



SPRING 2026 AUCTION

NO STARTING BIDS AND NO HIDDEN RESERVES!

43 Unit 98% Leased Residential Investment Portfolio Portland and Salem

Prices from \$99,500 to \$1,195,000



2 Bedroom 1 Bath Home
\$325,000



3 Bedroom 2.5 Bath, and
Garage Duplex
\$550,000



3 Bedroom 2 Bath Home on
12,197 Sq. Ft. Lot zoned RM2
\$99,500



4 Bedroom 2.5 Bath with Garage
Duplex
\$735,000



3 Bedroom 2.5 Bath, and Garage
Sixplex
\$1,195,000



(4) 1 Bedroom 1 Bath and (1) 2
Bedroom 1 Bath Fiveplex
\$675,000

Some properties have additional development sites

Available as either a portfolio, or in thirteen property packages

Broker cooperation invited - Seller financing available on three properties



Sealed Bids Due June 3, 2026

Call to request Bid Packages #102 - #114

1-800-845-3524

or info@rmnrw-auctions.com



Auction Conducted By:

Realty Marketing/Northwest

1155 SW Morrison St., Portland, Oregon 97205

in affiliation with Savi Realty

The Opportunity



This 43 unit 98% leased Residential Portfolio is being offered for the first time by a family partnership that assembled these properties over the last 60 years.

Forty-one units are located in Southeast and Northeast Portland, and consist of eleven single family homes, eight duplexes, two fiveplexes, and a sixplex. One duplex is in Northeast Salem near the Marion County Fairgrounds with excellent access to I-5, the State Capitol Complex, and Willamette University.

The forty-three unit Portfolio has thirteen individual properties, with four having multiple residences of both single family and duplex units.

Four of the thirteen properties have excess land zoned multi-family, which could accommodate up to twenty additional units, adding significant value.

Almost seventy percent of the tenants have leased units for over two years, with several having a tenure of 10+ years. Tenancy of leases is primarily month-to-month. Seller has several tenants who receive rent assistance.

Projected gross 2026 rental income from the entire Portfolio is \$775,000 based on current monthly lease income. Seller has self-managed all units.


Three of the duplexes and the sixplex are relatively new and were built during the last 20 years. One fiveplex was completely remodeled in 2019.

Acquisition of this Portfolio, with its combination of diverse unit type mix of single family homes, duplexes, fiveplexes, and sixplex, along with a stable tenant base at 98% occupancy, provides rare residential income investment opportunity, with added value from additional development.

A published reserve price has been established at \$7,384,500 for the entire Portfolio, with option to submit individual or combination bids on thirteen property packages.

Prices range from \$99,500 to \$1,195,000. Seller will provide short-term financing on three properties.

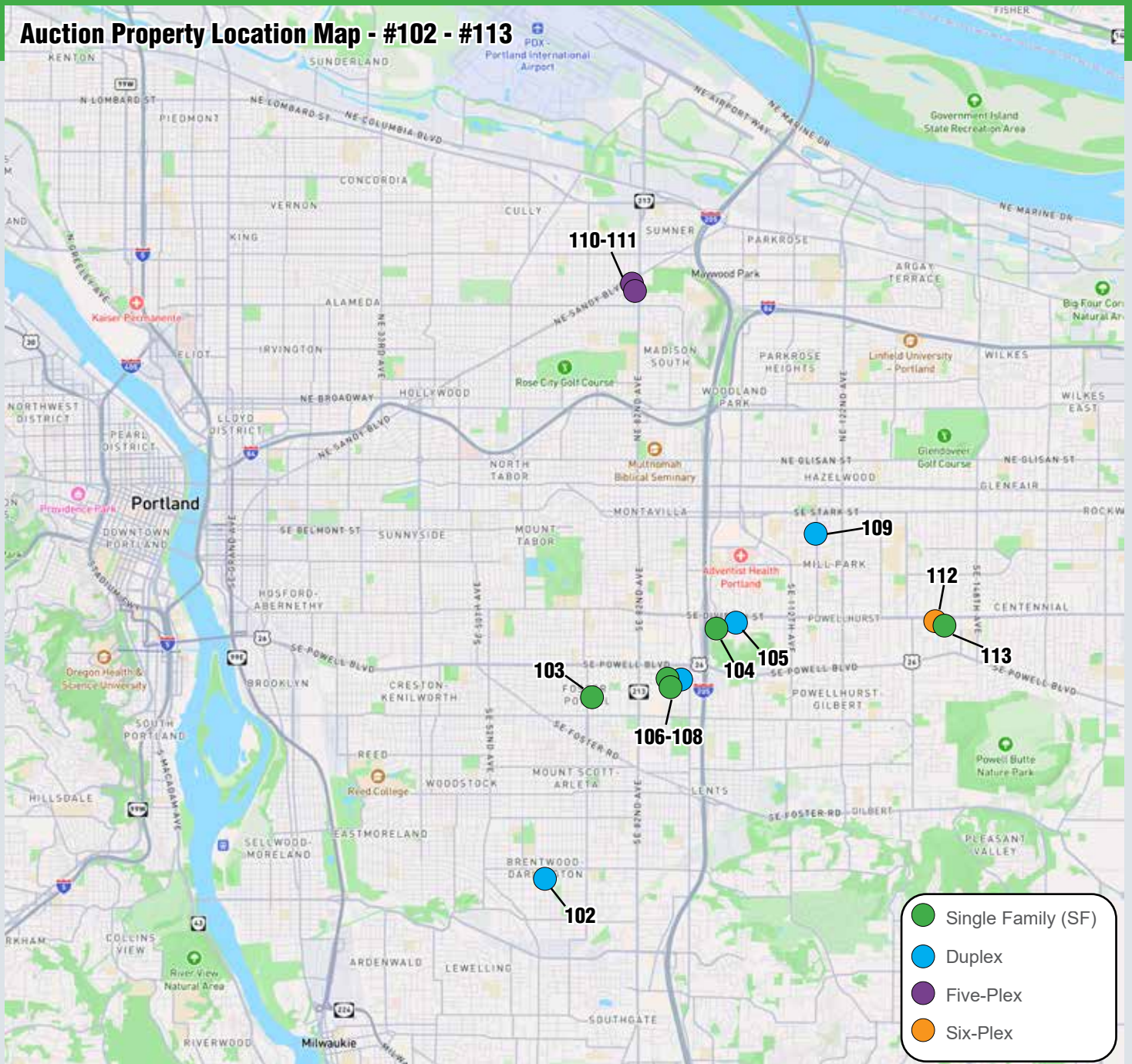
Clackamas County Bank and NEXA Mortgage are preferred lenders on majority of the multi-family properties.

