



OFFERING MEMORANDUM

17215 SW Merlo Road
Beaverton, OR 97003

Merlo 4 Plex

pounderrealty
INVESTMENT PROPERTIES

Merlo 4 Plex

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Exclusively Marketed by:

Grayson Pounder

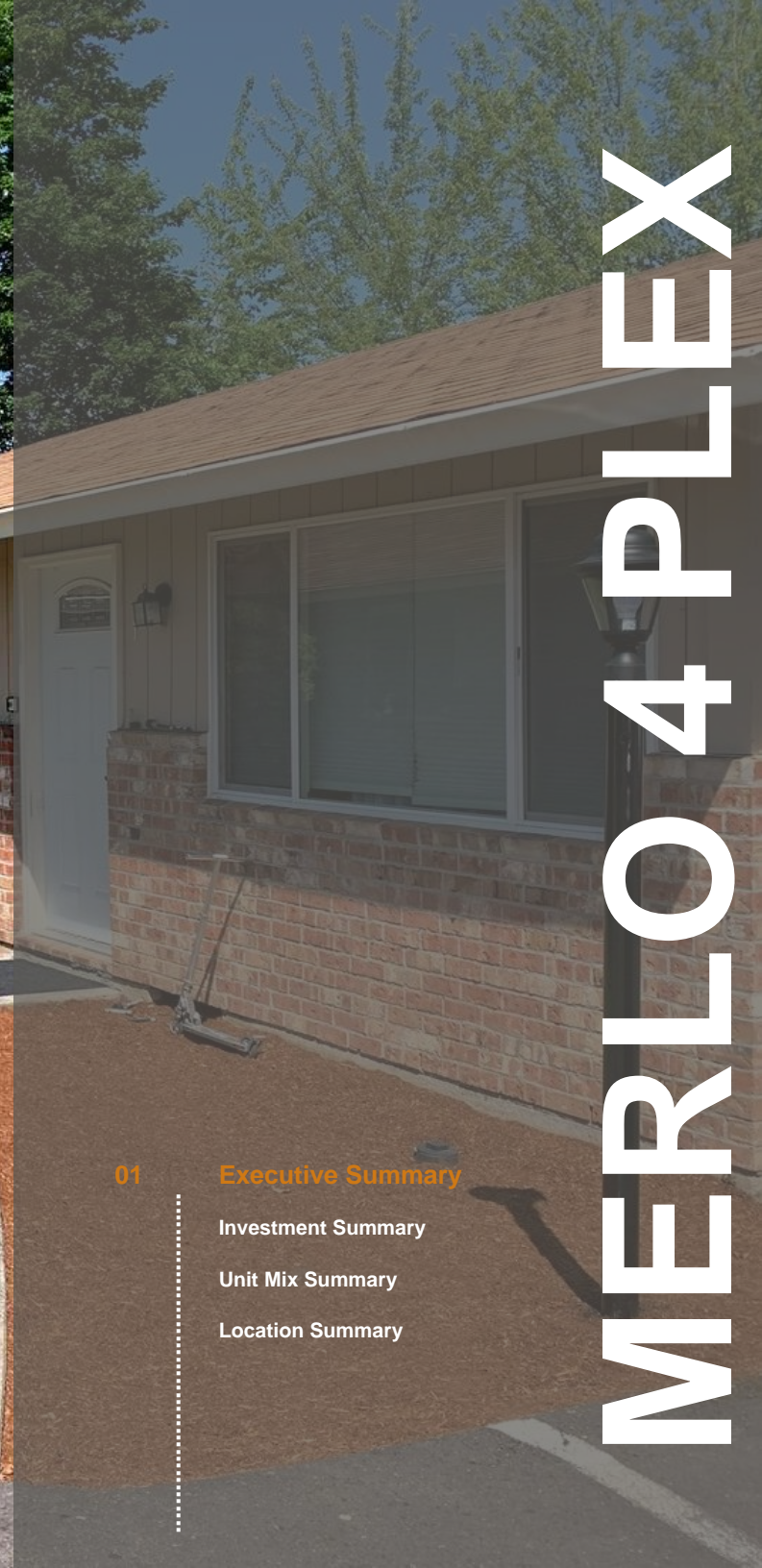
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INVESTMENT PROPERTIES

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MERLO 4 PLEX

01 **Executive Summary**

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	17215 SW Merlo Road Beaverton OR 97003
COUNTY	Washington
MARKET	Beaverton
SUBMARKET	SW Portland

FINANCIAL SUMMARY

OFFERING PRICE	\$845,000
NOI (CURRENT)	\$43,804
NOI (Pro Forma)	\$45,074
CAP RATE (CURRENT)	5.18 %
CAP RATE (Pro Forma)	5.33 %
GRM (CURRENT)	13.42
GRM (Pro Forma)	12.14

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$211,250
LOAN AMOUNT	\$633,750
INTEREST RATE	3.75 %
ANNUAL DEBT SERVICE	\$35,219
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	21,809	173,875	346,293
2020 Median HH Income	\$75,891	\$77,322	\$89,263
2020 Average HH Income	\$89,158	\$96,075	\$114,138

