

OFFERING MEMORANDUM

17270 SW Merlo Road  
Beaverton, OR 97007

## Beaverton 4Plex, Merlo

**pounderrealty**  
INVESTMENT PROPERTIES

# Beaverton 4Plex, Merlo

## CONTENTS

### 01 Executive Summary

Investment Summary	4
Unit Mix Summary	5
Location Summary	6

### 02 Property Description

Property Features	8
Aerial Map	9
Property Images	10

### 03 Demographics

Demographics	15
Demographic Charts	17

*Exclusively Marketed by:*

#### Grayson Pounder

President, Principal Broker

(503) 680-4638

Grayson@PounderRealty.com

Lic: 200008193

#### Tyler Gerding

Vice President, Broker

503-467-8901

Tyler@PounderRealty.com

Lic: 201010006

**pounderrealty**  
INVESTMENT PROPERTIES

6105 S Macadam Ave, ste 200  
Portland, OR 97239



01 **Executive Summary**

Investment Summary

Unit Mix Summary

Location Summary

# BEAVERTON 4PLEX, MERLO

**OFFERING SUMMARY**

ADDRESS	17270 SW Merlo Road Beaverton OR 97007
MARKET	Beaverton
SUBMARKET	SW Portland
BUILDING SF	4,050 SF
NUMBER OF UNITS	4
YEAR BUILT	1975

**FINANCIAL SUMMARY**

OFFERING PRICE	\$925,000
PRICE PSF	\$228.40
PRICE PER UNIT	\$231,250

**PROPOSED FINANCING**

LOAN TYPE	Amortized
DOWN PAYMENT	\$231,250
LOAN AMOUNT	\$693,750
INTEREST RATE	3.35 %
ANNUAL DEBT SERVICE	\$36,692
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	30 Years