 Rhonda Orum, AVP
Commercial Loan Officer
503.668.2569
rorum@clackamascountybank.com
MLO #837930

NEXA
Lending

Jason Gray
(425) 260-3482
Jsgrey@nexamortgage.com
NMLS #118354
Nexa NMLS #1660690

Auction Property Location Map - #102 - #113



Auction #105 - Four leased duplexes and one home \$940,000



Auction #102 - Leased 3 bedroom 2 bath duplex in Brentwood-Darlington Neighborhood \$525,000

Residential Income Portfolio Summary

Auction #	Address	Type	Beds/Bath	2026 Monthly Rent	Projected 2026 Gross	Published Reserve*
102	6408 SE Lambert St	Duplex	3 / 2	\$2,395	\$55,080	\$525,000
	7814 SE 64th Ave	Duplex	3 / 2	\$2,195		
	(\$4,590) Total					
103	4103 SE 73rd Ave	Home	2 / 1	\$1,790	\$21,480	\$325,000
104	9702 SE Clinton St	Home	3 / 1	\$1,995	\$70,344	\$775,000
	9714 SE Clinton St	Home	3 / 1	\$1,987		
	2707 SE 98th St	Home	2 / 1	\$1,880		
(\$5,862) Total						
105	2607 SE 101st Unit 1	Home	3 / 1	\$1,635	\$131,580	\$940,000
	2607 SE 101st Units A & B	Duplex	2 / 1	\$2,700		
	2609-2611 SE 101st Ave	Duplex	1 / 1	\$2,380		
	2613-2615 SE 101st Ave	Duplex	2 / 1	\$1,775		
	2617-2619 SE 101st Ave	Duplex	2 / 1	\$2,475		
(\$10,965) Total						
106	8821 SE Rhone St	Home	2 / 1	\$1,460	\$34,620	\$195,000
	8827 SE Rhone St	Home	3 / 1	\$1,425		
(\$2,885) Total						
107	8928-8930 SE Rhone St	Duplex	2 / 1	\$2,755	\$33,060	\$345,000
108	8836 SE Rhone St	Home	2 / 1	\$1,110	\$34,860	\$450,000
	8910 SE Rhone St	Home	3 / 1	\$1,795		
	8818 SE Rhone St	Home	Studio	not leased		
(\$2,905) Total						
109	844 SE 117th Ave	Duplex	3 / 2.5	\$2,275	\$44,820	\$550,000
	11703 SE Yamhill St	Duplex	3 / 2.5	\$1,460		
(\$3,735) Total						
110	8107-8111 NE Failing	Fiveplex	4 - 1 / 1	\$6,045	\$72,540	\$675,000
	3906 - 3908 NE 81st		1 - 2 / 1			
111	8120-8128 NE Failing	Fiveplex	4 - 1 / 1	\$5,170	\$62,040	\$575,000
			1 - 2 / 1			
112	2544-2602 SE 141st	Sixplex	3 / 2.5	\$11,310	\$135,720	\$1,195,000
113	2608 SE 141st	Home	3 / 2	\$1,540	\$18,480	\$99,500
114	441-445 Norway St NE	Duplex	4 / 2.5	\$5,000	\$60,000	\$735,000
(TOTAL 13) 11 Single Family, 8 Duplex, 2 Fiveplex, 1 Sixplex				\$64,542	\$773,964	\$7,384,500

*Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500



INSPECTION DATES

Many properties are available for inspection on designated dates. Please do not disturb tenants.

SUPPLEMENTAL PROPERTY INVENTORY

The following information is available for each property:

- Current Leases
- Landlord Expenses
- Photos
- Building Plans (where applicable)
- Preliminary Title Reports
- Bid Form and Instructions
- Purchase and Sale Agreement

SUBMISSION OF BIDS

- Bid(s) due date: June 3, 2026
- Properties are being sold As-Is, for cash, with exception of packages #106, #107, #108 where Seller financing is available subject to approval of Buyer's credit
- 10% deposit is due with bid, and signed Purchase and Sale Agreement (PSA)
- Sales of individual packages #102 - #114 are subject to total bids equaling, or exceeding, portfolio reserve price of \$7,384,500

BROKER COOPERATION

Seller is offering 1.5% cooperating broker fee to broker representing a buyer



Auction #109 - Leased 3 bedroom 2.5 bath with garage duplex \$550,000



Auction #110 - #111 - Two leased fiveplexes at NE 81st and NE Failing \$675,000 and \$575,000



PUBLISHED RESERVE: \$525,000*

LAST ASKING PRICE: First Time Offered

UNIT TYPE: Duplex

BUILDING SIZE: 2,368± Sq. Ft.