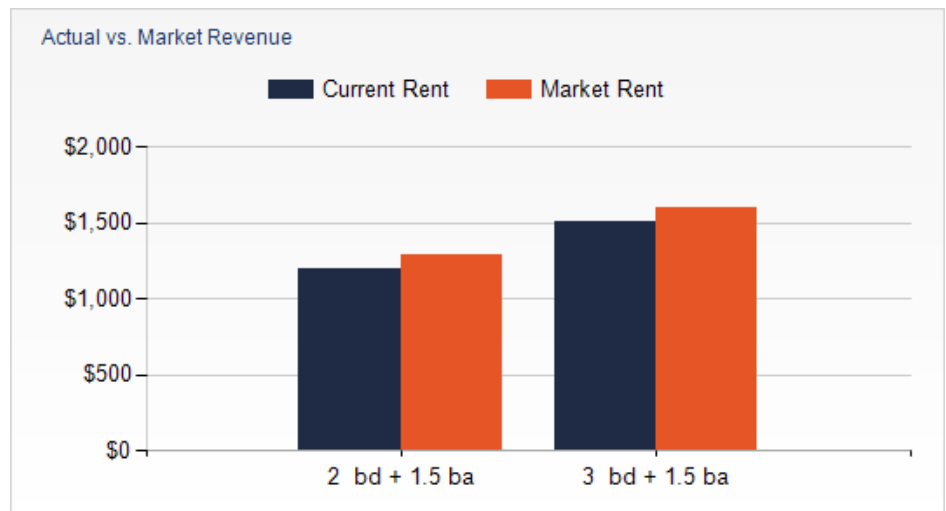
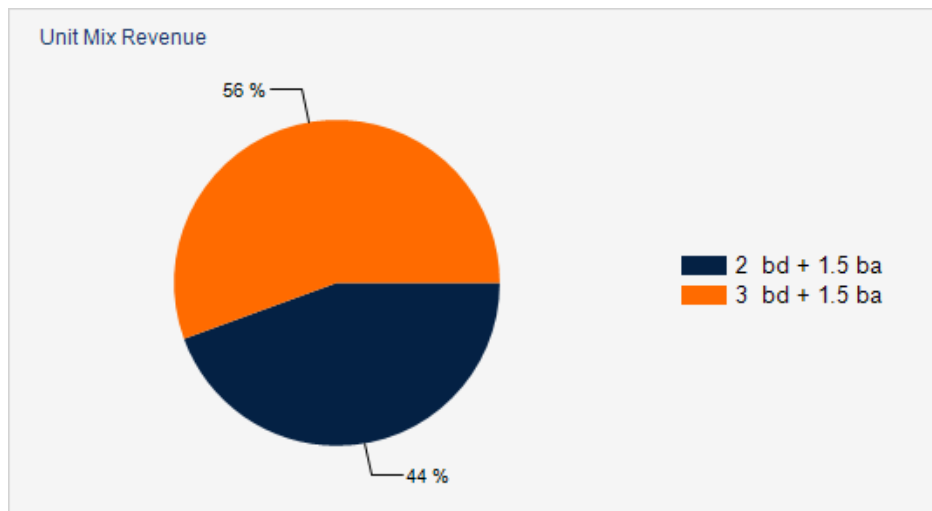
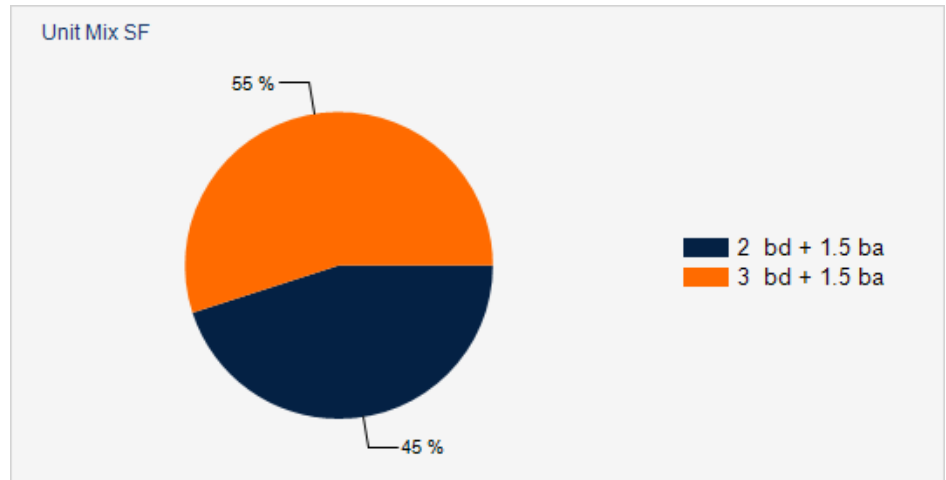
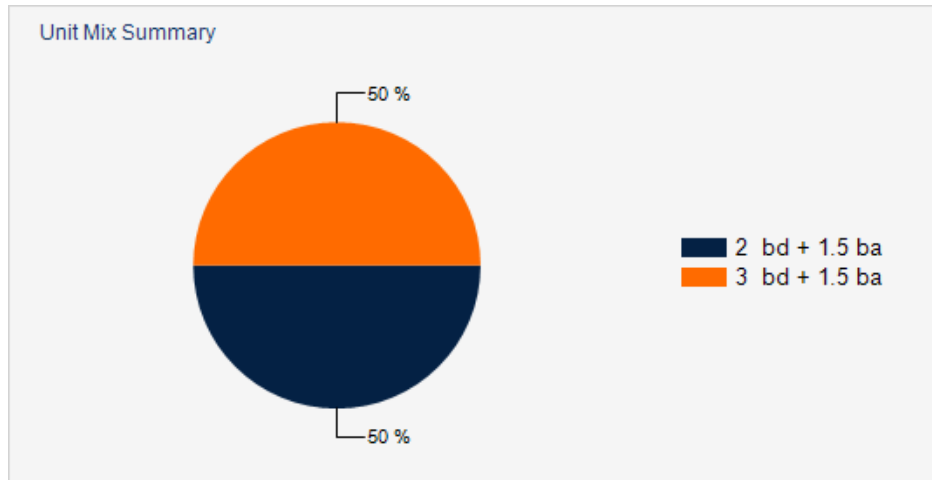