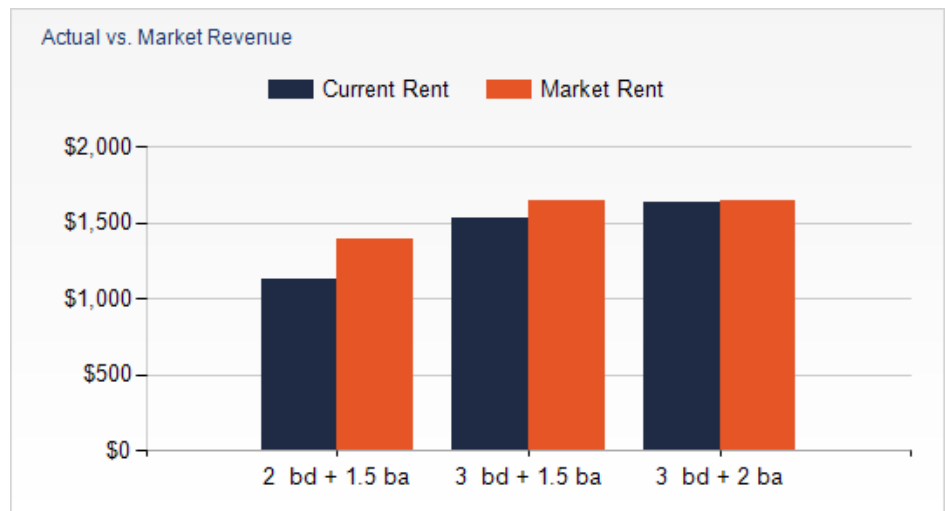
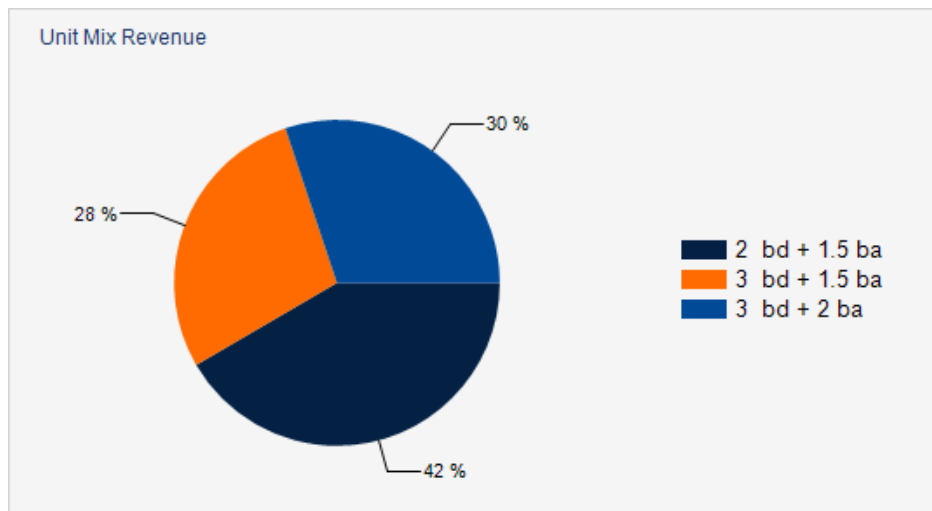
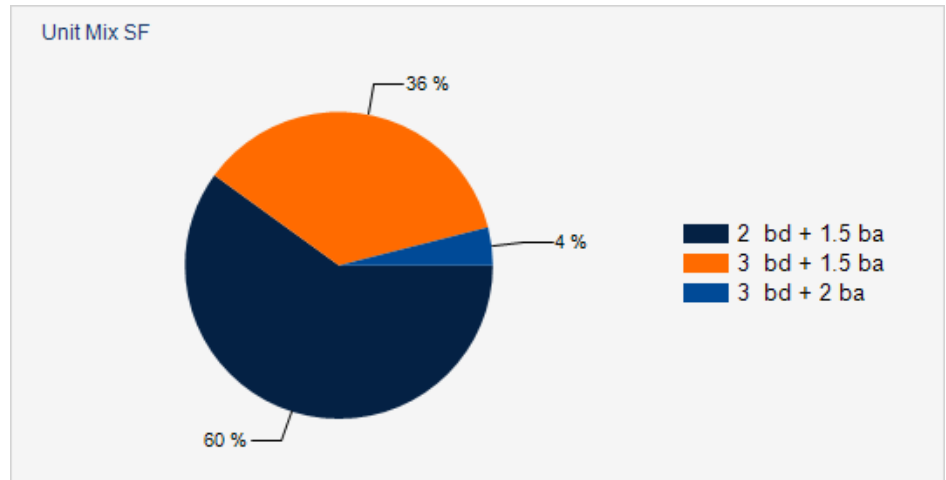
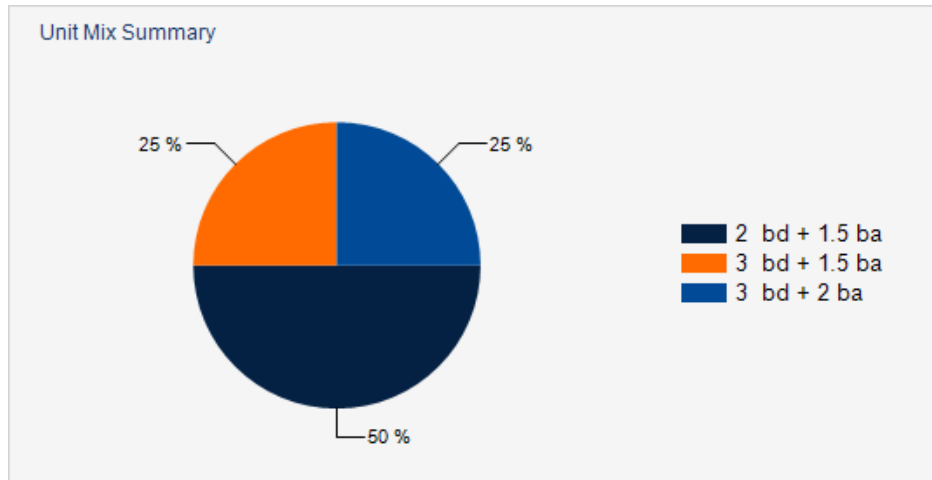
**DEMOGRAPHICS**