CURRENT MONTHLY RENT:

6408 SE Lambert: \$2,395

7814 SE 64th: \$2,195

ZONING: R5 (Residential 5,000)

PROPERTY INSPECTION: Do Not Disturb Tenants

Saturday, April 25 - 10:00 AM to noon

Saturday, May 16 - 10:00 AM to noon

Saturday, May 30 - 10:00 AM to noon

FINANCING: None – All Cash

Preferred Lender - Selco Community Credit Union

DESCRIPTION: This duplex was built in 2014 and is located on the corner of SE Lambert and SE 64th in Portland's Brentwood-Darlington neighborhood. It is short walking distance to Lane Middle School, Brentwood-Darlington Community Center, and Brentwood Park. The location provides easy access to SE Woodstock and Eastmoreland neighborhood, home to Reed College.

Each unit has an outdoor deck. Grounds are maintained by landlord.

Projected gross 2026 income is \$55,080. Real estate taxes are \$6,522. Landlord is responsible for landscaping, trash, water, and sewer.

One tenant has been leasing for two years. The other tenant moved in in December 2025.

LOCATION: 6408 SE Lambert Street & 7614 SE 64th, Portland, Oregon APN R121591



*Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026



PUBLISHED RESERVE: \$325,000*

LAST ASKING: First Time Offered

UNIT TYPE: Single Family Home

BUILDING SIZE: 672± Sq. Ft. on 6,195± Sq. Ft. Lot

CURRENT MONTHLY RENT: \$1,790

ZONING: R5 (Residential 5,000)

PROPERTY INSPECTION: Do Not Disturb Tenants

Saturday, April 25 - 1:00 PM to 3:00 PM

Saturday, May 16 - 1:00 PM to 3:00 PM

Saturday, May 30 - 1:00 PM to 3:00 PM

FINANCING: None – all cash

DESCRIPTION: This leased two bedroom, one bathroom home is located in the Foster-Powell neighborhood along SE 73rd Avenue, five blocks north of SE Holgate Blvd. and one block south of SE Center Street.

This small 672± Sq. Ft. home, built in 1951, has a large fenced backyard. The tenant has lived in the home for 3+ years and is responsible for maintaining yard; landlord is responsible for trash. In the last 5 years, the landlord has remodeled the kitchen and completed additional improvements.

Projected gross 2026 income is \$21,480. Real estate taxes are \$3,834.

LOCATION: 4103 SE 73rd Avenue, Portland, Oregon, 97206, APN R218096

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

or E-MAIL info@rmnw-auctions.com



PUBLISHED RESERVE: \$775,000*

LAST ASKING: First Time Offered

UNIT TYPE: Single Family Homes (3)

BUILDING SIZE: 3,300± Sq Ft on a 18,975± Sq. Ft. Lot

CURRENT MONTHLY RENT:

9702 SE Clinton: \$1,995

9714 SE Clinton: \$1,987

2707 SE 98th: \$1,880

ZONING: RM1 (Residential Multi-Dwelling 1)

PROPERTY INSPECTION: Do Not Disturb Tenants

Saturday, April 25 - 10:00 AM to noon

Saturday, May 16 - 10:00 AM to noon

Saturday, May 30 - 10:00 AM to noon

FINANCING: None – all cash

DESCRIPTION: These three leased single family homes are on a 18,975± sq. ft. tax lot at corner of SE 98th and SE Clinton, just east of I-205 and SE Division Street Exit, in the Powellhurst-Gilbert neighborhood. There is a vacant section of the tax lot that could be easily developed with duplex or fourplex, based on RM1 zoning.

Two of the homes are 3 bed 1 bath. Home at corner is 2 bed 1 bath. All three homes were built in the late 1920s and have been well-maintained by Seller.

Two of the tenants have been leasing for 2+ years, and have month-to-month leases. A new tenant has a fixed lease.

Projected gross 2026 income is \$70,344. Real estate taxes are \$10,008. Landlord is responsible for trash.

LOCATION: 9722 and 9714 SE Clinton St and 27007 SE 98th Street, Portland, Oregon 97266