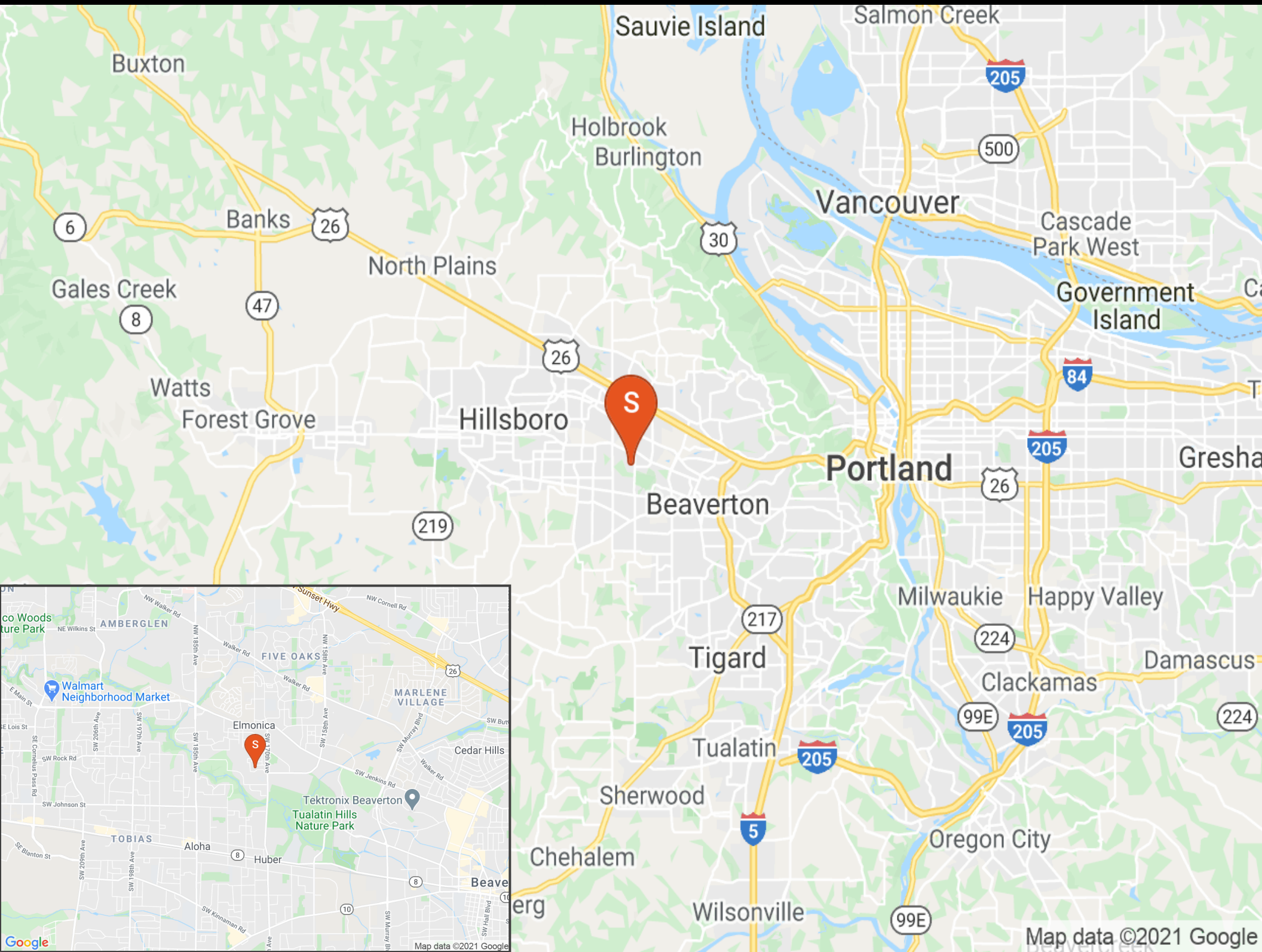
- Nestled in a quiet central Beaverton location the Merlo 4-Plex is comprised of 2 three-bedroom/one bath units and 2 two-bedroom/one bath units. Each spacious unit has a private fenced-in yard, washer & dryer hookup, and various updates including newer flooring.

Constructed in 1975 the property is situated less than a mile from Nike World Headquarters and Costco, and walking distance to the Max Light Rail line and multiple city parks, such as the Tualatin Hills Nature Park.

Just minutes from HWY 26 & HWY 217 this is a great opportunity for investors or owner-occupiers.

Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1.5 ba	2	950	\$1,155 - \$1,250	\$1.27	\$2,405	\$1,295	\$1.36	\$2,590
3 bd + 1.5 ba	2	1,150	\$1,485 - \$1,525	\$1.31	\$3,010	\$1,595	\$1.39	\$3,190
Totals/Averages	4	1,050	\$1,354	\$1.29	\$5,415	\$1,445	\$1.38	\$5,780