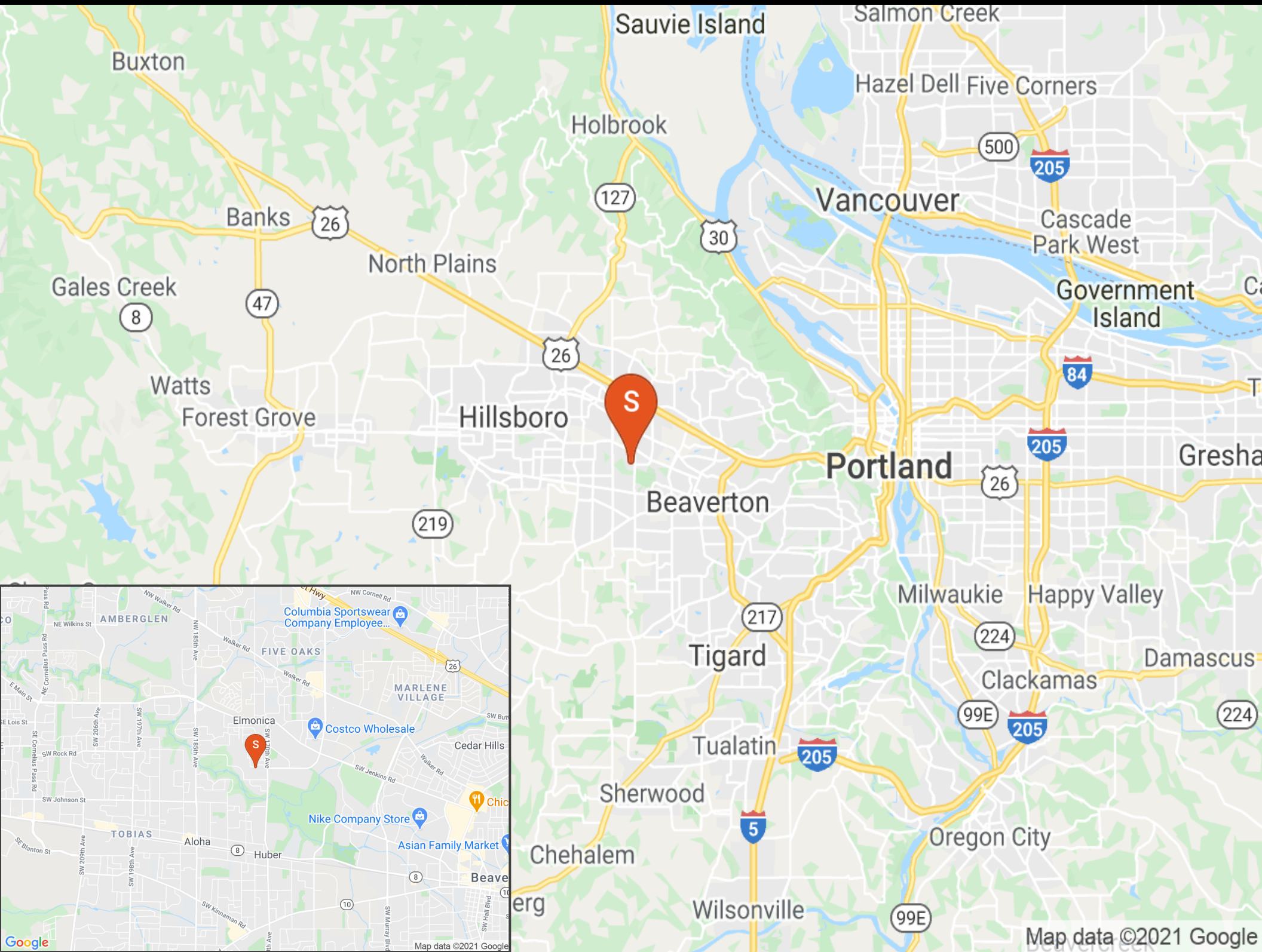
	1 MILE	3 MILE	5 MILE
2020 Population	21,490	174,050	347,056
2020 Median HH Income	\$75,526	\$77,009	\$89,128
2020 Average HH Income	\$88,681	\$95,552	\$113,921

**Property Highlights**

- Extensive Renovations
- Fenced in Backyards
- Quiet Park Like Setting
- Convenient access to Costco, Nike and Hwy 26

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	900	\$1,006 - \$1,245	\$1.25	\$2,251	\$1,395	\$1.55	\$2,790
3 bd + 1.5 ba	1	1,100	\$1,530	\$1.39	\$1,530	\$1,645	\$1.50	\$1,645
3 bd + 2 ba	1	115	\$1,630	\$14.17	\$1,630	\$1,645	\$14.30	\$1,645
<b>Totals/Averages</b>	<b>4</b>	<b>754</b>	<b>\$1,429</b>	<b>\$5.60</b>	<b>\$5,411</b>	<b>\$1,562</b>	<b>\$5.78</b>	<b>\$6,080</b>