APN: R245057



2 bed 1 bath home

*Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026



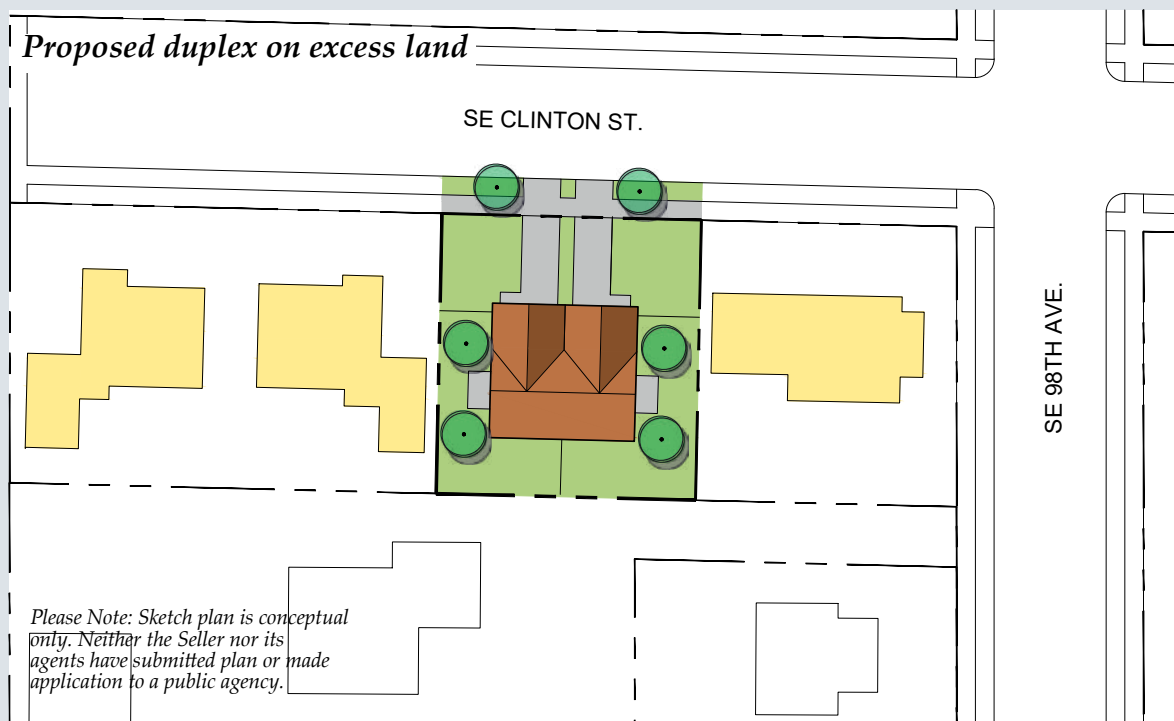
Excess land

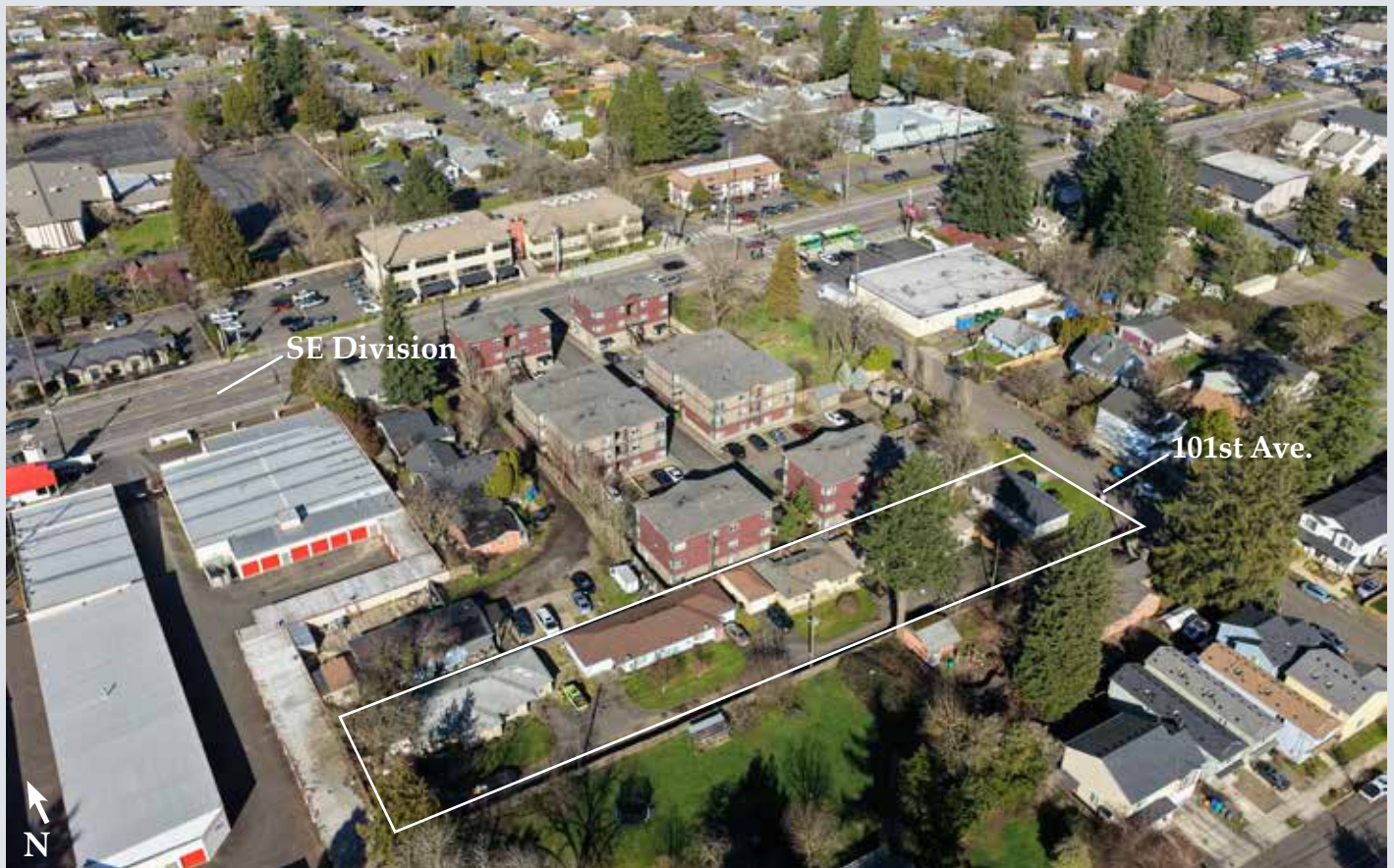


3 bed 1 bath home



3 bed 1 bath home





PUBLISHED RESERVE: \$940,000*

LAST ASKING: First Time Offered

UNIT TYPE: Duplex (4) / Single Family Home

BUILDING SIZE: 7,925 Sq. Ft.

CURRENT MONTHLY RENT:

2607 Unit 1(Single FamilyHome): \$1,635

2607 Units A and B (Duplex): \$2,700

2609 / 2611 (Duplex): \$2,380

2613 / 2615 (Duplex): \$1,775

2617 / 2619 (Duplex): \$2,475

Total Monthly Rent: \$10,965

ZONING: CM2 (Commercial Mixed-Use 2)

PROPERTY INSPECTION: Do Not Disturb Tenants

Saturday, April 25 - 1:00 PM to 3:00 PM

Saturday, May16 - 1:00 PM to 3:00 PM

Saturday, May 30 - 1:00 PM to 3:00 PM

FINANCING: None – All Cash

DESCRIPTION: These four leased duplexes and one single family home with total of nine tenants are located on a 28,638± Sq. Ft. lot along SE 101st just south of SE Division, with excellent access to I-205. The properties are a 5 minute walk from Auction Property #104, providing opportunity for an investor to assemble 12 rental units which, as a development site, could accommodate a duplex or fourplex.