02

Property Description

Property Features

Aerial Map

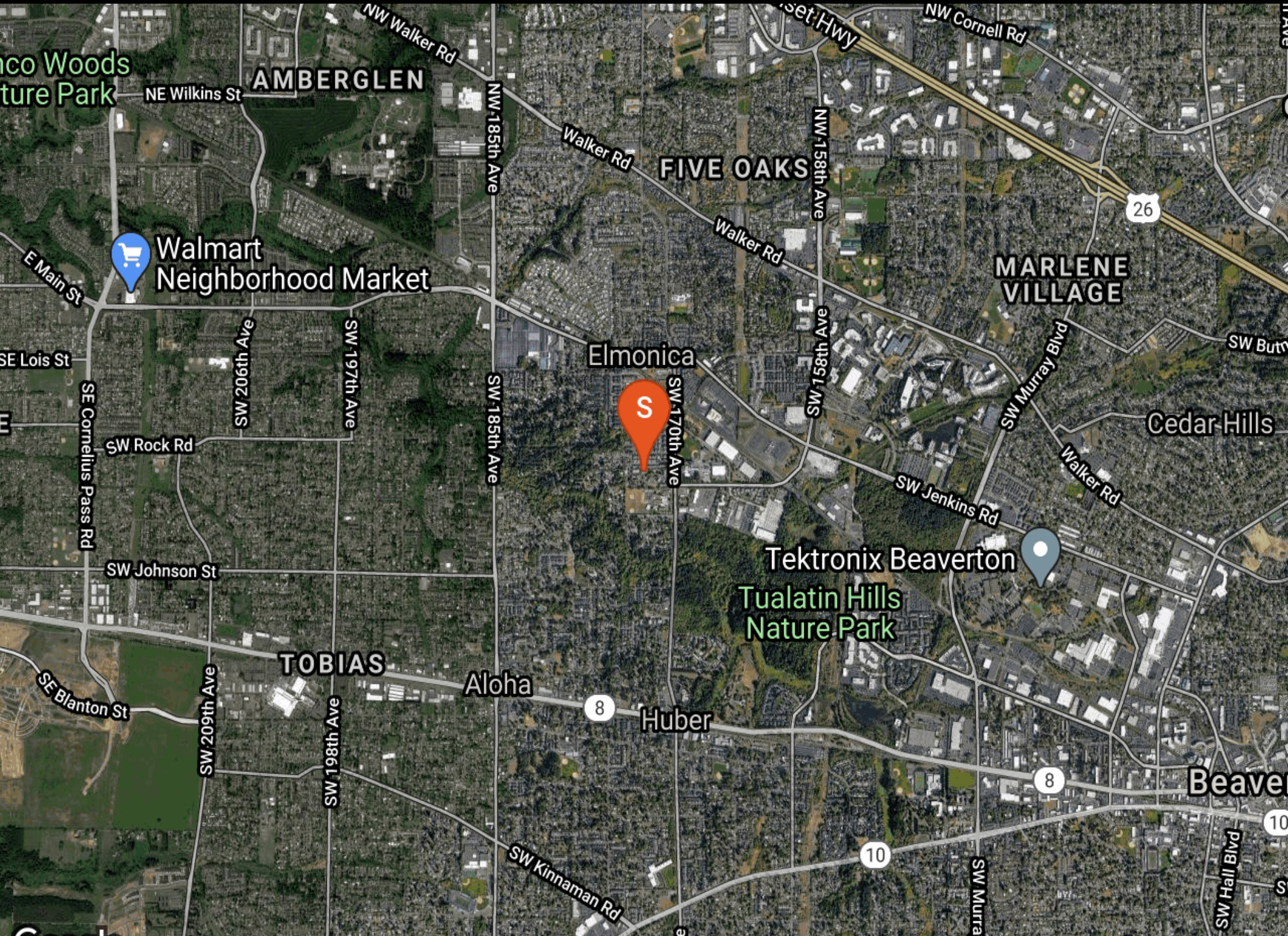
Parcel Map

Additional Maps

Amenities

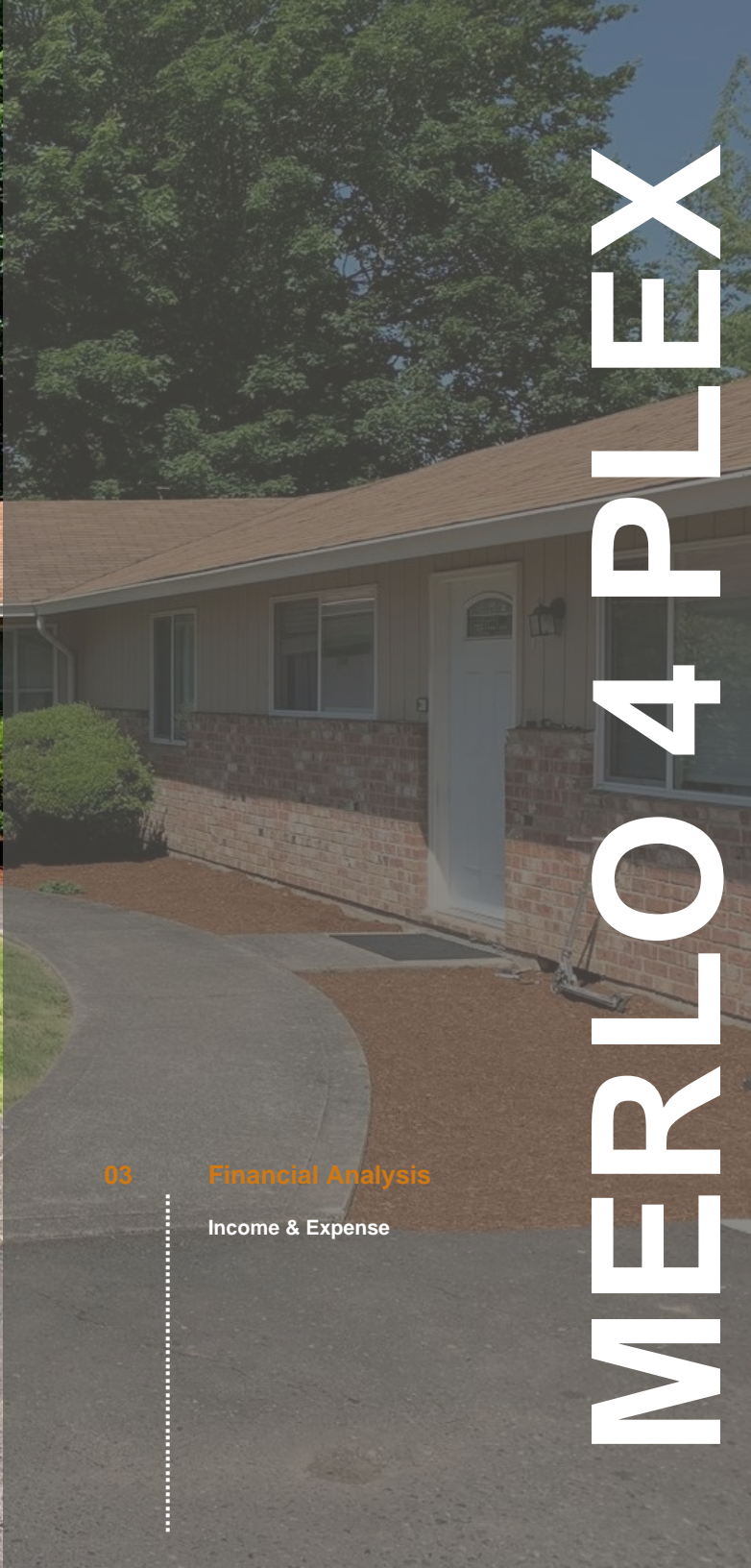
Pictures with Captions

MERLO 4 PLEX







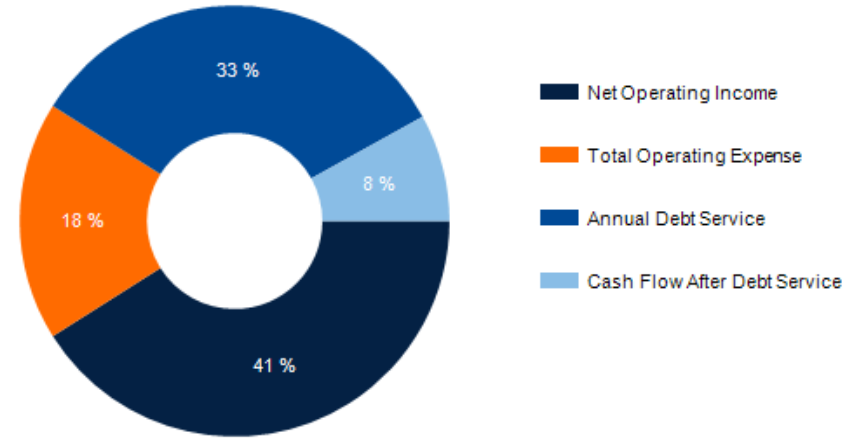


03 Financial Analysis
Income & Expense

MERLO 4 PLEX

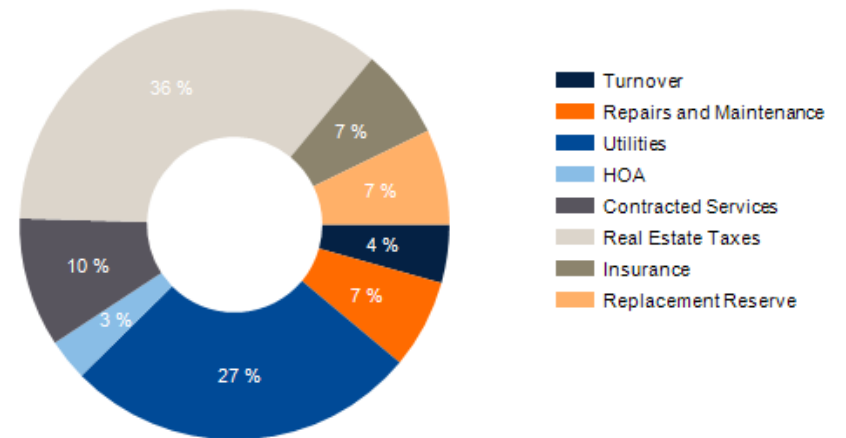
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$62,858	\$69,360
Other Income	\$100	\$250
Gross Potential Income	\$62,958	\$69,610
Less: General Vacancy		\$3,468
Effective Gross Income	\$62,958	\$66,142
Less: Expenses	\$19,154	\$21,068
Net Operating Income	\$43,804	\$45,074
Annual Debt Service	\$35,219	\$35,219
Debt Coverage Ratio	1.24	1.28
Cash Flow After Debt Service	\$8,585	\$9,855
Principal Reduction	\$11,453	\$11,453
Total Return	9.5 %	10.1 %
	\$20,038	\$21,308

REVENUE ALLOCATION
CURRENT



EXPENSES	CURRENT	PRO FORMA
Turnover	\$838	\$600
Repairs and Maintenance	\$1,282	\$2,000
Management Fee		\$3,307
Utilities	\$5,086	\$5,000
HOA	\$600	\$150
Contracted Services	\$1,860	\$1,500
Real Estate Taxes	\$6,811	\$6,811
Insurance	\$1,300	\$1,100
Replacement Reserve	\$1,377	\$600
Total Operating Expense	\$19,154	\$21,068
Annual Debt Service	\$35,219	\$35,219
% of EGI	30.42 %	31.85 %

