

5143 E Burnside



COMMERCIALSM

\$799,000

½ acre multi-family land



22,500 sq ft of R1 zoned land on E Burnside and NE 52nd

Just over \$35 per sq ft

4 tax lots

Includes triplex on one lot

Sale is subject to seller exercising option to purchase

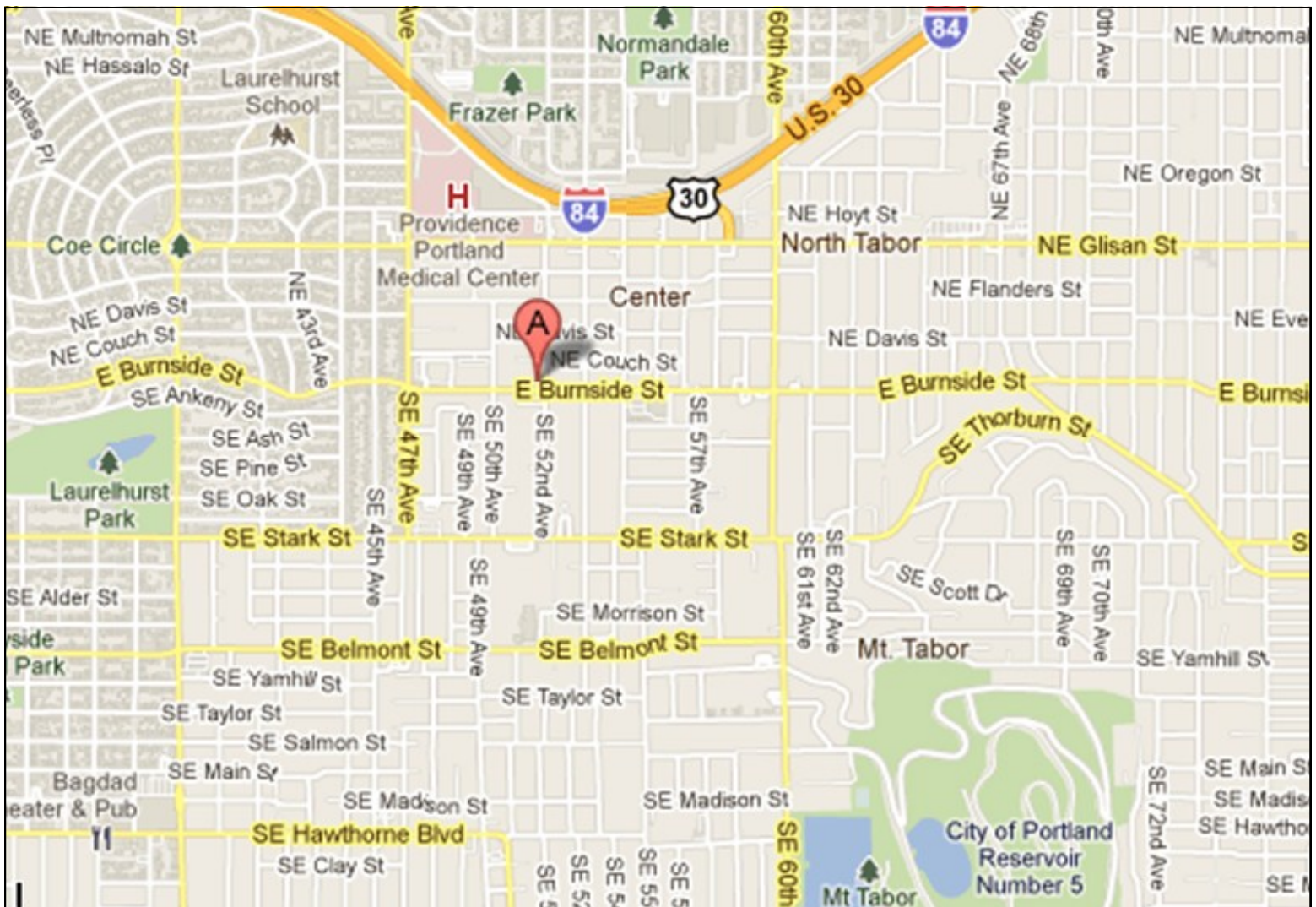
NICK KRAUTTER, PC PRINCIPAL BROKER IN OREGON
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EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED
All information deemed reliable but not guaranteed



OPPORTUNITY:

A rare chance to acquire a large amount of apartment land for a close in development. Providence Medical Center, Laurelhurst, Mt. Tabor and access to I-84 are all in close Proximity. This is an offering of three lots plus a fourth lot with a triplex.