The four duplexes share a common drive, and were built in the 1950s. They have been well-maintained by Seller.

The single family home has frontage on SE 101st and is 3 bedroom 1 bath. Three of the duplexes are 2 bed 1 bath. The remaining duplex is 1 bedroom 1 bath. All leases are month-to-month. Several tenants have leased units for 10 years.

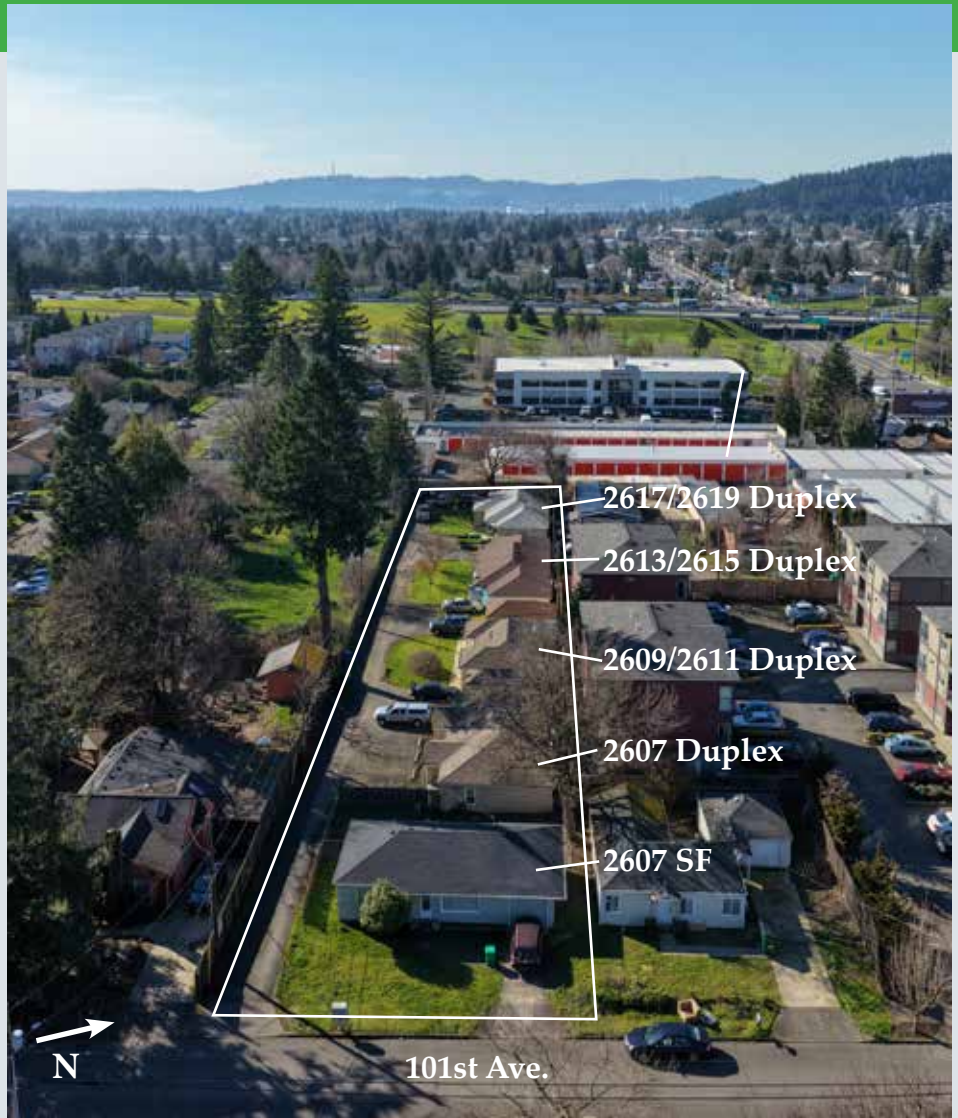
Projected gross 2026 income for home and four duplexes is \$131,480. Real estate taxes are \$12,404.



2607 SE 101st Ave - Single Family Home



2607 (A/B) SE 101st Ave - Duplex



2615 / 2617 SE 101st Ave - Duplex

Landlord covers water, sewer and trash for the duplexes, along with landscaping. Landlord covers trash for single family home.

LOCATION: 2607-2619 SE 101st Avenue, Portland, Oregon, 97266

APN: R245072

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*

or E-MAIL info@rmnw-auctions.com



PUBLISHED RESERVE: \$195,000*

LAST ASKING: First Time Offered

UNIT TYPE: Single Family Home (2)

2 Bedroom 1 Bath and 3 Bedroom 1 Bath

BUILDING SIZE: 816± Sq. Ft. and 1,000± Sq. Ft.

ZONING: RM1 (Residential Multi-Dwelling)

CURRENT MONTHLY RENT:

8821 SE Rhone: \$1,460

8827 SE Rhone: \$1,425

PROPERTY INSPECTION: Contact Auction Information Office 1-800-845-3524

FINANCING: Seller offers purchase money financing subject to approval of Buyer's credit, on the following terms:

Down Payment: 25%

Amortization Period: 25 years

Interest Rate: 7%

All Due and Payable at end of 5 years

DESCRIPTION: These two small homes are located on a 18,445± Sq. Ft. tax lot and share an access drive. Both homes are in fair condition and provide opportunity to redevelop the entire parcel with up to 8 units, based on zoning.

