



OFFERING MEMORANDUM

3939 SW View Point Terrace
Portland, OR 97239

View Point Terrace

GORGEOUS BUILDING WITH PORTLAND VIEWS

pounderrealty
INVESTMENT PROPERTIES

View Point Terrace

CONTENTS

01 Executive Summary

- Investment Summary
- Unit Mix Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Property Images

03 Financial Analysis

- Income & Expense Analysis

04 Demographics

- Demographics
- Demographic Charts

Exclusively Marketed by:

Grayson Pounder

President, Principal Broker

(503) 680-4638

Grayson@PounderRealty.com

Lic: 200008193

pounderrealty
INVESTMENT PROPERTIES

6105 S Macadam Ave, ste 200
Portland, OR 97239



01 **Executive Summary**

Investment Summary

Unit Mix Summary

Location Summary

VIEW POINT TERRACE

OFFERING SUMMARY

ADDRESS	3939 SW View Point Terrace Portland OR 97239
COUNTY	Multnomah
MARKET	Portland
SUBMARKET	SW Portland
BUILDING SF	10,850 SF
NUMBER OF UNITS	12
YEAR BUILT	2015

FINANCIAL SUMMARY

OFFERING PRICE	\$3,995,000
PRICE PSF	\$368.20
PRICE PER UNIT	\$332,917
OCCUPANCY	85.66 %
NOI (Actuals)	\$130,977
NOI (Pro Forma)	\$173,988
CAP RATE (Actuals)	3.28 %
CAP RATE (Pro Forma)	4.36 %
GRM (Actuals)	15.01
GRM (Pro Forma)	14.84

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,398,250
LOAN AMOUNT	\$2,596,750
INTEREST RATE	3.35 %
ANNUAL DEBT SERVICE	\$137,340
LOAN TO VALUE	65 %
AMORTIZATION PERIOD	30 Years

