



11-Unit Mixed-Use Investment

5042 NE Fremont Street | Portland, OR 97213

\$3,150,000 | Cap Rate: 5.14% | Built 2023



Built in 2023, this well-located mixed-use investment property features 10 one-bedroom, one-bathroom apartment units and one ground-floor retail suite along NE Fremont Street in Portland's desirable Beaumont Village neighborhood.

The residential units are arranged in an efficient walk-up configuration, minimizing interior common areas and helping reduce ongoing maintenance and operating requirements. The property's recent construction, efficient unit layouts, and streamlined design offer investors a low-maintenance asset with limited near-term capital needs in a desirable Northeast Portland location with favorable long-term fundamentals.

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11-UNIT MIXED-USE INVESTMENT FOR SALE - \$3,150,000

5042 NE Fremont Street | Portland, OR

PROPERTY OVERVIEW

Property Details

Property Name: Fremont 50 Apartments
Address: 5042 NE Fremont St, Portland, OR
Property Type: Multifamily & Ground-Floor Retail

Site Description

Site Area: 0.09 acres / 3,840 sqft
Lot Shape: Rectangular (50' x 77')
Zoning: CM1 (Commercial Mixed-use 1)
Parcel Number: R2608901

Improvements Description

Year Built: 2023
Number of Buildings: 1
Stories: 3
Number of Units: 10 Apartments and 1 Retail Suite
Gross Building Area: 5,653 square feet
Residential Rentable Area: 4,689 square feet
Commercial Rentable Area: 692 square feet
Total Rentable Area: 5,381 square feet
Construction Type: Wood frame
Common Amenities: Bike Storage Room
Unit Amenities: In-unit laundry, stainless steel appliances, dishwasher, kitchen islands, quartz countertops, high-end finishes



UNIT OVERVIEW

Unit Mix				
Type	Count	Average Size	Mrkt. Rent	Avg. Rent PSF
1 Bed / 1 Bath	10	469	\$1,400	\$2.99
Retail	1	692	\$2,300	\$3.32
Totals	11	5,381	\$16,300	
Average		489	\$1,482	\$3.03

A gated entry provides access to the units via an exterior staircase and open-air corridors, minimizing interior common areas and related cleaning and maintenance expenses.

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FINANCIAL OVERVIEW

Direct Capitalization Valuation

	Assumption	Monthly	Annually	PSF	% of EGR
Residential Rent	Market	\$16,300	\$195,600	\$41.71	
Pet Rent	In-Place	\$190	\$2,280	\$0.49	
Residential Reimbursements	Utilities (90.0% of expense)	\$1,143	\$13,719	\$2.93	
Gross Residential Revenue		\$17,633	\$211,599	\$45.13	
Retail Rent	In-place	\$2,300	\$27,600	\$39.88	
NNN Recoveries	In-place	\$603	\$7,234	\$10.45	
Gross Commercial Revenue		\$2,903	\$34,834	\$50.34	
Vacancy and Collection Loss	5.0%	(\$1,027)	(\$12,322)	(\$2.29)	
Effective Gross Revenue		\$19,509	\$234,112	\$43.51	100%
Expenses					
Insurance	Quote 2026	(\$292)	(\$3,503)	(\$0.65)	1.5%
Utilities	Annualized YTD	(\$1,270)	(\$15,244)	(\$2.83)	6.5%
Repairs & Maintenance	Annualized YTD	(\$811)	(\$9,729)	(\$1.81)	4.2%
Management & Leasing Fees	7.0% of EGR	(\$1,366)	(\$16,388)	(\$3.05)	7.0%
Turnover	20% of units turn @ \$1k each	(\$167)	(\$2,000)	(\$0.37)	0.9%
Property Taxes	2026 Estimate	(\$2,111)	(\$25,337)	(\$4.71)	10.8%
Total Expenses		(\$6,017)	(\$72,201)	(\$13.42)	30.8%
Net Operating Income		\$13,493	\$161,911	\$30.09	69.2%