Home at 8821 SE Rhone is 2 bedroom 1 bath. Home at 8827 SE Rhone is 3 bedroom 1 bath. Both tenants have been leasing for 4 years.

Projected gross 2026 income is \$34,620. Real estate taxes are \$4,916. Landlord pays for trash.

LOCATION: 8821- 8827 SE Rhone Street, Portland, Oregon APN: R249252



Option to develop up to 8 units on 18,445± sq. ft. lot

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

*Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500



PUBLISHED RESERVE: \$345,000*

LAST ASKING: First Time Offered

UNIT TYPE: Duplex

2 Bedroom 1 Bath

BUILDING SIZE: 1,344± Sq. Ft.

CURRENT MONTHLY RENT:

8928 SE Rhone: \$1,460

8930 SE Rhone: \$1,295

ZONING: RM1 (Residential Multi-Dwelling 1)

PROPERTY INSPECTION: Do not disturb tenant

Saturday, April 25 - 10:00 AM to noon

Saturday, May 16 - 10:00 AM to noon

Saturday, May 30 - 10:00 AM to noon

FINANCING: Seller offers purchase money financing subject to approval of buyer's credit, on the following terms:

Down Payment: 25%

Amortization Period: 25 years

Interest Rate: 7%

All Due and Payable at the end of 5 years

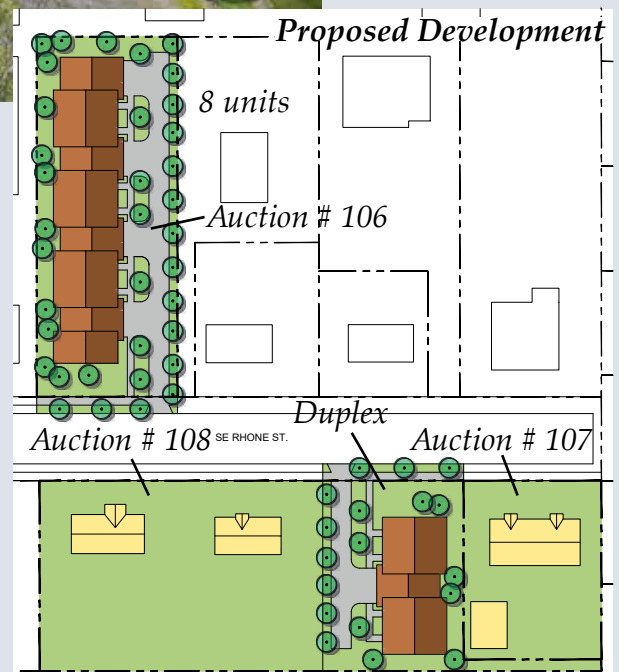
DESCRIPTION: This leased duplex is located at the end of SE Rhone on a 9,010± Sq. Ft. lot. Both units are 2 bed 1 bath. The duplex was built in the 1940s and has been maintained by Seller.

Option to acquire Auction #108 with two leased homes, one vacant studio, and vacant land to add duplex provides significant opportunity to add value to one small investment package.

Projected 2026 gross income is \$33,060. Real estate taxes are \$5,720. Landlord pays for trash, water, sewer, and landscaping.

LOCATION: 8928-8930 SE Rhone Street, Portland, Oregon 97266

APN: R249258



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made application to a public agency.

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

*Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500



PUBLISHED RESERVE: \$450,000*

LAST ASKING: First Time Offered

UNIT TYPE: Single Family Homes (3)

BUILDING SIZE: 3,800± Sq. Ft.

CURRENT MONTHLY RENT:

8836 SE Rhone: \$1,110

8910 SE Rhone: \$1,795

8820 SE Rhone Renovated Home: Vacant

ZONING: RM1 (Residential Multi Dwelling 1)

PROPERTY INSPECTION:

Saturday, April 25 - 1:00 PM to 3:00 PM

Saturday, May 16 - 1:00 PM to 3:00 PM

Saturday, May 30 - 1:00 PM to 3:00 PM

FINANCING: Seller offers purchase money financing subject to approval of buyer's credit, on the following terms:

Down Payment: 25%

Amortization Period: 25 years

Interest Rate: 7%

All Due and Payable at end of 5 years

DESCRIPTION: All three homes and the vacant land are on a 27,352± Sq. Ft. tax lot. RM1 zoning could allow a duplex on the undeveloped portion of the property so new owner could expand rental income to five units. The small home has been renovated and might lease for \$1,000+ per month. Utilities have been installed in the rear yard for a tiny home.

Projected 2026 gross income is \$34,860 and could be increased by \$1,000 a month with leasing of home currently used as office. Real estate taxes are \$8,388. Landlord is responsible for trash.

LOCATION: 8820, 8836, and 8910 SE Rhone Street, Portland, Oregon 97266

APN: R249259



Renovated home used as office

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

*Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500



PUBLISHED RESERVE: \$550,000*

LAST ASKING: First Time Offered

UNIT TYPE: Duplex – 3 Bedroom 2.5 Bath, and Garage

BUILDING SIZE: 2,688 Sq. Ft.

CURRENT MONTHLY RENT:

844 SE 117th: \$2,275

11703 SE Yamhill: \$1,460

ZONING: R2.5 (Residential 2,500)

PROPERTY INSPECTION:

Saturday, April 25 - 10:00 AM to noon

Saturday, May 16 - 10:00 AM to noon

Saturday, May 30 - 10:00 AM to noon

FINANCING: None – All Cash

DESCRIPTION: This attractive two-story duplex with fenced yard was built in 2005. It is located on the corner of SE 117th and SE Yamhill, near the intersection of SE Stark and SE 122nd Ave., a short walking distance to Ventura Park on the north side of SE Stark.

Both units are 2 bedrooms, 2.5 baths with den that could be converted into a third bedroom, or used as an office. Each has a single car garage. One tenant has leased the unit for 4 years.