DISTRIBUTION OF EXPENSES
CURRENT





04

Demographics

Demographic Details

Demographic Charts

MERLO 4 PLEX

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,426	131,368	247,435
2010 Population	18,579	151,560	298,735
2020 Population	21,809	173,875	346,293
2025 Population	23,572	185,484	370,281
2020 African American	1,088	6,150	9,896
2020 American Indian	192	1,393	2,235
2020 Asian	4,351	26,020	55,854
2020 Hispanic	4,655	34,700	54,477
2020 Other Race	2,456	17,763	26,356
2020 White	12,176	111,653	231,437
2020 Multiracial	1,457	10,094	18,989
2020-2025: Population: Growth Rate	7.85 %	6.50 %	6.75 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	438	3,405	5,843
\$15,000-\$24,999	424	3,167	5,873
\$25,000-\$34,999	621	4,812	7,899
\$35,000-\$49,999	989	8,262	14,245
\$50,000-\$74,999	1,423	12,375	20,583
\$75,000-\$99,999	1,351	10,310	18,591
\$100,000-\$149,999	1,724	13,366	28,410
\$150,000-\$199,999	553	6,461	15,974
\$200,000 or greater	401	4,431	15,164
Median HH Income	\$75,891	\$77,322	\$89,263
Average HH Income	\$89,158	\$96,075	\$114,138

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,209	54,008	100,862
2010 Total Households	6,827	58,321	115,060
2020 Total Households	7,925	66,589	132,582
2025 Total Households	8,536	70,939	141,514
2020 Average Household Size	2.73	2.59	2.60
2000 Owner Occupied Housing	2,245	26,637	55,930
2000 Renter Occupied Housing	2,664	24,299	39,293
2020 Owner Occupied Housing	3,733	34,919	78,440
2020 Renter Occupied Housing	4,192	31,670	54,142
2020 Vacant Housing	354	3,350	6,417
2020 Total Housing	8,279	69,939	138,999
2025 Owner Occupied Housing	3,990	37,140	83,428
2025 Renter Occupied Housing	4,546	33,798	58,086
2025 Vacant Housing	358	3,312	6,363
2025 Total Housing	8,894	74,251	147,877
2020-2025: Households: Growth Rate	7.50 %	6.35 %	6.55 %



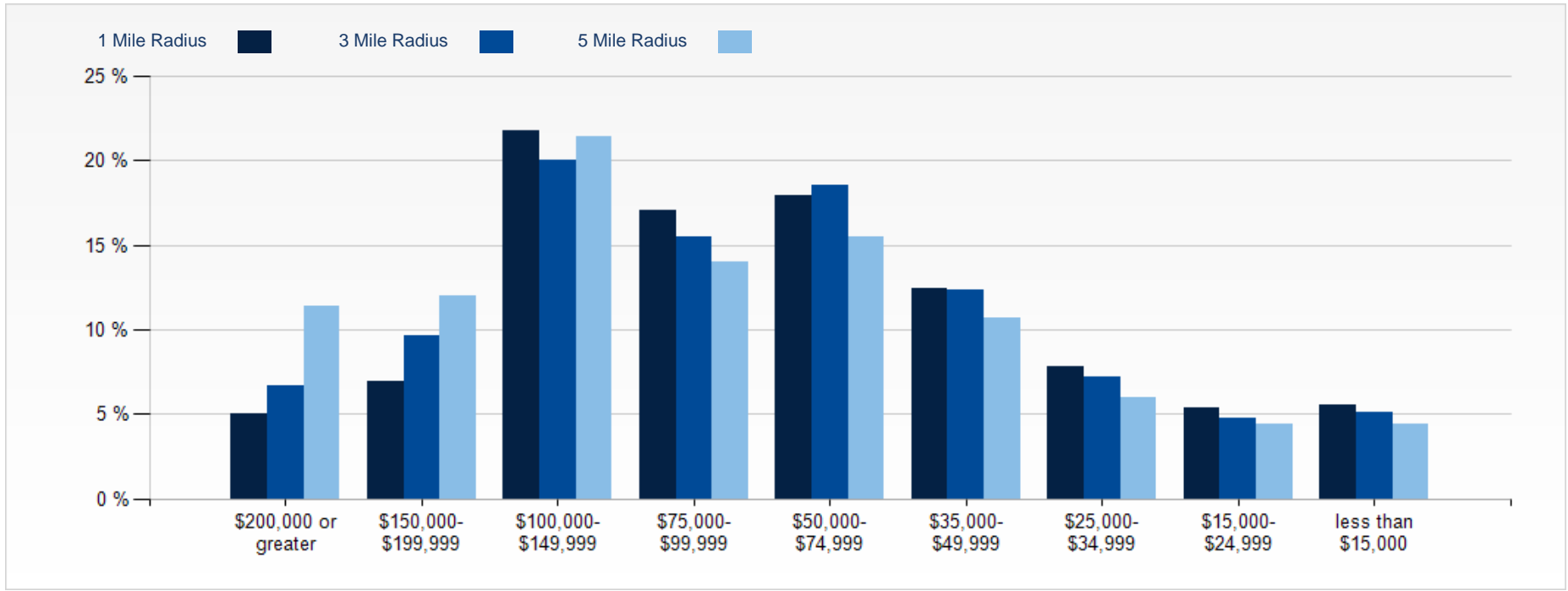
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,570	13,544	25,223
2020 Population Age 35-39	2,169	14,453	27,279
2020 Population Age 40-44	1,966	13,053	25,265
2020 Population Age 45-49	1,504	11,510	23,717
2020 Population Age 50-54	1,124	9,904	21,520
2020 Population Age 55-59	958	9,480	20,719
2020 Population Age 60-64	866	8,467	18,795
2020 Population Age 65-69	748	7,176	15,874
2020 Population Age 70-74	506	5,499	12,039
2020 Population Age 75-79	308	3,299	7,381
2020 Population Age 80-84	177	2,070	4,514
2020 Population Age 85+	162	2,332	5,307
2020 Population Age 18+	16,038	132,160	264,247
2020 Median Age	34	35	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,709	\$76,816	\$82,729
Average Household Income 25-34	\$86,766	\$91,898	\$100,471
Median Household Income 35-44	\$88,617	\$92,287	\$105,377
Average Household Income 35-44	\$101,907	\$107,432	\$125,463
Median Household Income 45-54	\$81,508	\$91,255	\$111,153
Average Household Income 45-54	\$95,892	\$110,734	\$139,976
Median Household Income 55-64	\$75,146	\$81,631	\$100,161
Average Household Income 55-64	\$86,577	\$102,448	\$126,567
Median Household Income 65-74	\$59,162	\$63,274	\$74,872
Average Household Income 65-74	\$78,537	\$87,073	\$100,348
Average Household Income 75+	\$61,543	\$62,730	\$74,769