Value Summary

Value	PSF	Per Unit*	Cap Rate
\$3,150,000	\$585	\$286,363	5.14%

*Includes 10 apartments and one commercial space; 11 units total



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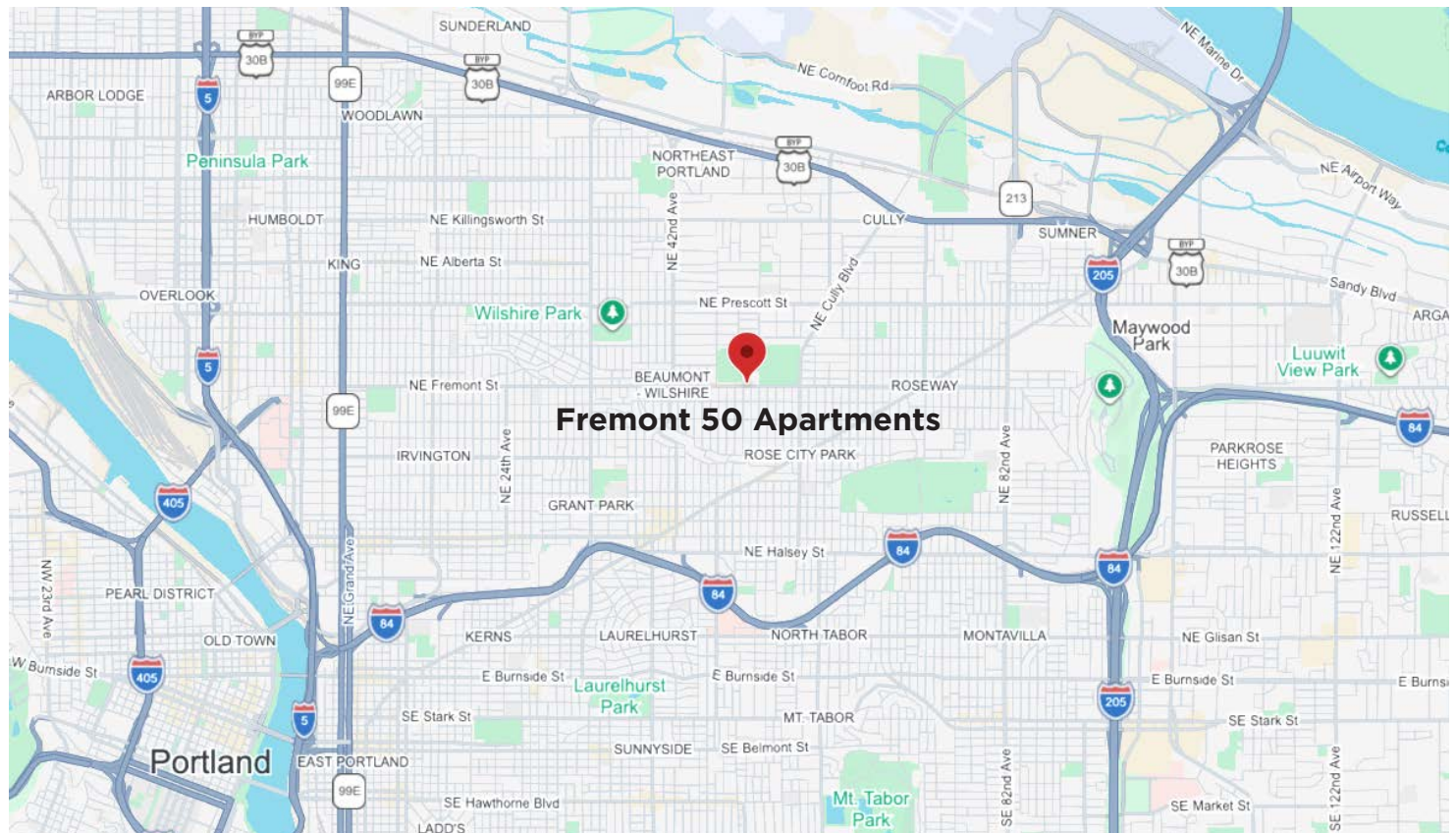
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LOCATION OVERVIEW



Positioned along an established neighborhood commercial corridor, the property combines residential income with the diversification provided by a street-level retail suite. Its Beaumont Village location offers convenient access to neighborhood shops, restaurants, services, and surrounding residential areas, presenting an appealing opportunity to acquire a recently constructed mixed-use property in Northeast Portland.

AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2025 Estimated Population	23,191	177,916	420,477
2030 Projected Population	22,701	175,442	416,902
2020 Census Population	24,758	184,389	426,977
Projected Annual Growth Rate 2025 to 2030	-0.4%	-0.3%	-0.2%
Households			
2025 Estimated Households	9,551	78,838	191,910
2025 Est. Avg. HH Income	\$142,845	\$124,094	\$116,210
2025 Est. Median HH Income	\$110,235	\$94,057	\$87,534
Businesses			
2025 Est. Total Businesses	1,284	16,933	46,161
2025 Est. Total Employees	6,205	114,296	397,459

Walk Score
80

Transit Score
44

Bike Score
98

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