02 **Property Description**

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

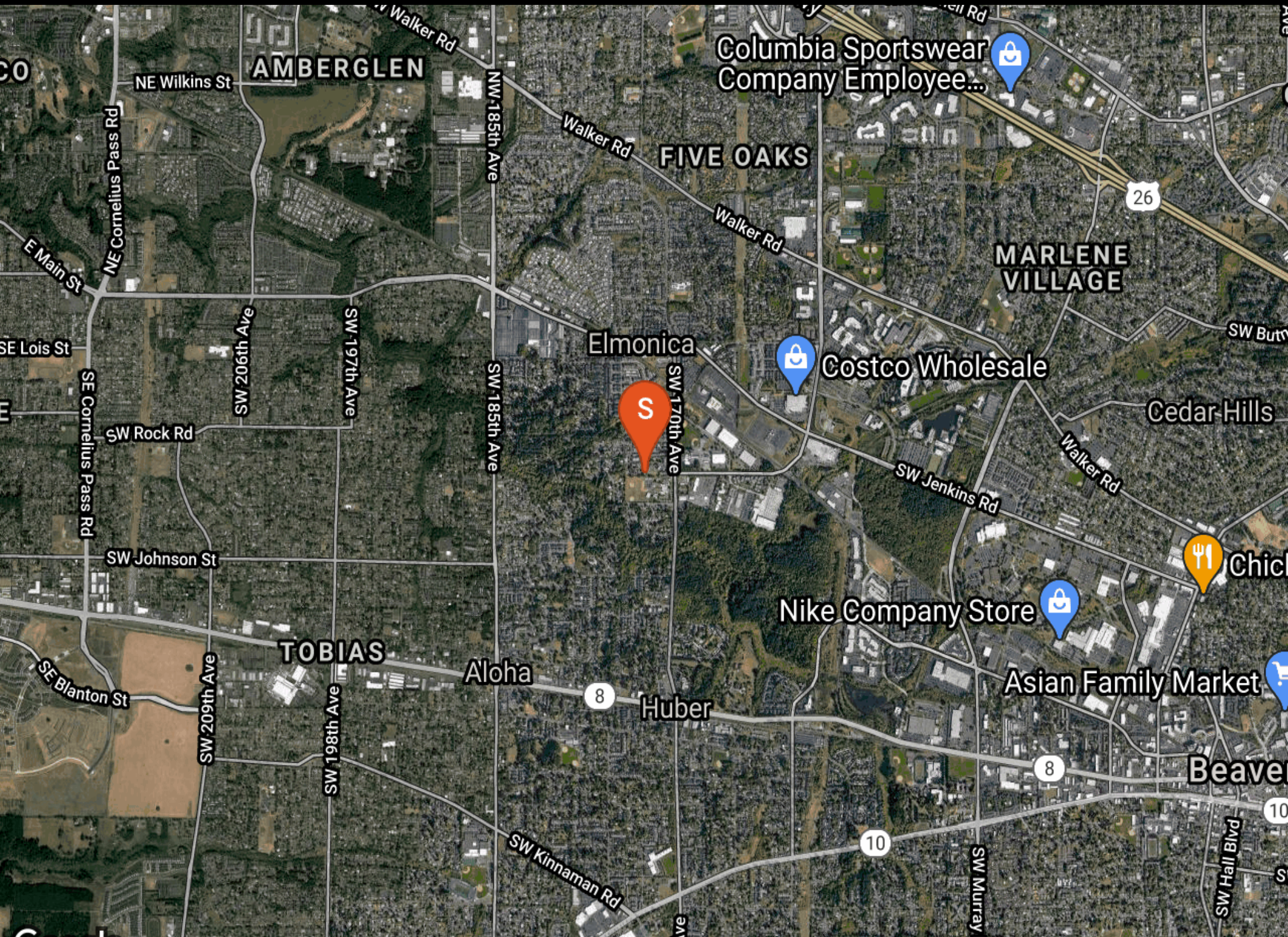
# BEAVERTON 4PLEX, MERLO

**PROPERTY FEATURES**

NUMBER OF UNITS	4
BUILDING SF	4,050
YEAR BUILT	1975
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1