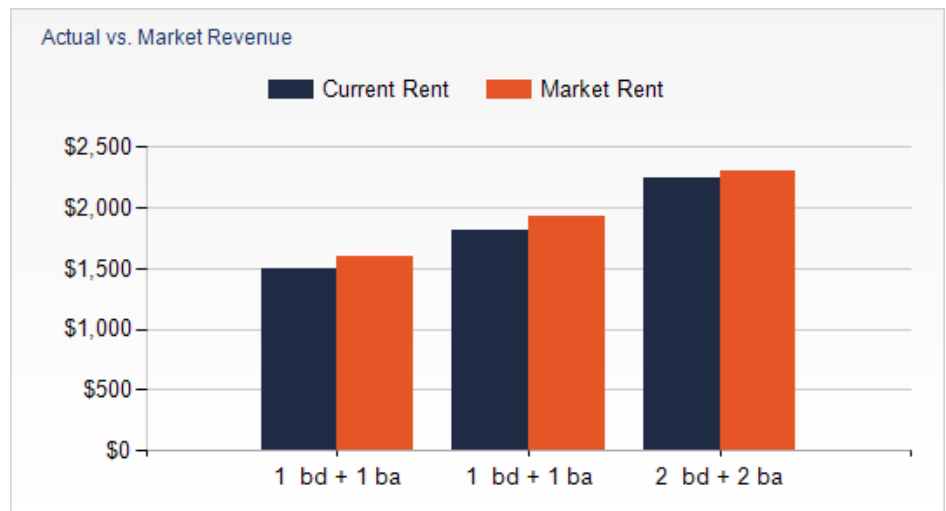
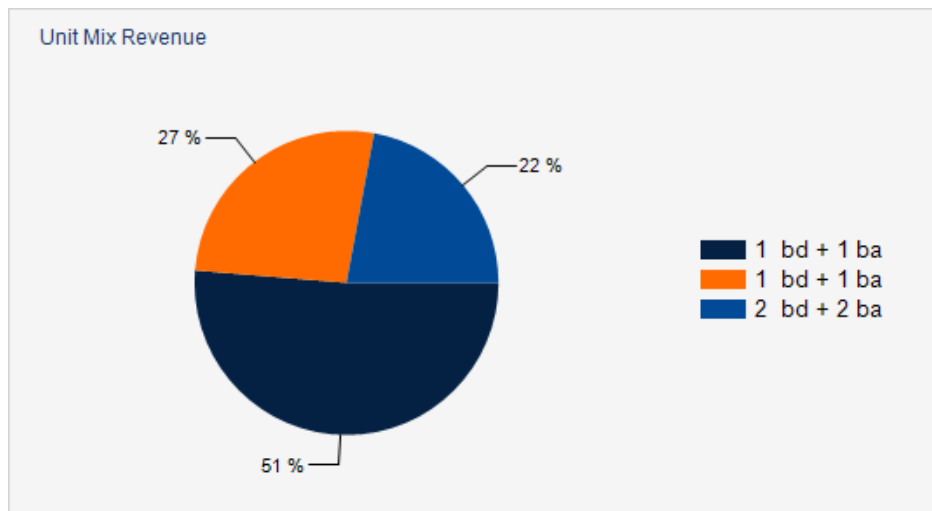
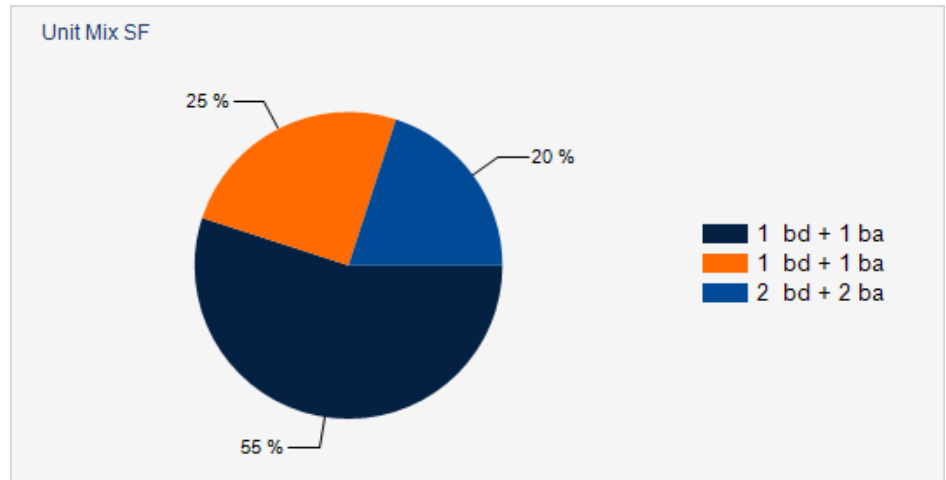
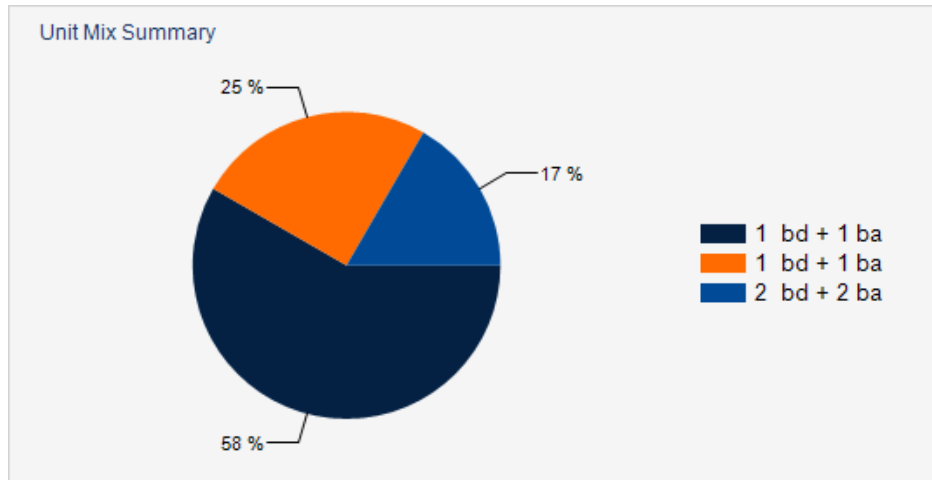
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	13,758	177,829	430,938
2020 Median HH Income	\$98,007	\$77,477	\$81,824
2020 Average HH Income	\$135,748	\$114,901	\$118,089

**Property Highlights**

- Modern Finishes include wood plank flooring, Caesarstone Quartz Countertops and Stainless Appliances
- Floor to Ceiling Windows
- Washer & Dryer in every Unit
- Large On Site Storage