Projected 2026 gross income is \$44,820. Real estate taxes are \$8,040. Landlord pays for water, sewer, trash, and landscape maintenance.

LOCATION: 844 SE 117th Avenue and 11703 SE Yamhill Street, Portland, Oregon 97216

APN: R293613



SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*



PUBLISHED RESERVE: \$675,000*

LAST ASKING: First Time Offered

UNIT TYPE: Fiveplex

BUILDING SIZE: 2,976± Sq. Ft.

CURRENT MONTHLY RENT:

8107 NE Failing: \$1,175

8109 NE Failing: \$1,130

8111 NE Failing: \$1,180

3906 NE 81st: \$1,280

3908 NE 81st: \$1,280

ZONING: RM1 (Residential Multi-Dwelling)

PROPERTY INSPECTION:

Saturday, April 25 - 1:00 PM to 3:00 PM

Saturday, May 16 - 1:00 PM to 3:00 PM

Saturday, May 30 - 1:00 PM to 3:00 PM

FINANCING: None – All Cash

DESCRIPTION: There are two leased fiveplexes both located along NE Failing that provide opportunity to acquire a ten-unit portfolio property projected to generate a 2026 gross income of \$134,600.

Auction #110 at the corner of NE Failing and NE 81st was completely remodeled in 2019 following a fire and features four 1-bedroom, 1-bathroom units and one 2-bedroom, 1-bathroom unit.

Projected 2026 gross income for this five-plex is \$72,540. Real estate taxes are \$7,724. Landlord pays for water, sewer, trash, and landscape maintenance. All tenants are on month-to-month leases with tenures of 3 to 4 years.

LOCATION: 8107-8109-8111 NE Failing Street and 3906 and 3908 NE 81st Ave

APN: R300320



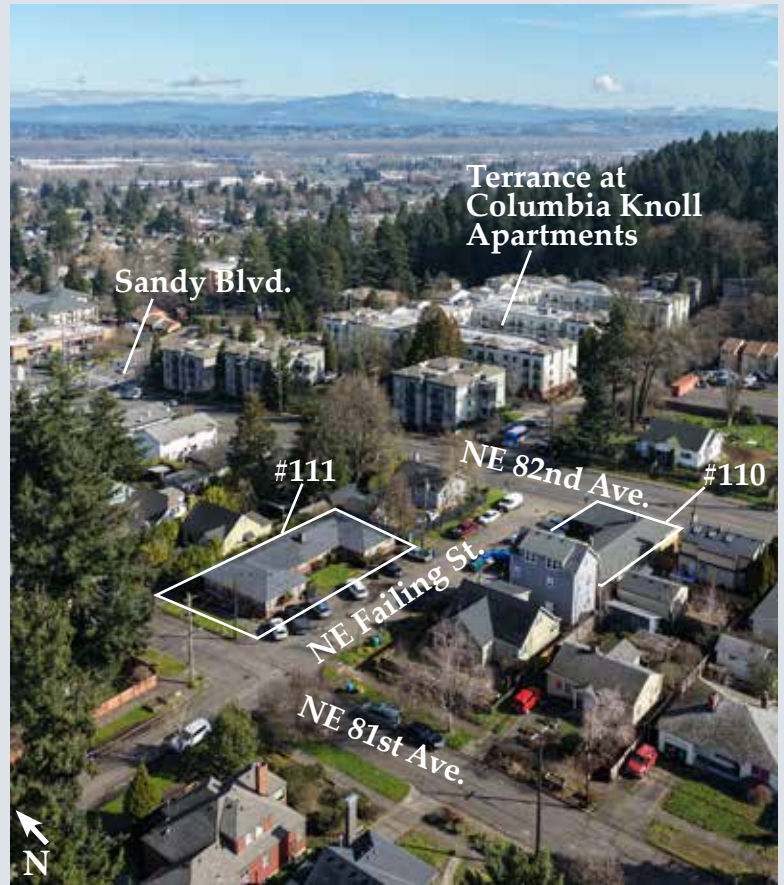
Remodeled in 2019

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

111

Leased Fiveplex with 4 One Bedroom, One Bathroom Units and 1 Two Bedroom, One Bathroom Unit - Portland, Oregon



PUBLISHED RESERVE: \$575,000*

LAST ASKING: First Time Offered

UNIT TYPE: Fiveplex

BUILDING SIZE: 2,952 Sq. Ft.

CURRENT MONTHLY RENT:

8120 NE Failing: \$1,055

8122 NE Failing: \$1,295

8124 NE Failing: \$960

8126 NE Failing: \$995

8128 NE Failing: \$865

ZONING: RM1 (Residential Multi Dwelling)

PROPERTY INSPECTION:

Saturday, April 25 - 1:00 PM to 3:00 PM

Saturday, May 16 - 1:00 PM to 3:00 PM

Saturday, May 30 - 1:00 PM to 3:00 PM

FINANCING: None – All Cash

DESCRIPTION: This leased fiveplex is on the north side of NE Failing and features a 2 bedroom, 1 bathroom unit, and four 1 bedroom, 1 bathroom units. All tenants are on month-to-month leases, and 80% have been leasing for 2+ years. Laundry room is shared by Auction #110 and #111 tenants.

Projected gross 2026 income is \$62,040. Real estate taxes are \$7,246. Landlord pays for water, sewer, trash, and landscape maintenance.

LOCATION: 8120-8128 NE Failing Street, Portland, Oregon 97213

APN: R300326

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

or E-MAIL info@rmnw-auctions.com



Sixplex built in 2008

PUBLISHED RESERVE: \$1,195,000*

LAST ASKING: \$1,595,000

UNIT TYPE: Sixplex

BUILDING SIZE: 10,692± Sq. Ft.