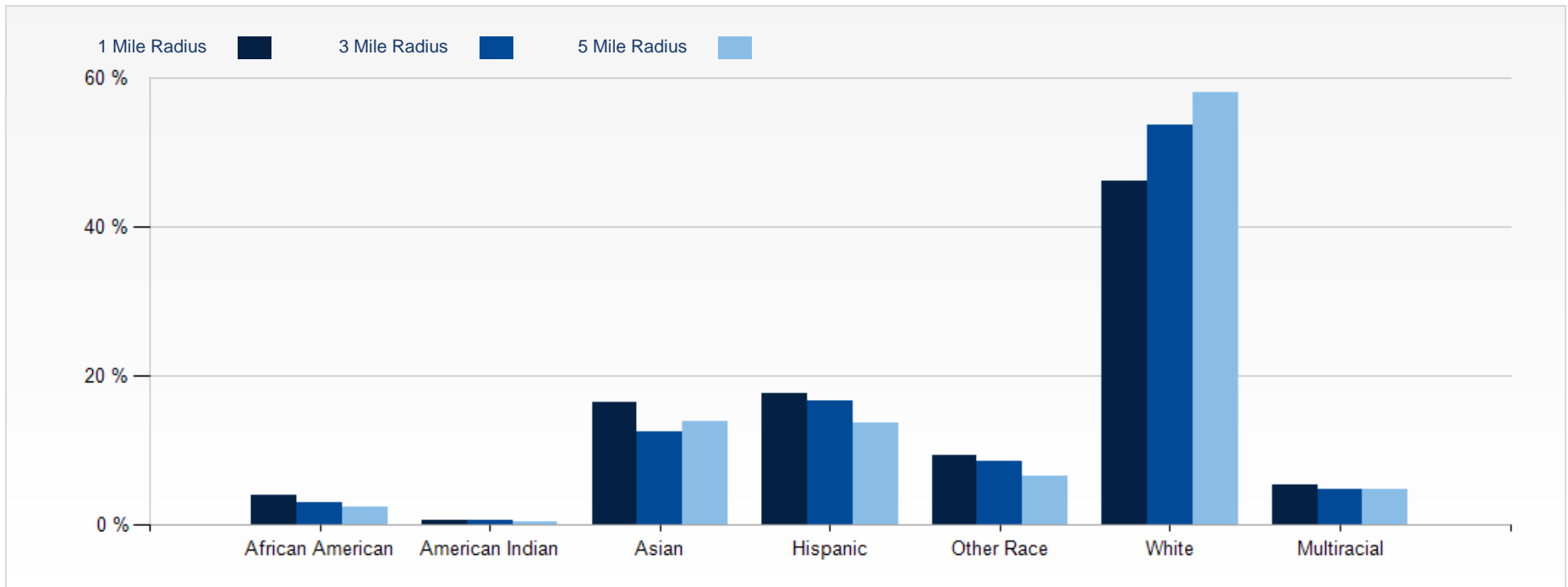
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,907	15,526	29,451
2025 Population Age 35-39	1,600	13,243	26,641
2025 Population Age 40-44	2,014	13,597	26,988
2025 Population Age 45-49	1,798	12,302	24,454
2025 Population Age 50-54	1,370	10,781	22,763
2025 Population Age 55-59	1,023	9,454	20,700
2025 Population Age 60-64	860	8,842	19,646
2025 Population Age 65-69	753	7,733	17,627
2025 Population Age 70-74	616	6,437	14,475
2025 Population Age 75-79	403	4,714	10,616
2025 Population Age 80-84	221	2,761	6,160
2025 Population Age 85+	174	2,574	5,878
2025 Population Age 18+	17,367	141,779	284,894
2025 Median Age	33	35	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,981	\$82,861	\$91,522
Average Household Income 25-34	\$96,276	\$101,623	\$112,291
Median Household Income 35-44	\$100,140	\$101,770	\$113,227
Average Household Income 35-44	\$113,150	\$119,621	\$141,148
Median Household Income 45-54	\$87,666	\$99,706	\$117,380
Average Household Income 45-54	\$106,642	\$121,206	\$151,585
Median Household Income 55-64	\$78,335	\$88,468	\$107,689
Average Household Income 55-64	\$95,427	\$113,165	\$141,508
Median Household Income 65-74	\$65,655	\$71,173	\$82,879
Average Household Income 65-74	\$88,906	\$99,699	\$115,832
Average Household Income 75+	\$69,587	\$72,335	\$86,886