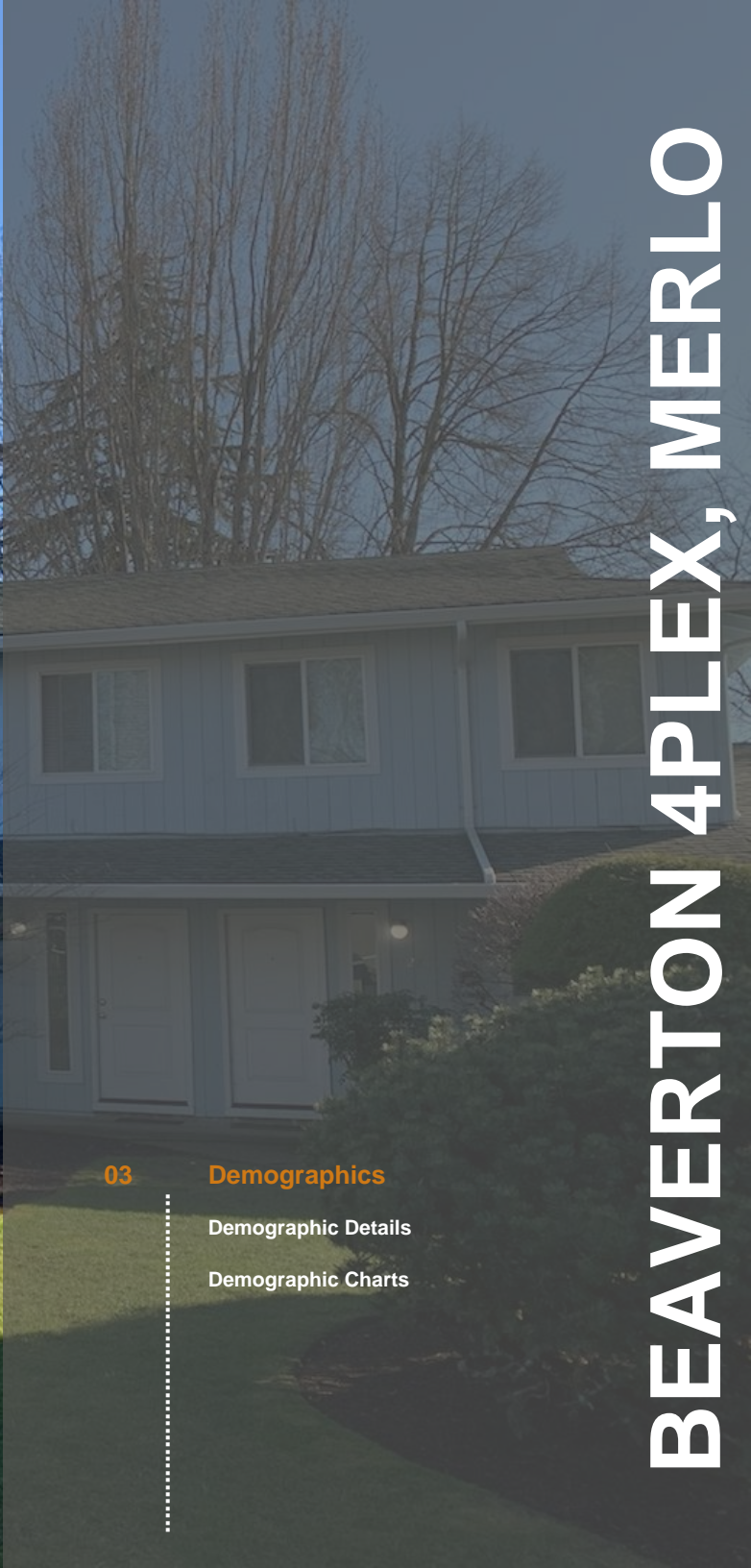












03

**Demographics**

Demographic Details

Demographic Charts

**BEAVERTON 4PLEX, MERLO**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,153	131,661	248,021
2010 Population	18,267	151,584	299,459
2020 Population	21,490	174,050	347,056
2025 Population	23,245	185,756	371,113
2020 African American	1,081	6,178	9,931
2020 American Indian	191	1,404	2,240
2020 Asian	4,164	25,752	55,923
2020 Hispanic	4,635	35,174	54,606
2020 Other Race	2,454	18,039	26,416
2020 White	12,069	111,768	231,973
2020 Multiracial	1,442	10,107	19,039
2020-2025: Population: Growth Rate	7.90 %	6.55 %	6.75 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	439	3,448	5,874
\$15,000-\$24,999	422	3,207	5,907
\$25,000-\$34,999	614	4,845	7,935
\$35,000-\$49,999	980	8,341	14,320
\$50,000-\$74,999	1,420	12,385	20,662
\$75,000-\$99,999	1,325	10,324	18,664
\$100,000-\$149,999	1,701	13,340	28,488
\$150,000-\$199,999	539	6,423	16,003
\$200,000 or greater	388	4,358	15,143
Median HH Income	\$75,526	\$77,009	\$89,128
Average HH Income	\$88,681	\$95,552	\$113,921

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,115	54,100	101,189
2010 Total Households	6,730	58,353	115,460
2020 Total Households	7,827	66,672	132,997
2025 Total Households	8,437	71,054	141,964
2020 Average Household Size	2.72	2.59	2.59
2000 Owner Occupied Housing	2,208	26,583	56,054
2000 Renter Occupied Housing	2,612	24,448	39,470
2020 Owner Occupied Housing	3,694	34,794	78,539
2020 Renter Occupied Housing	4,133	31,877	54,458
2020 Vacant Housing	355	3,376	6,437
2020 Total Housing	8,182	70,048	139,434
2025 Owner Occupied Housing	3,952	37,015	83,542
2025 Renter Occupied Housing	4,486	34,039	58,421
2025 Vacant Housing	358	3,335	6,383
2025 Total Housing	8,795	74,389	148,347
2020-2025: Households: Growth Rate	7.55 %	6.40 %	6.55 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,549	13,587	25,304
2020 Population Age 35-39	2,126	14,480	27,360
2020 Population Age 40-44	1,932	13,077	25,318
2020 Population Age 45-49	1,481	11,503	23,755
2020 Population Age 50-54	1,106	9,883	21,557
2020 Population Age 55-59	944	9,470	20,753
2020 Population Age 60-64	852	8,476	18,824
2020 Population Age 65-69	737	7,181	15,902
2020 Population Age 70-74	499	5,495	12,061
2020 Population Age 75-79	305	3,301	7,399
2020 Population Age 80-84	173	2,070	4,521
2020 Population Age 85+	159	2,336	5,316
2020 Population Age 18+	15,802	132,353	264,889
2020 Median Age	34	35	37