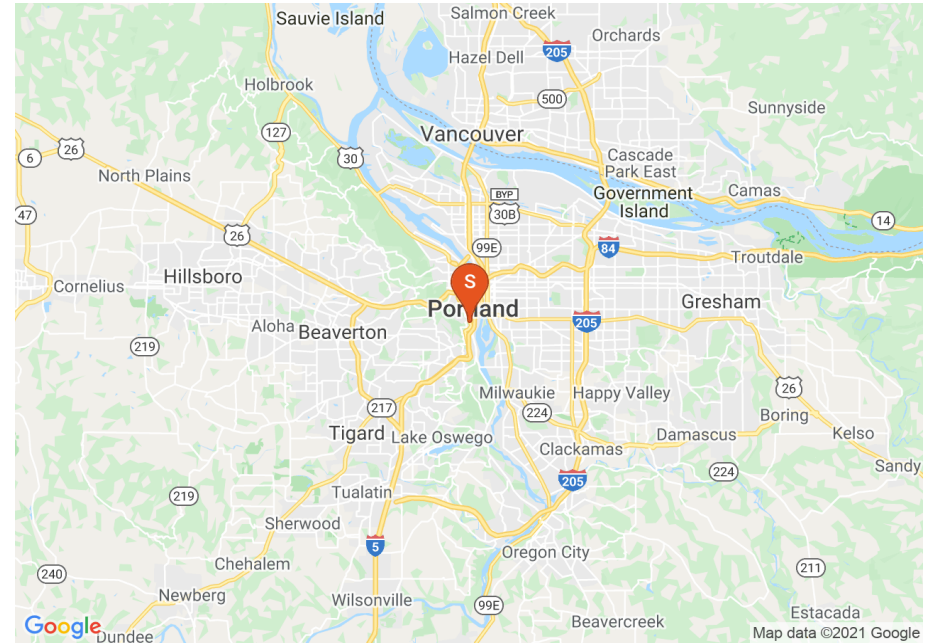
Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	7	850	\$1,411 - \$1,575	\$1.76	\$10,451	\$1,600	\$1.88	\$11,200
1 bd + 1 ba	3	900	\$1,649 - \$1,964	\$2.01	\$5,420	\$1,925	\$2.14	\$5,775
2 bd + 2 ba	2	1,100	\$2,200 - \$2,300	\$2.05	\$4,500	\$2,300	\$2.09	\$4,600
Totals/Averages	12	904	\$1,850	\$1.94	\$20,371	\$1,942	\$2.04	\$21,575



Location Highlights

- Stunning Views of Mt Hood, Portland Bridges, the Willamette River and South Waterfront.
- Close Proximity to OHSU, Downtown and Freeway Access
- Walkability Score 76, Very Walkable!

