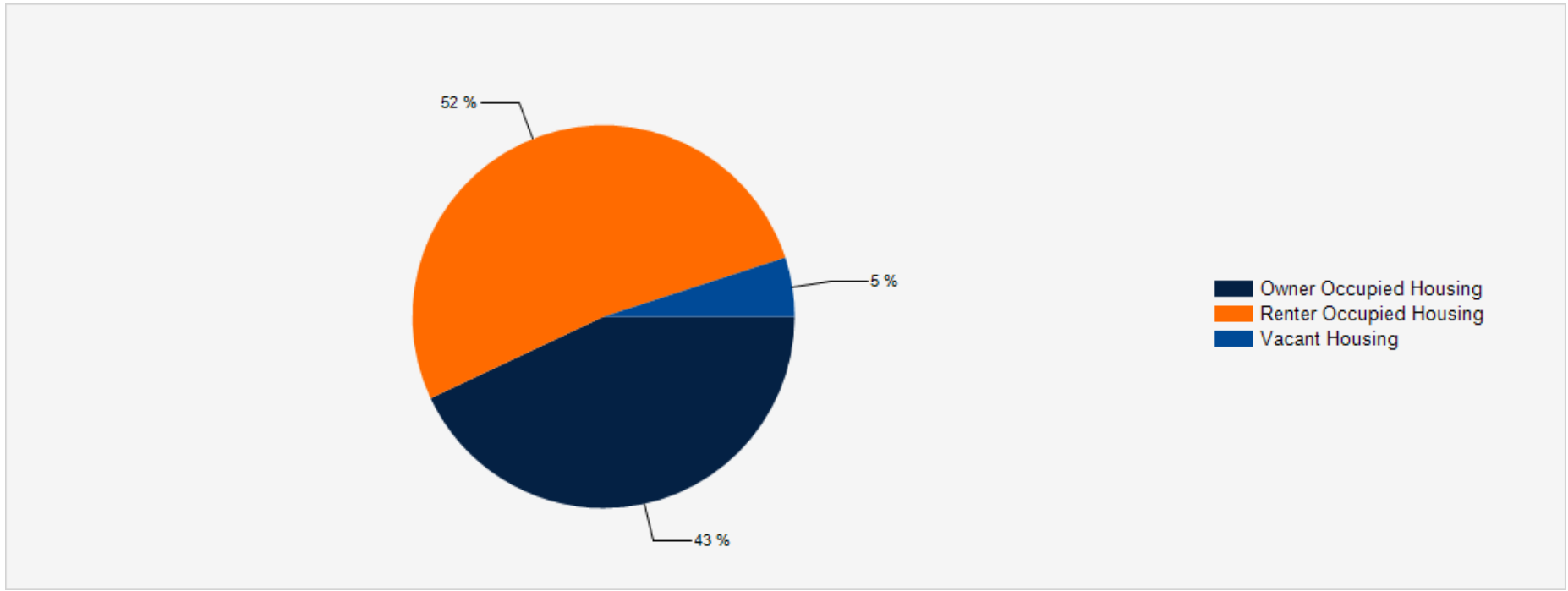
2020 Household Income



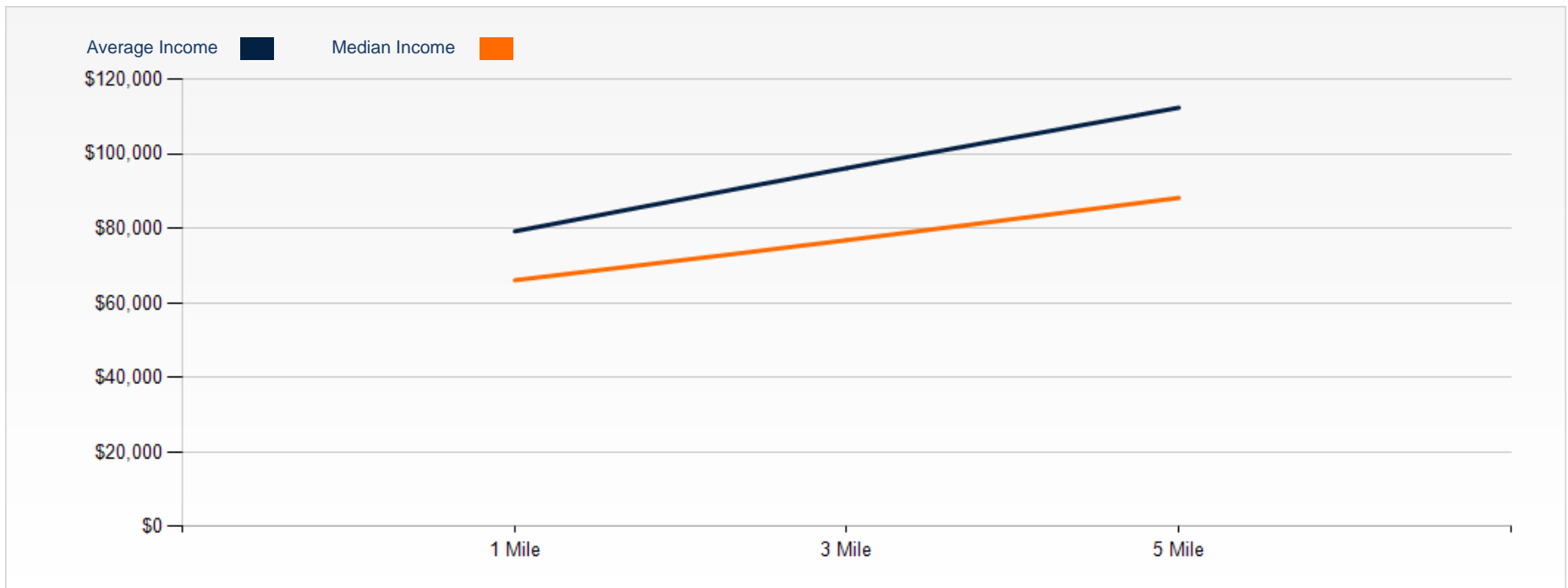
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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