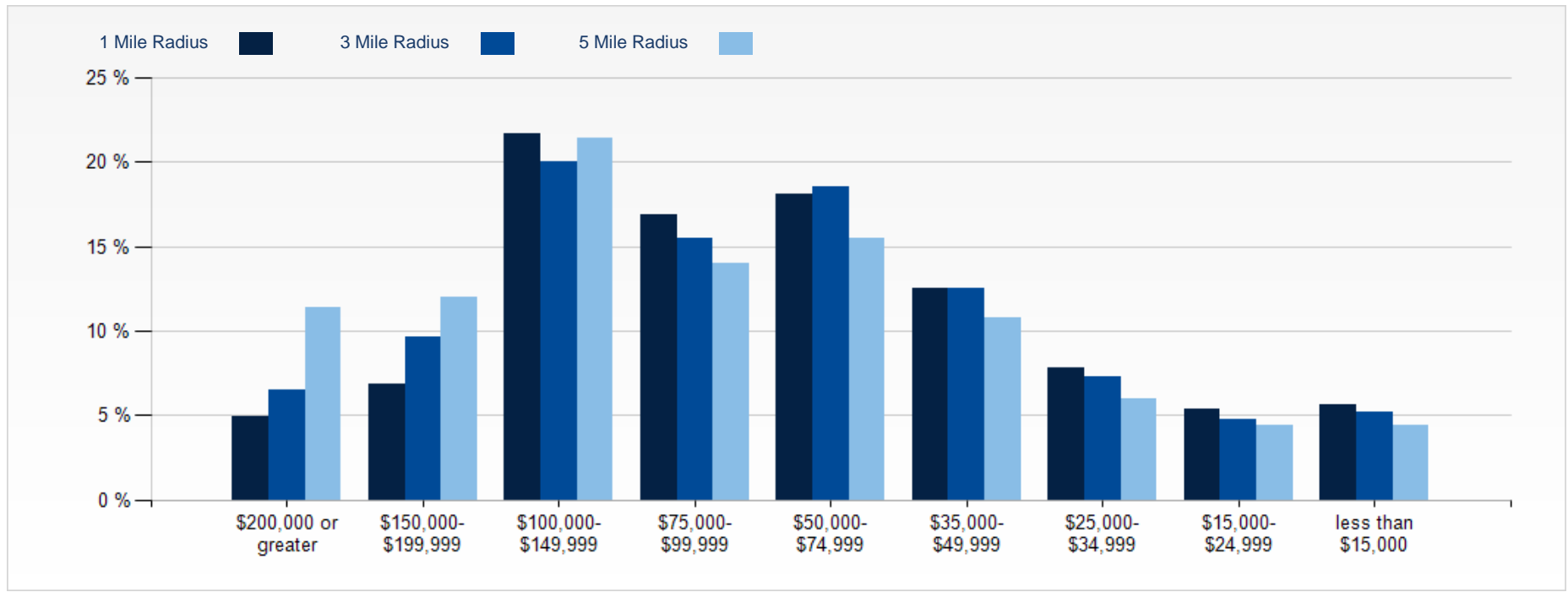
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,389	\$76,641	\$82,627
Average Household Income 25-34	\$86,321	\$91,611	\$100,352
Median Household Income 35-44	\$88,153	\$91,882	\$105,280
Average Household Income 35-44	\$101,222	\$107,009	\$125,289
Median Household Income 45-54	\$81,217	\$90,617	\$110,986
Average Household Income 45-54	\$95,423	\$109,787	\$139,604
Median Household Income 55-64	\$74,627	\$81,302	\$100,059
Average Household Income 55-64	\$86,277	\$101,901	\$126,281
Median Household Income 65-74	\$58,842	\$62,948	\$74,756
Average Household Income 65-74	\$78,253	\$86,601	\$100,202
Average Household Income 75+	\$61,355	\$62,333	\$74,698

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,879	15,523	29,544
2025 Population Age 35-39	1,579	13,260	26,711
2025 Population Age 40-44	1,976	13,617	27,056
2025 Population Age 45-49	1,767	12,327	24,501
2025 Population Age 50-54	1,348	10,779	22,796
2025 Population Age 55-59	1,007	9,441	20,735
2025 Population Age 60-64	846	8,840	19,680
2025 Population Age 65-69	741	7,746	17,655
2025 Population Age 70-74	607	6,443	14,499
2025 Population Age 75-79	396	4,712	10,634
2025 Population Age 80-84	218	2,764	6,174
2025 Population Age 85+	170	2,576	5,887
2025 Population Age 18+	17,121	142,041	285,592
2025 Median Age	32	35	37