Regional Map



Locator Map





VIEW POINT TERRACE

02 Property Description

Property Features

Aerial Map

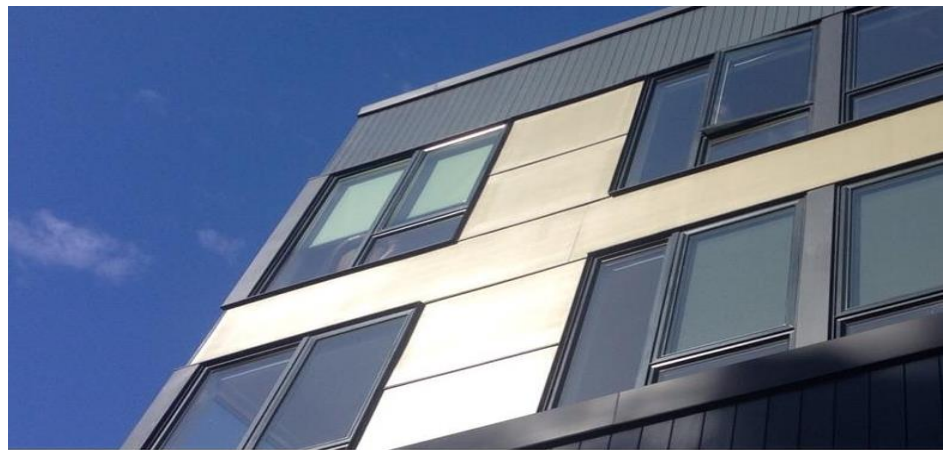
Parcel Map

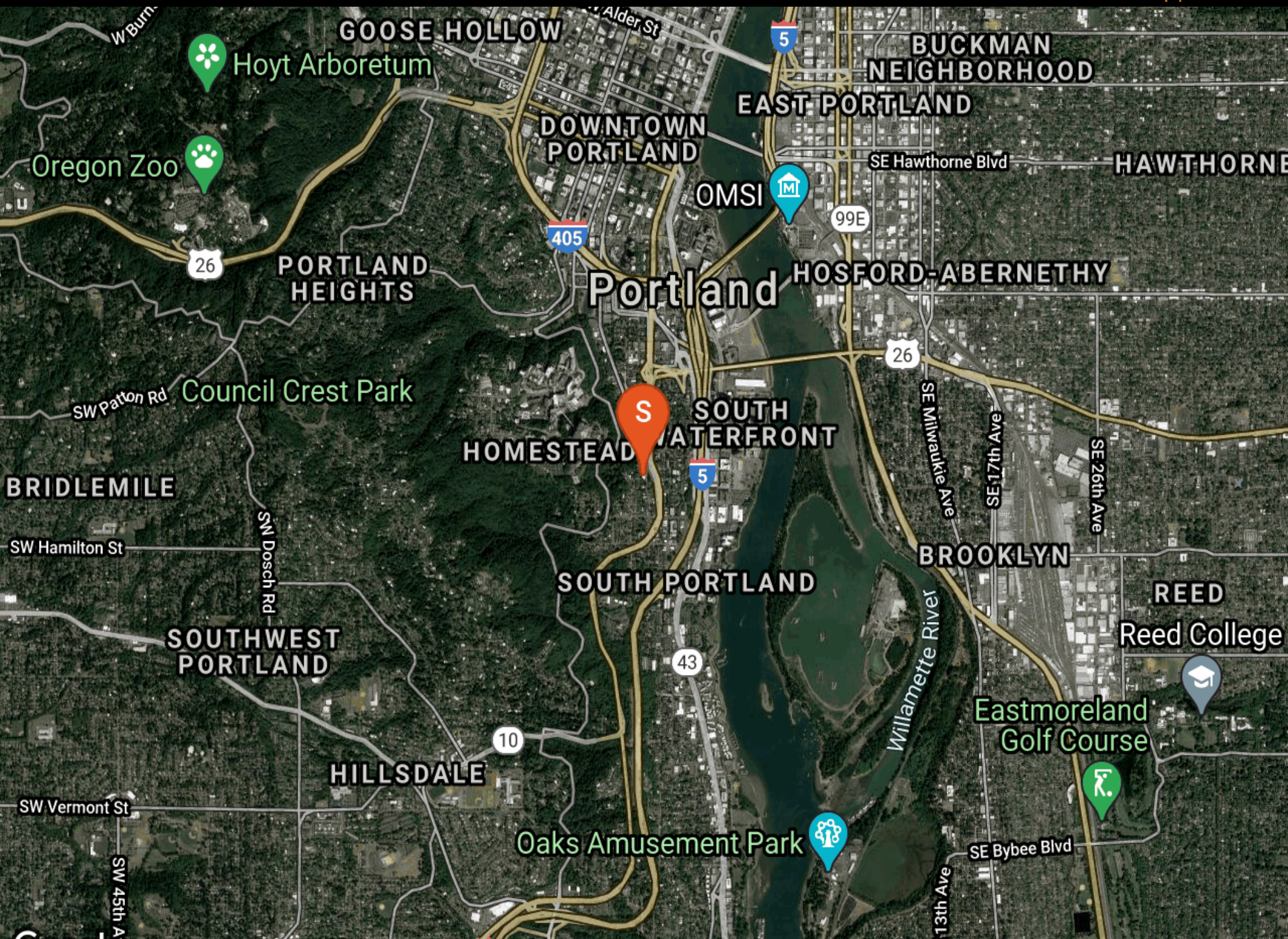
Additional Maps

Pictures with Captions

PROPERTY FEATURES

NUMBER OF UNITS	12
BUILDING SF	10,850
YEAR BUILT	2015
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
WASHER/DRYER	In Unit





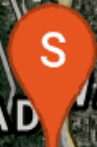
Hoyt Arboretum



Oregon Zoo



Council Crest Park



Portland



OMSI



99E



26



5



43



10



Oaks Amusement Park



Reed College



Eastmoreland Golf Course







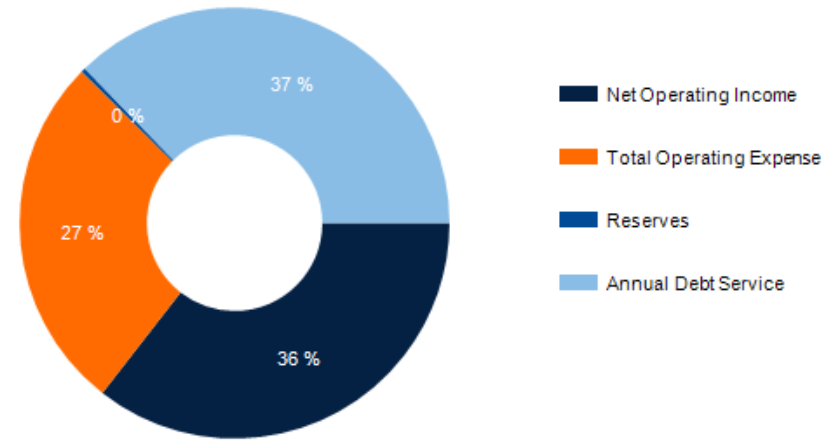




VIEW POINT TERRACE

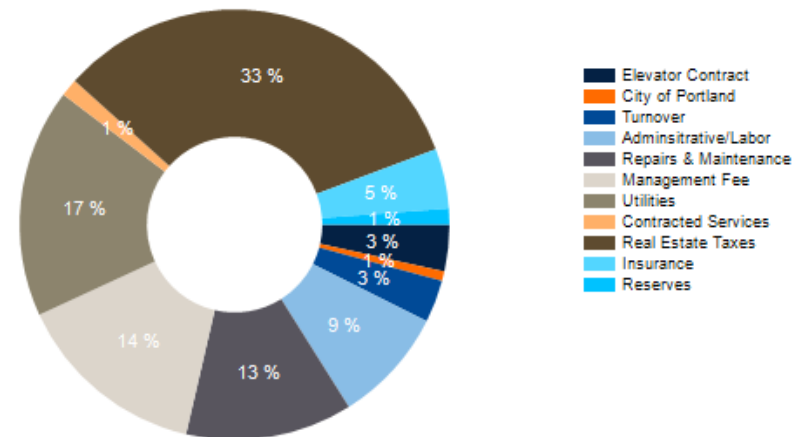
INCOME	ACUTALS	PRO FORMA
Gross Potential Rent	\$253,230	\$258,900
Fees	\$2,606	\$2,500
RUBS	\$8,118	\$7,800
Other Income	\$2,290	
Gross Potential Income	\$266,244	\$269,200
Less: General Vacancy	\$36,306	\$12,945
Effective Gross Income	\$229,938	\$256,255
Less: Expenses	\$98,961	\$82,267
Net Operating Income	\$130,977	\$173,988
Annual Debt Service	\$137,340	\$137,340
Debt Coverage Ratio	0.95	1.27
Cash Flow After Debt Service	(\$7,563)	\$34,848
Principal Reduction	\$50,351	\$50,351
Total Return	3.1 %	6.1 %
	\$42,788	\$85,199