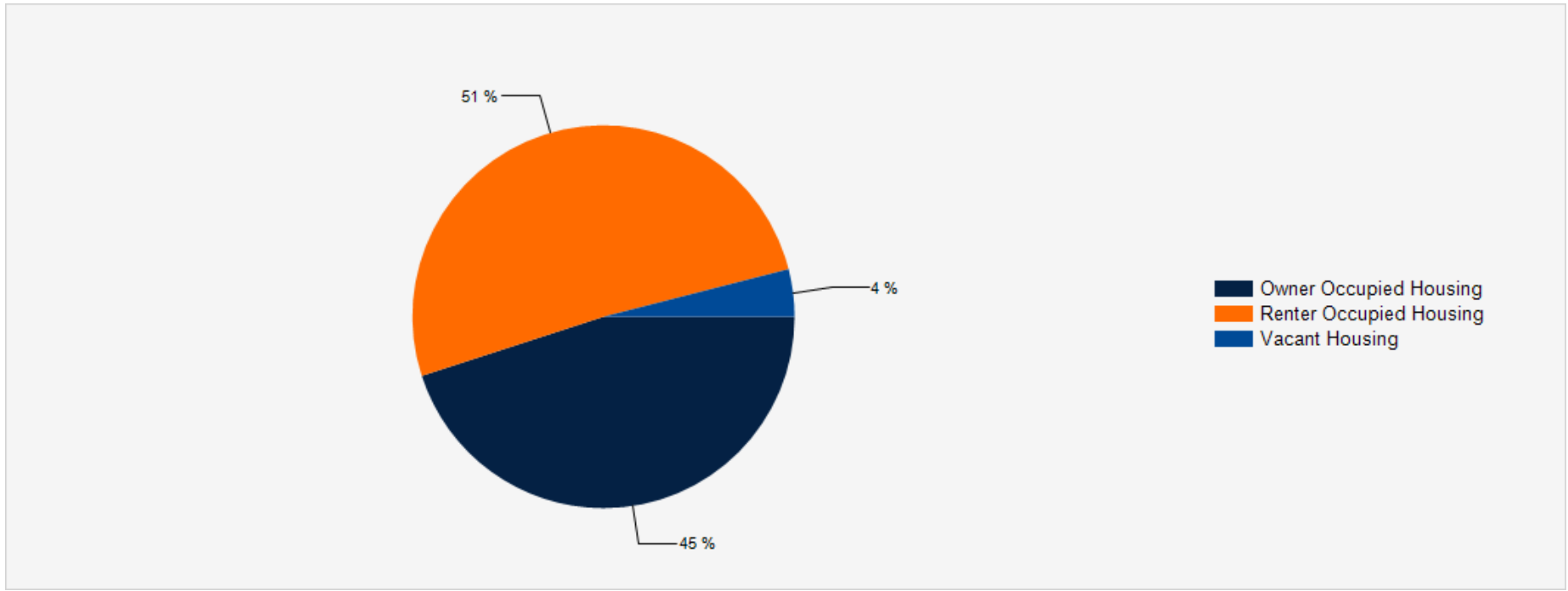
2020 Household Income



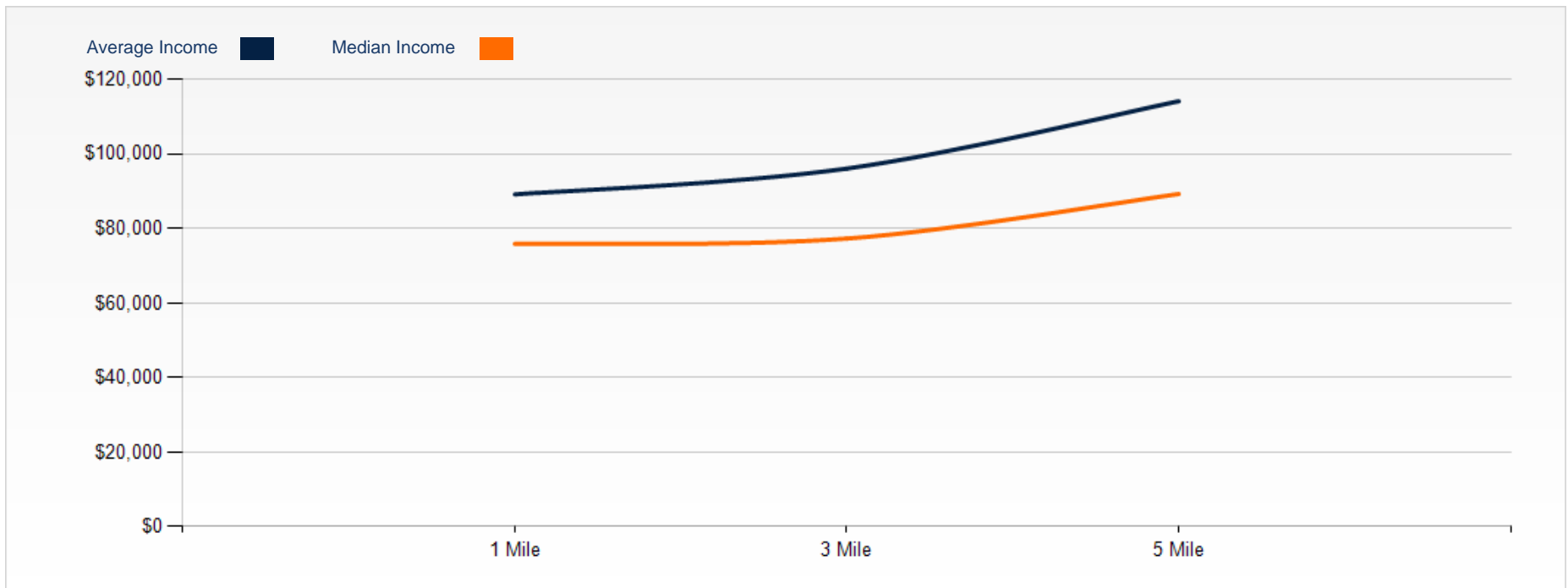
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Merlo 4 Plex

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