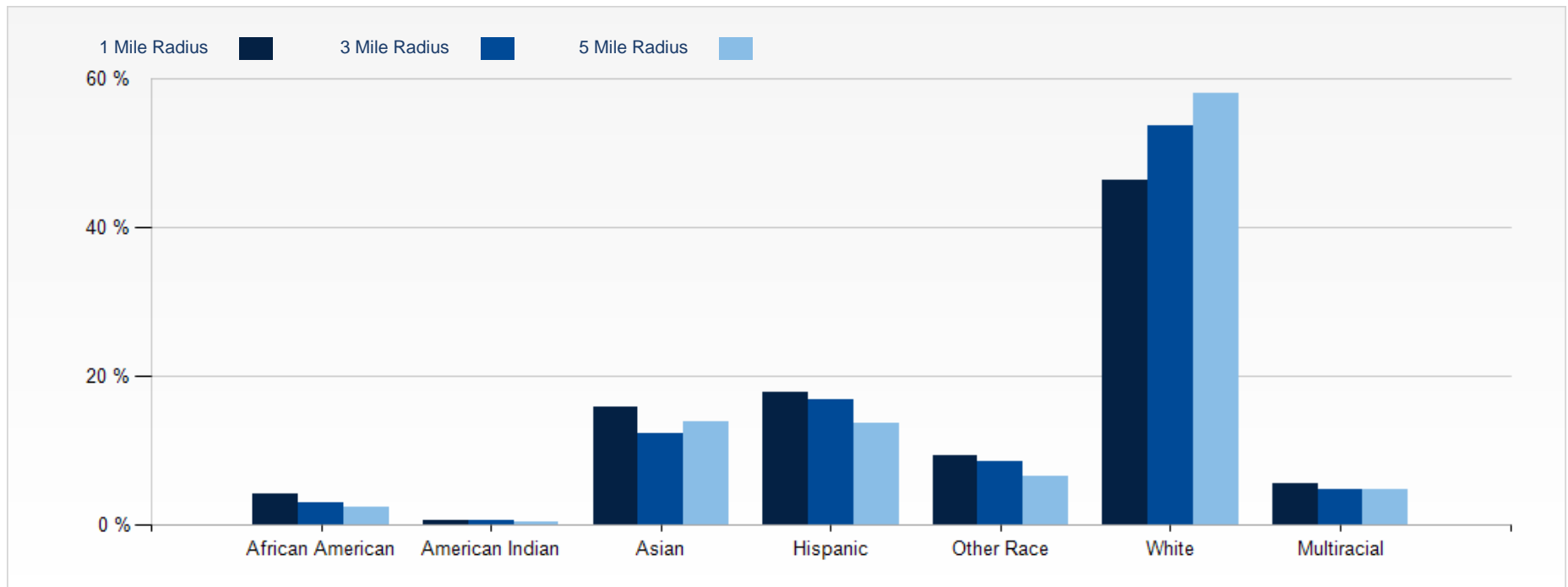
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,554	\$82,604	\$91,378
Average Household Income 25-34	\$95,688	\$101,238	\$112,156
Median Household Income 35-44	\$99,833	\$101,536	\$113,121
Average Household Income 35-44	\$112,457	\$119,110	\$140,980
Median Household Income 45-54	\$87,351	\$99,032	\$117,197
Average Household Income 45-54	\$106,175	\$120,338	\$151,222
Median Household Income 55-64	\$77,984	\$87,980	\$107,547
Average Household Income 55-64	\$95,130	\$112,390	\$141,165
Median Household Income 65-74	\$65,338	\$70,773	\$82,789
Average Household Income 65-74	\$88,703	\$99,204	\$115,649
Average Household Income 75+	\$69,320	\$71,855	\$86,766