CURRENT MONTHLY RENT:

2544 SE 141st (Unit A): \$1,800

2544 SE 141st (Unit B): \$1,925

2548 SE 141st (Unit A): \$1,690

2548 SE 141st (Unit B): \$1,795

2602 SE 141st (Unit A): \$2,050

2602 SE 141st (Unit B): \$2,050

ZONING: RM2 (Residential Multi Dwelling 2)

PROPERTY INSPECTION:

Saturday, April 25 - 10:00 AM to noon

Saturday, May 16 - 10:00 AM to noon

Saturday, May 30 - 10:00 AM to noon

FINANCING: None – All Cash

DESCRIPTION: Two-story Amber Court Apartments sixplex is located at SE 141st, one block south of SE Division. It was built in 2008. All units are 2-bedroom, 2.5-bathroom with den that could be used as office or converted to bedroom. There is a one-car garage for each unit. Tenants are all on month-to-month leases, some with tenures of over 3 years.

Auction Property #113 - a leased 3-bedroom, 1-bathroom home-shares access drive and is located on an adjoining 12,197± sq. ft. site that, if redeveloped, could accommodate eight additional units.

Acquisition in combination with Auction #113 provides rare development opportunity for in-fill multi-family units at a significant discount for the land.

Projected gross 2026 income is \$135,720. Real estate taxes are \$17,040. Landlord pays for water, sewer, trash, and landscape maintenance.

LOCATION: 2544, 2548, 2602 SE 141st Street, Portland, Oregon 97236

APN: R334196

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

113

Leased Three Bedroom, Two Bathroom Home on 12,197± Square Foot Lot with Redevelopment Opportunity for Multi-Family - Portland, Oregon

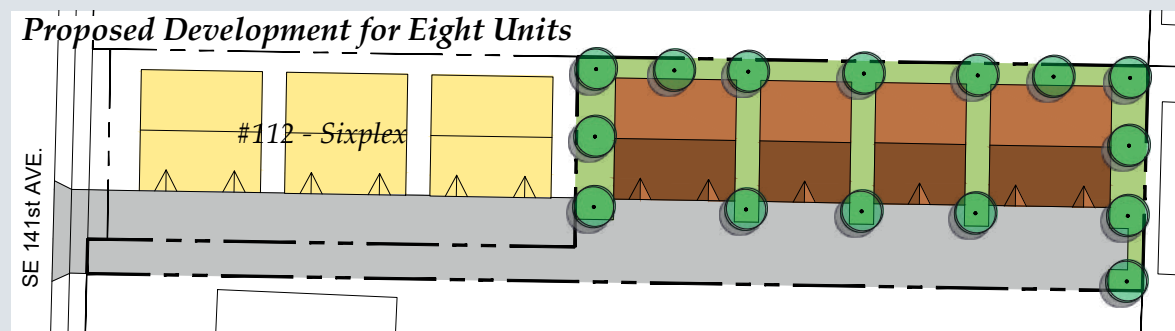


PUBLISHED RESERVE: \$99,500*
LAST ASKING: First Time Offered
UNIT TYPE: Single Family Home
BUILDING SIZE: 1,140± Sq. Ft.
CURRENT MONTHLY RENT:
 2608 SE 141st: \$1,540
ZONING: RM2 (Residential Multi-Dwelling 2)
PROPERTY INSPECTION:
 Saturday, April 25 - 1:00 PM to 3:00 PM
 Saturday, May 16 - 1:00 PM to 3:00 PM
 Saturday, May 30 - 1:00 PM to 3:00 PM
FINANCING: None – All Cash



DESCRIPTION: Home is currently leased. It is located on a 12,197± Sq. Ft. lot which shares access with Auction Property #112.
 The RM2 zoning will allow a 3 to 4 story building. Minimum density is 1 unit per 2,000 Sq. Ft., with 6 units allowed for this site. Increasing density may be allowed and prospects are encouraged to contact city of Portland.
 Projected gross 2026 income is \$18,480. Tenant has been leasing the home for 4+ years. Real estate taxes are \$3,844. Landlord is responsible for trash.
LOCATION: 2608 SE 141st Avenue, Portland, Oregon 97236
 APN: R334558

*Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made application to a public agency.

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

or E-MAIL info@rmnw-auctions.com

114

Leased Duplex with Four Bedroom, Two Bathroom Units near Fairgrounds with Excellent Access to I-5, State Capitol Complex and Willamette University Salem, Oregon



PUBLISHED RESERVE: \$735,000*

LAST ASKING: First Time Offered

UNIT TYPE: Duplex

BUILDING SIZE: 6,007± Sq. Ft.

CURRENT MONTHLY RENT:

441 Norway NE: \$2,500

445 Norway NE: \$2,500

ZONING: RM2

PROPERTY INSPECTION:

Wednesday, April 29 - 1:00 PM to 3:00 PM

Wednesday, May 13 - 1:00 PM to 3:00 PM

Wednesday, May 27 - 1:00 PM to 3:00 PM

FINANCING: None – All Cash

DESCRIPTION: This two-story duplex with four bedrooms and 2.5 baths was built in 2009 and is located in NE Salem near NE Broadway, which provides excellent access north to I-5 and south to downtown Salem, State Capitol offices, and Willamette University. Both units feature 4 bedrooms, 2 bathrooms, and garages.

The duplex has been leased to college students at \$625 per bedroom or \$2,500 per unit. Current 1-year leases expire in June. Duplex could be a good owner occupant. There is a small fenced backyard.

Projected gross 2026 income is \$60,000. Real estate taxes are \$8,618. Landlord pays for water, sewer, trash, and landscape maintenance.

LOCATION: 441-445 Norway St, Salem, Oregon

APN: 584530

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 3, 2026

or E-MAIL info@rmnw-auctions.com