REVENUE ALLOCATION
ACUTALS



EXPENSES	Per Unit	ACUTALS	Per Unit	PRO FORMA
Elevator Contract	\$292	\$3,500	\$292	\$3,500
City of Portland	\$60	\$720	\$60	\$720
Turnover	\$266	\$3,193	\$150	\$1,800
Administrative/Labor	\$724	\$8,690	\$100	\$1,200
Repairs & Maintenance	\$1,048	\$12,573	\$500	\$6,000
Management Fee	\$1,210	\$14,519	\$1,495	\$17,938
Utilities	\$1,436	\$17,235	\$1,050	\$12,600
Contracted Services	\$111	\$1,327	\$110	\$1,325
Real Estate Taxes	\$2,724	\$32,688	\$2,722	\$32,668
Insurance	\$376	\$4,516	\$376	\$4,516
Total Operating Expense	\$8,247	\$98,961	\$6,856	\$82,267
Reserves	\$100	\$1,200	\$150	\$1,800
Annual Debt Service	\$11,445	\$137,340	\$11,445	\$137,340
Expense / SF		\$9.12		\$7.58
% of EGI		43.04 %		32.10 %

DISTRIBUTION OF EXPENSES
ACUTALS





04

Demographics

Demographic Details

Demographic Charts

VIEW POINT TERRACE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,009	133,513	354,500
2010 Population	10,197	150,644	379,659
2020 Population	13,758	177,829	430,938
2025 Population	15,498	195,704	463,336
2020 African American	221	4,715	18,174
2020 American Indian	66	1,314	3,287
2020 Asian	1,545	12,010	29,313
2020 Hispanic	688	10,457	28,933
2020 Other Race	187	2,728	9,508
2020 White	11,060	148,075	348,115
2020 Multiracial	638	8,520	21,075
2020-2025: Population: Growth Rate	12.05 %	9.65 %	7.30 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	518	10,322	16,931
\$15,000-\$24,999	301	6,577	13,080
\$25,000-\$34,999	550	6,697	13,319
\$35,000-\$49,999	675	9,094	20,044
\$50,000-\$74,999	959	12,295	29,189
\$75,000-\$99,999	1,013	10,880	25,139
\$100,000-\$149,999	1,476	15,459	36,178
\$150,000-\$199,999	918	7,966	18,895
\$200,000 or greater	1,495	13,429	28,982
Median HH Income	\$98,007	\$77,477	\$81,824
Average HH Income	\$135,748	\$114,901	\$118,089

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,249	72,980	171,194
2010 Total Households	5,906	77,519	176,522
2020 Total Households	7,906	92,719	201,757
2025 Total Households	8,855	102,704	217,595
2020 Average Household Size	1.73	1.84	2.08
2000 Owner Occupied Housing	1,800	27,044	84,557
2000 Renter Occupied Housing	2,902	41,406	77,194
2020 Owner Occupied Housing	2,808	33,715	97,775
2020 Renter Occupied Housing	5,098	59,004	103,982
2020 Vacant Housing	1,027	7,754	13,521
2020 Total Housing	8,933	100,473	215,278
2025 Owner Occupied Housing	2,970	35,134	101,564
2025 Renter Occupied Housing	5,884	67,570	116,031
2025 Vacant Housing	1,116	7,969	13,705
2025 Total Housing	9,971	110,673	231,300
2020-2025: Households: Growth Rate	11.45 %	10.35 %	7.60 %