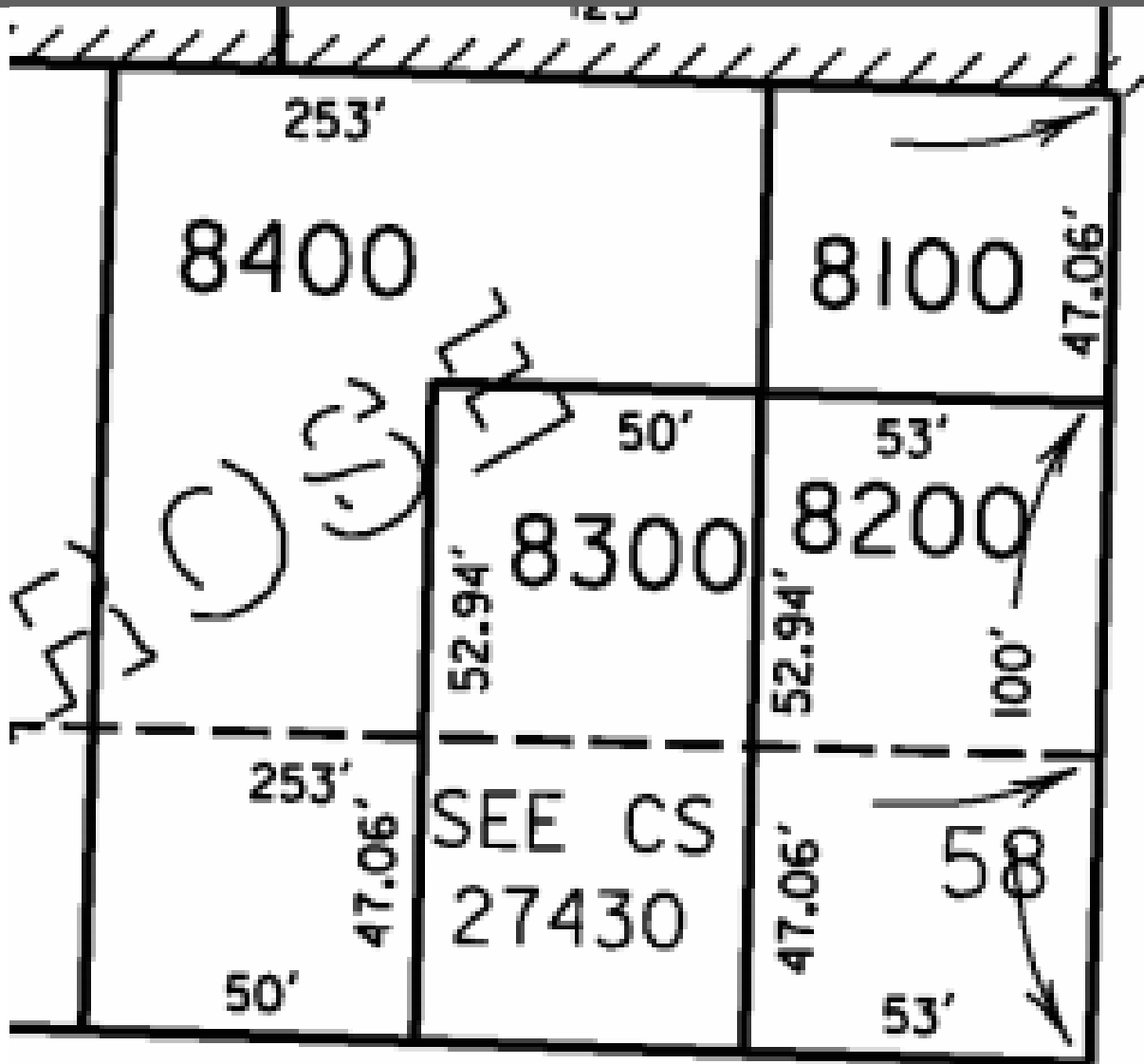
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