

SE PORTLAND INCOME PORTFOLIO

68-UNIT MINI STORAGE + FLEXIBLE LIVE/WORK COMMERCIAL PROPERTY

\$3,000,000 PORTFOLIO OFFERING

📍 5803 SE Johnson Creek Blvd, Portland, OR 97206 + 8935 SE Stanley Pl, Portland, OR 97206

1 JOHNSON CREEK MINI STORAGE



- 68-unit mini storage facility
- Approx. 8,600 gross SF
- Current monthly rent: \$11,305
- Estimated market monthly rent: \$12,281
- Recent capital improvements including office addition, gate, concrete, ADA improvements, and roof work

2 STANLEY LIVE/WORK PROPERTY



- 3 bed / 2 bath house
- Approx. 840 SF office with 5 workstations
- Approx. 700 SF detached shop with bathroom and 220V power
- Fenced yard / lot for additional utility
- Current rent: shop \$1,000/month + backyard \$275/month
- Potential rent: house \$2,000/month + office \$1,500/month

INCOME SUMMARY



CURRENT COMBINED
MONTHLY INCOME

\$12,580



CURRENT COMBINED
ANNUAL INCOME

\$150,960



PROJECTED COMBINED
MONTHLY INCOME

\$17,056



PROJECTED COMBINED
ANNUAL INCOME

\$204,672

INVESTMENT HIGHLIGHTS

- ✓ Rare two-property portfolio in SE Portland
- ✓ Diverse income streams from storage, residential, office, shop, and yard rental
- ✓ Value-add upside through lease-up and rent growth
- ✓ Flexible mixed-use/live-work component complements stabilized storage asset
- ✓ Strong visibility and convenient Johnson Creek corridor location



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All information deemed reliable but not guaranteed. Buyer to verify all information, rents, square footage, uses, and income during due diligence.