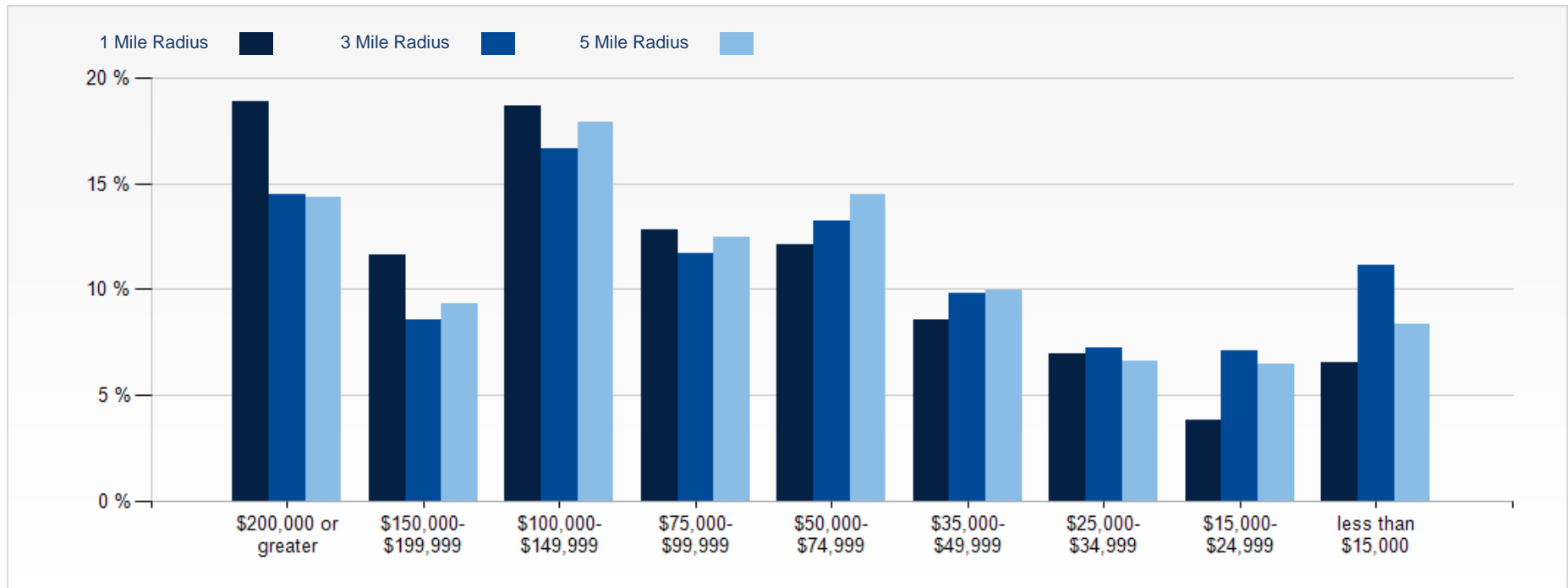
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,919	19,724	39,481
2020 Population Age 35-39	1,305	16,251	37,135
2020 Population Age 40-44	836	12,360	30,739
2020 Population Age 45-49	718	10,854	28,512
2020 Population Age 50-54	656	10,569	27,162
2020 Population Age 55-59	731	10,982	27,489
2020 Population Age 60-64	758	10,408	26,547
2020 Population Age 65-69	711	8,911	23,462
2020 Population Age 70-74	611	6,853	17,811
2020 Population Age 75-79	418	4,167	10,643
2020 Population Age 80-84	291	2,753	6,722
2020 Population Age 85+	405	3,403	8,694
2020 Population Age 18+	12,672	156,734	363,533
2020 Median Age	37	38	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,187	\$71,195	\$76,335
Average Household Income 25-34	\$122,524	\$98,855	\$101,981
Median Household Income 35-44	\$106,913	\$92,835	\$98,955
Average Household Income 35-44	\$149,377	\$129,991	\$131,039
Median Household Income 45-54	\$132,360	\$110,368	\$111,456
Average Household Income 45-54	\$179,572	\$152,185	\$151,952
Median Household Income 55-64	\$113,555	\$88,888	\$91,868
Average Household Income 55-64	\$163,695	\$133,587	\$133,446
Median Household Income 65-74	\$95,431	\$70,177	\$72,385
Average Household Income 65-74	\$137,821	\$109,228	\$109,650
Average Household Income 75+	\$107,088	\$86,996	\$82,024