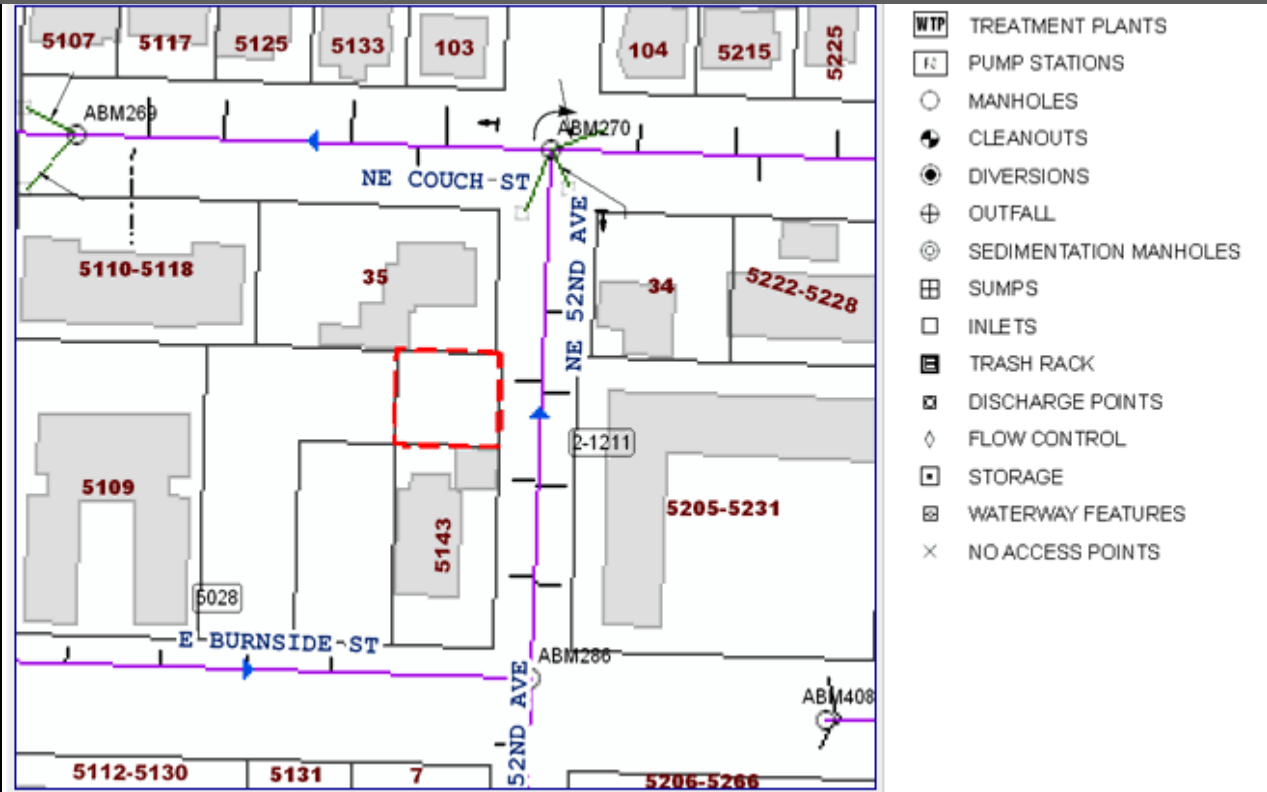
OPPORTUNITY:

Fantastic freeway access to I-84, on a bus line, no parking requirement, no design review, 1/2 mile to Laurelhurst or Hollywood district, Trader Joes, 24hr fitness, restaurant row on 28th. Close to other well maintained apartment buildings yet there are no newer highly efficient apartments in the area that are commanding top market rents in today's market. Vacancy for apartments in Portland is below 3% and development remains behind the demand.

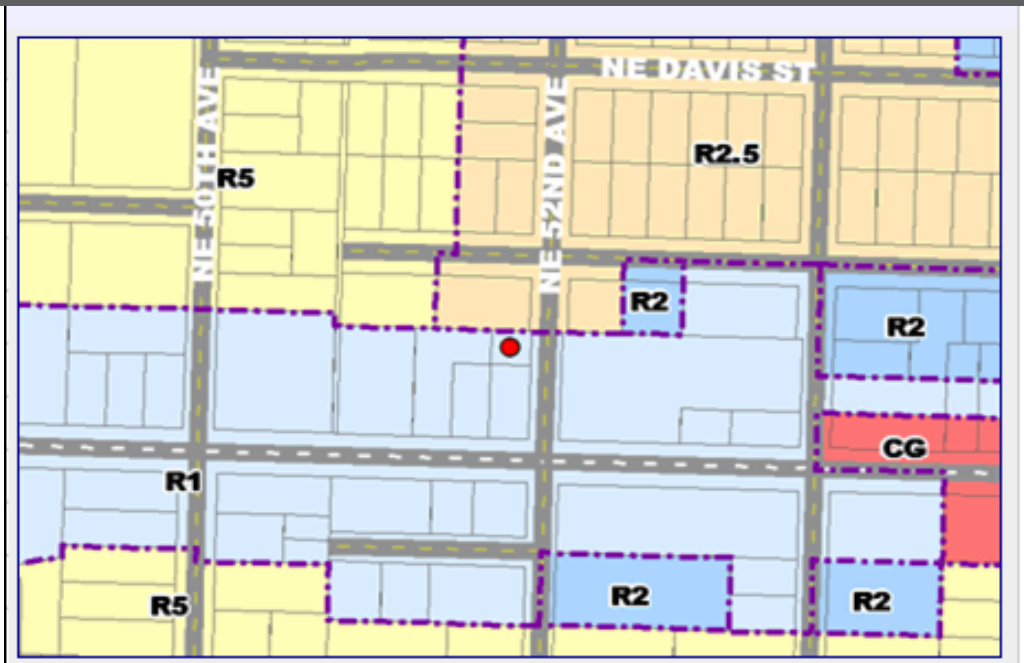


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SEWER SYSTEM



ZONING



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DEMOGRAPHICS

Summary	2000		2010		2015	
Population	23,864		25,283		26,531	
Households	10,904		11,592		12,169	
Families	5,353		5,592		5,798	
Average Household Size	2.15		2.14		2.14	
Owner Occupied Housing Units	6,226		6,634		6,972	
Renter Occupied Housing Units	4,678		4,958		5,198	
Median Age	37.1		40.3		41.0	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.97%		1.03%		0.76%	
Households	0.98%		1.05%		0.78%	
Families	0.73%		0.86%		0.64%	
Owner HHs	1.00%		1.06%		0.82%	
Median Household Income	3.10%		2.82%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,525	13.9%	1,105	9.5%	847	7.0%
\$15,000 - \$24,999	1,324	12.1%	970	8.4%	776	6.4%
\$25,000 - \$34,999	1,321	12.1%	1,033	8.9%	793	6.5%
\$35,000 - \$49,999	1,939	17.7%	1,689	14.6%	1,183	9.7%
\$50,000 - \$74,999	2,159	19.7%	2,606	22.5%	3,153	25.9%
\$75,000 - \$99,999	1,437	13.1%	1,831	15.8%	2,009	16.5%
\$100,000 - \$149,999	819	7.5%	1,684	14.5%	2,472	20.3%
\$150,000 - \$199,999	156	1.4%	334	2.9%	474	3.9%
\$200,000+	281	2.6%	338	2.9%	461	3.8%
Median Household Income	\$45,543		\$58,307		\$67,919	
Average Household Income	\$57,728		\$71,485		\$82,235	
Per Capita Income	\$26,865		\$33,043		\$38,003	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,237	5.2%	1,237	4.9%	1,300	4.9%
5 - 9	1,116	4.7%	1,113	4.4%	1,170	4.4%
10 - 14	1,118	4.7%	1,156	4.6%	1,145	4.3%
15 - 19	1,166	4.9%	1,265	5.0%	1,300	4.9%
20 - 24	1,562	6.5%	1,793	7.1%	1,717	6.5%
25 - 34	4,846	20.3%	3,948	15.6%	4,556	17.2%
35 - 44	4,132	17.3%	4,061	16.1%	3,630	13.7%
45 - 54	4,028	16.9%	4,025	15.9%	4,023	15.2%
55 - 64	1,776	7.4%	3,523	13.9%	3,661	13.8%
65 - 74	1,232	5.2%	1,545	6.1%	2,347	8.8%
75 - 84	1,183	5.0%	1,013	4.0%	1,078	4.1%
85+	469	2.0%	604	2.4%	603	2.3%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,802	87.2%	21,433	84.8%	22,250	83.9%
Black Alone	529	2.2%	652	2.6%	711	2.7%
American Indian Alone	197	0.8%	213	0.8%	219	0.8%
Asian Alone	1,244	5.2%	1,462	5.8%	1,613	6.1%
Pacific Islander Alone	46	0.2%	65	0.3%	70	0.3%
Some Other Race Alone	315	1.3%	539	2.1%	644	2.4%
Two or More Races	730	3.1%	919	3.6%	1,025	3.9%
Hispanic Origin (Any Race)	857	3.6%	1,530	6.1%	1,918	7.2%

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