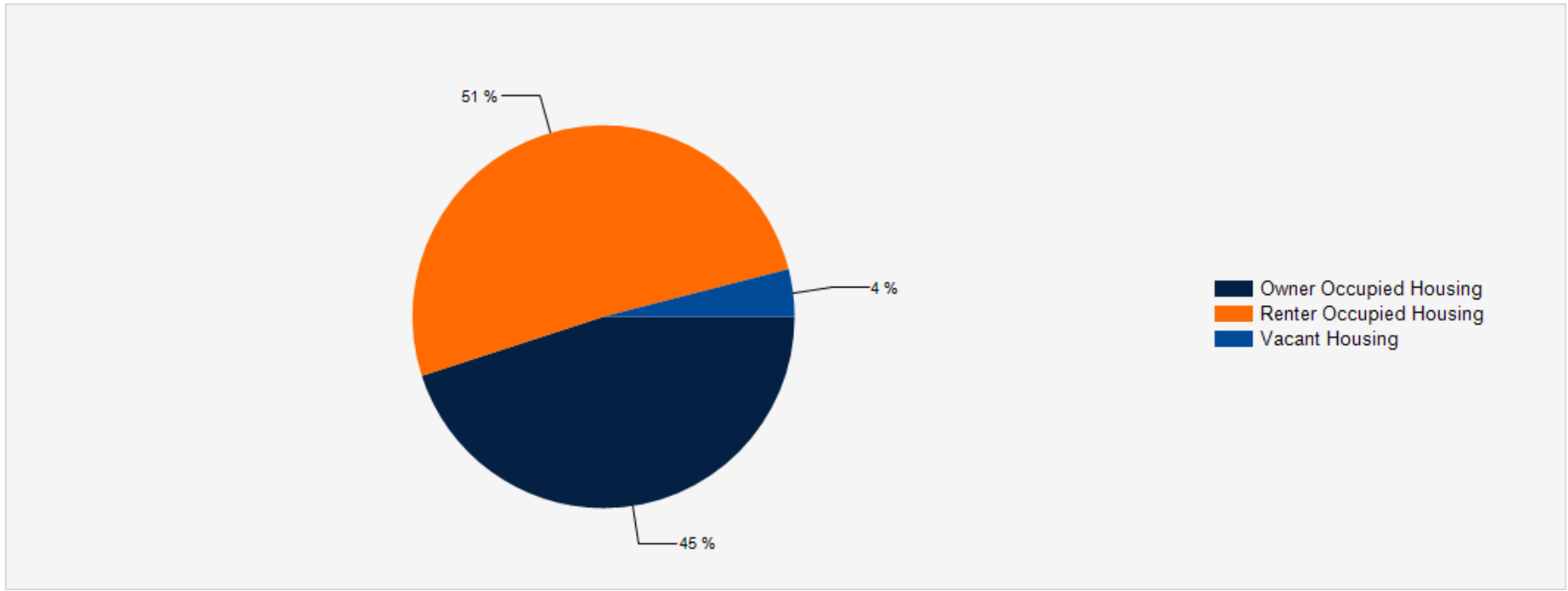
2020 Household Income



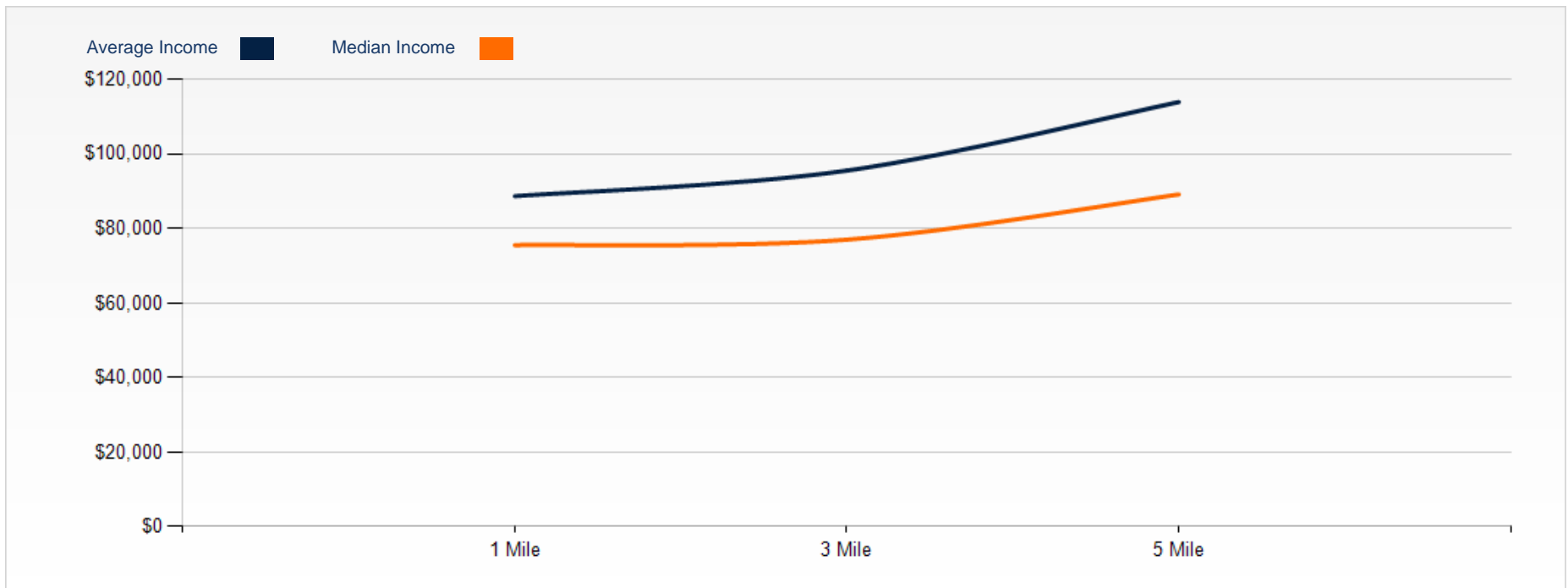
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



# Beaverton 4Plex, Merlo

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*Exclusively Marketed by:*

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

**Tyler Gerding**  
Vice President, Broker  
503-467-8901  
Tyler@PounderRealty.com  
Lic: 201010006

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