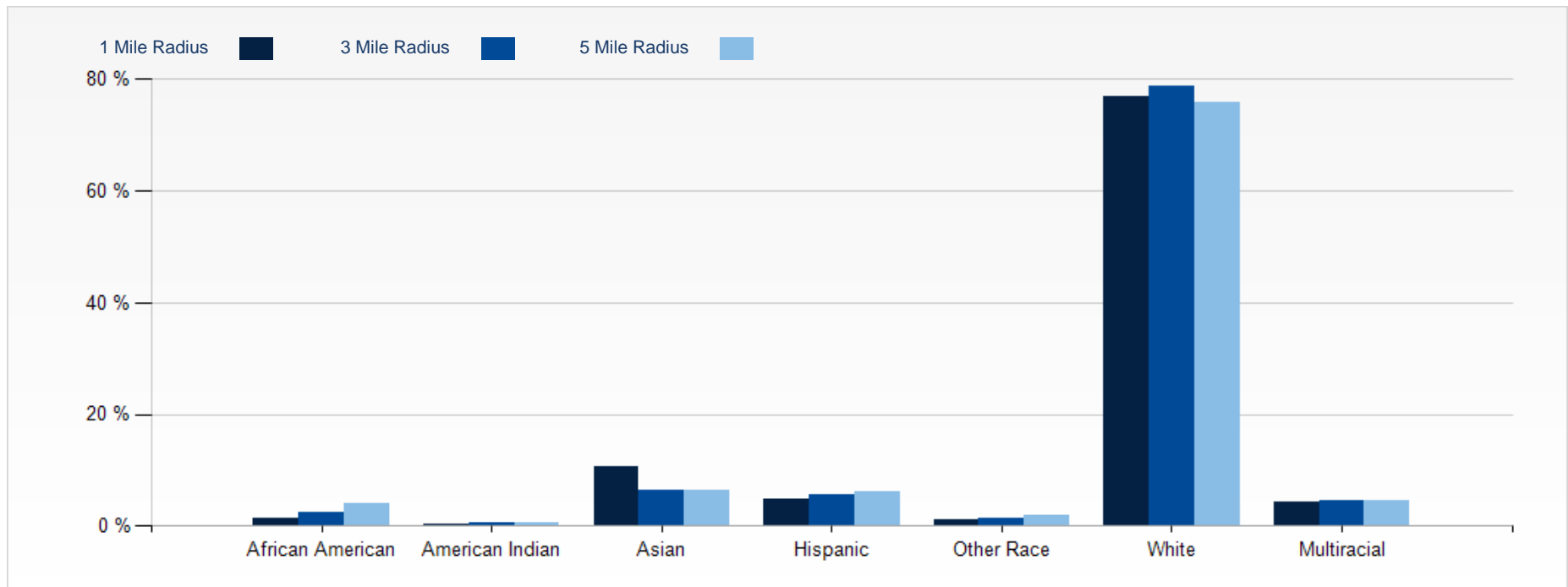
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,095	20,924	41,942
2025 Population Age 35-39	1,506	17,106	36,377
2025 Population Age 40-44	1,075	14,671	34,426
2025 Population Age 45-49	778	11,775	29,589
2025 Population Age 50-54	733	11,357	28,999
2025 Population Age 55-59	711	11,249	27,741
2025 Population Age 60-64	779	10,779	26,773
2025 Population Age 65-69	714	9,676	24,899
2025 Population Age 70-74	648	8,092	21,390
2025 Population Age 75-79	573	6,153	15,982
2025 Population Age 80-84	378	3,578	9,157
2025 Population Age 85+	445	3,747	9,403
2025 Population Age 18+	14,313	173,827	394,626
2025 Median Age	37	38	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,008	\$83,216	\$86,505
Average Household Income 25-34	\$142,991	\$114,644	\$117,679
Median Household Income 35-44	\$122,475	\$103,301	\$107,393
Average Household Income 35-44	\$168,949	\$145,726	\$147,208
Median Household Income 45-54	\$151,104	\$117,461	\$118,216
Average Household Income 45-54	\$200,156	\$165,039	\$165,123
Median Household Income 55-64	\$132,006	\$101,944	\$103,030
Average Household Income 55-64	\$186,485	\$150,720	\$150,251
Median Household Income 65-74	\$116,008	\$78,787	\$80,193
Average Household Income 65-74	\$163,726	\$124,163	\$125,322
Average Household Income 75+	\$127,785	\$106,277	\$99,826

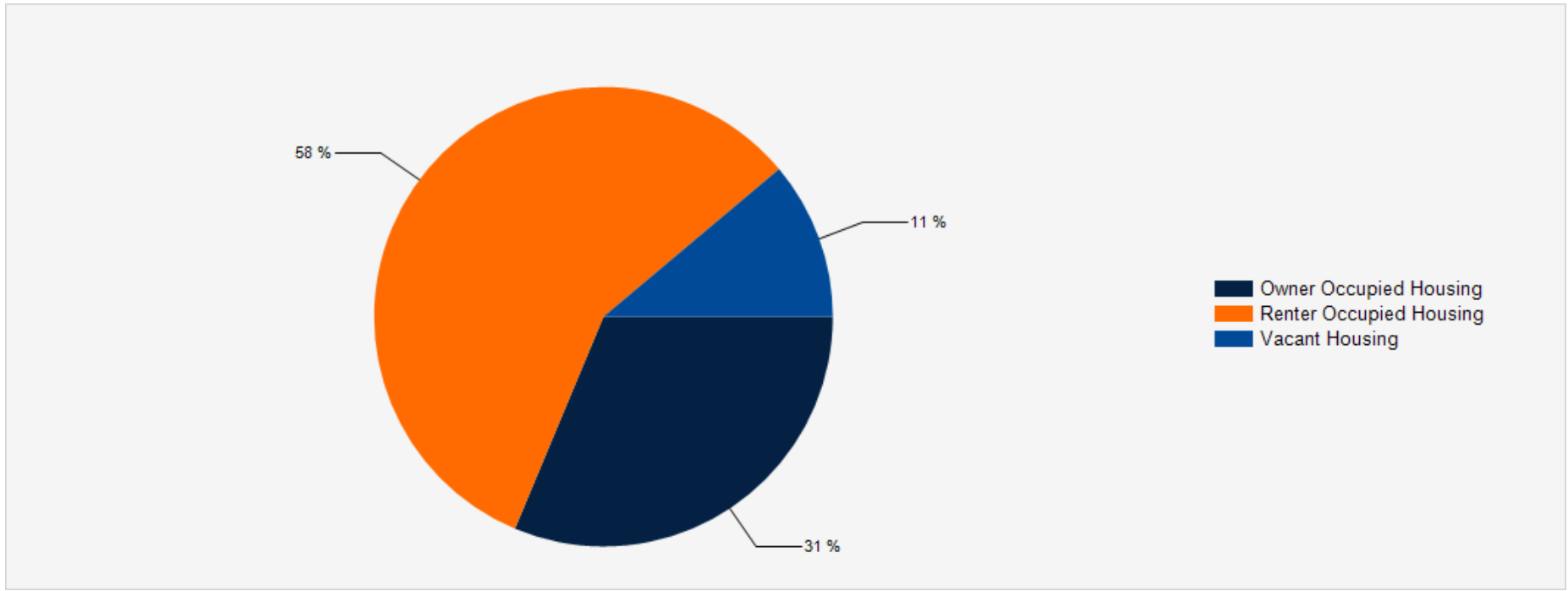
2020 Household Income



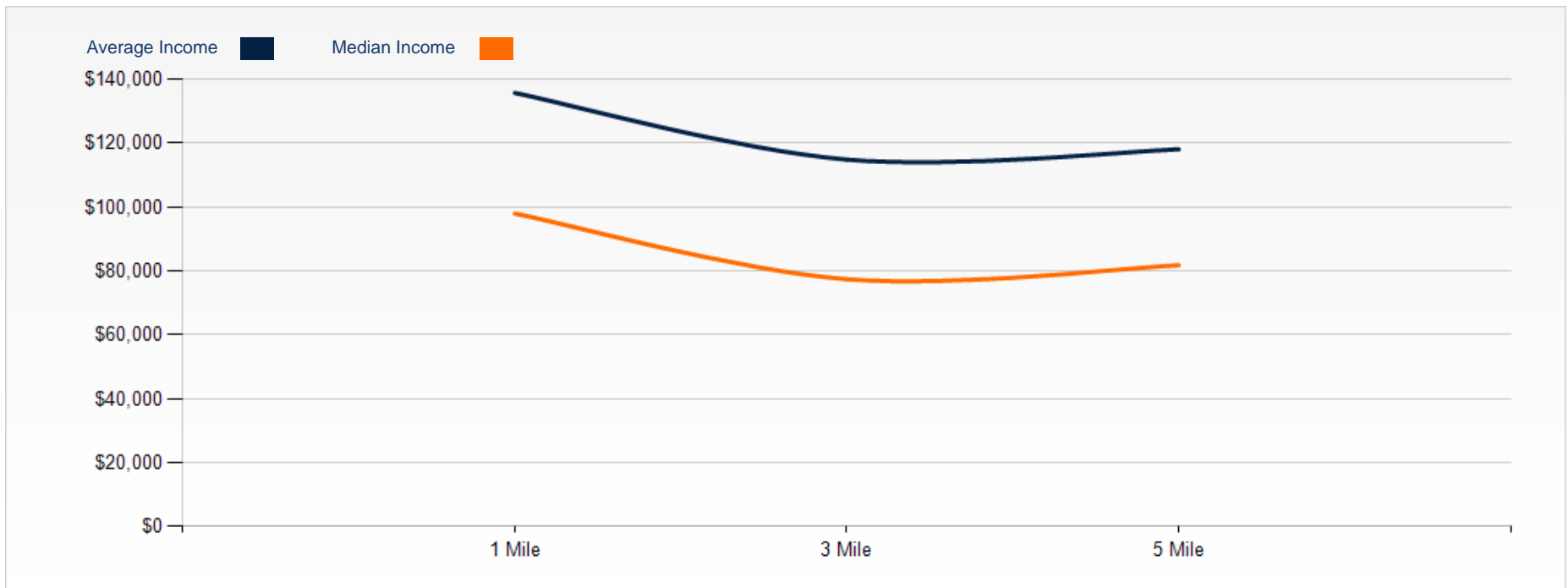
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



View Point Terrace

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pounder Realty and it should not be made available to any other person or entity without the written consent of Pounder Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Pounder Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pounder Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Pounder Realty has not verified, and will not verify, any of the information contained herein, nor has Pounder Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Grayson Pounder
President, Principal Broker
(503) 680-4638
Grayson@PounderRealty.com
Lic: 200008193

pounderrealty
INVESTMENT PROPERTIES