

Suburban Portland new-construction portfolio

Gresham, OR & Vancouver, WA



199
Total units

Gresham, OR | 64 units



Vancouver, WA | 36 units



Vancouver, WA | 49 units



Vancouver, WA | 50 units



The offering

199

Total units

JLL Capital Markets is pleased to present Edison, Roosevelt Commons, Minnehaha Meadows, and Ridgeline View (the “Portfolio” or “Properties”), **offered individually or as a portfolio**, consisting of 64 units, 36 units, 49 units, and 50 units respectively.

These new construction communities feature desirable floorplans with high-end finishes, located in high-demand suburban submarkets with strong market fundamentals.

Edison is located in Gresham, Oregon, the fourth largest city in the state of Oregon and the second largest in the Portland MSA. Home to over 3,300 businesses and major employers including Amazon, Boeing, Subaru, Grainger, and Microchip Technology. Gresham has emerged as a rapidly expanding industrial hub through pro-business incentives and excellent regional connectivity.

Roosevelt Commons, Minnehaha Meadows, and Ridgeline View are situated in Vancouver, Washington, a thriving economic hub that has attracted over \$1.5B in the Vancouver Waterfront redevelopment and major corporate investments including ZoomInfo’s 366K SF headquarters which opened in 2025, and HP’s 98-acre master plan. Vancouver captured 33% of the Portland MSA’s rental demand in 2025, reflecting explosive job growth and renters seeking Washington’s no state income tax advantage.

2 and 3-story walk-up



3-bedroom, 3-bathroom townhomes



4-bedroom, 3-bathroom townhomes



**Roosevelt
Commons**
APARTMENTS

4-bedroom, 3-bathroom townhomes



RIDGELINE VIEW

Investment highlights

-  Modern finishes with central air conditioning, walk-in closets, and primary suites
-  Rare spacious 2-story townhome floorplans with 4x3 and 3x3 configurations
-  Portfolio opportunity providing management efficiencies and economies of scale
-  Exceptional transit connectivity to major employers, lifestyle amenities, and sought-after retail
-  High growth suburban submarkets experiencing a significant decrease of projected new housing supply
-  Opportunity to assume fixed rate loans significantly below market interest rates
-  Appealing alternative to purchasing a home

Note: Details within the investment highlights may not apply to all four assets in the portfolio



Property summary

| | |
|---------------------|---------------------------------------|
| Property address | 1833 SE 6th Street, Gresham, OR 97080 |
| Number of units | 64 |
| Average unit size | 900 |
| Year completed | 2020 |
| Number of buildings | 4 |
| Construction | 2 and 3-story walk-up |
| Parking | 117 surface spaces, 1.83 per unit |
| Acreage | 2.84 |
| Achieved rent* | \$1,689 |
| Achieved rent PSF* | \$1.88 |
| Occupancy* | 90.6% |

*Rent rolls as of 2/11/2026

Property summary

| | |
|-----------------------------------|---|
| Property address | 2812 Falk Road, Vancouver, WA 98661 |
| Number of units | 36 |
| Average unit size | 1,393 |
| Year completed | 2020 |
| Number of buildings | 7 |
| Construction | Townhomes |
| Parking | 100 surface spaces, 2.78 per unit |
| Acreage | 2.07 |
| Achieved rent* | \$2,223 |
| Achieved rent PSF* | \$1.60 |
| Occupancy* | 94.4% |
| MFTE Tax Abatement | 20% of units at 80% AMI for a tax abatement on 100% of improvements |
| MFTE Tax Abatement Remaining Term | 4 years remaining |

*Rent rolls as of 2/11/2026



Minnehaha Meadows

APARTMENTS

Property summary

| | |
|---------------------|--|
| Property address | 6008 NE 64th Street, Vancouver, WA 98661 |
| Number of units | 49 |
| Average unit size | 1,228 |
| Year completed | 2020 |
| Number of buildings | 12 |
| Construction | Townhomes |
| Parking | 116 surface spaces, 2.27 per unit |
| Acreage | 4.14 |
| Achieved rent* | \$2,112 |
| Achieved rent PSF* | \$1.72 |
| Occupancy* | 93.9% |

*Rent rolls as of 2/11/2026



RIDGELINE VIEW

Property summary

| | |
|-----------------------------------|---|
| Property address | 7401 NE 18th Street, Vancouver, WA 98661 |
| Number of units | 50 |
| Average unit size | 1,426 |
| Year completed | 2022 |
| Number of buildings | 14 |
| Construction | Townhomes |
| Parking | 99 surface spaces, 1.98 per unit |
| Acreage | 2.65 |
| Achieved rent* | \$2,240 |
| Achieved rent PSF* | \$1.57 |
| Occupancy* | 94.0% |
| MFTE Tax Abatement | 20% of units at 80% AMI for a tax abatement on 100% of improvements |
| MFTE Tax Abatement Remaining Term | 6 years remaining |

*Rent rolls as of 2/25/2026

Gresham, Oregon



**KAISER
PERMANENTE**

**Rockwood
Medial Office**
1.5K employees
7-min drive

Albertsons
Distribution Center
600 employees
12-min drive

BOEING

1.6K employees
12-min drive

**Portland
International Airport**

Phase II of \$2B expansion
to complete in 2026
18-min drive

MICROCHIP

900 employees
9-min drive

GRAINGER

221 AC business park
opened 2025
7-min drive

**Gresham Vista
Business Park**

7-min drive
onsemi
SUBARU
MEDLINE
elementsix
DE BEERS GROUP

**Gresham Station
Shopping Center**
295K SF of retail
6-min drive

**Orangetheory
FITNESS** **OLD NAVY**
WORLD MARKET **Panera**
ULTA **BEST BUY**
Bath & Body Works

EDISON
Gresham - Oregon

Burnside retail corridor
1.1M SF of retail

FredMeyer **SAFeway**
CHIPOTLE **Chick-fil-A**
petco **TRADER JOE'S**
Office DEPOT **STARBUCKS**
Walgreens

**East Gresham
Elementary
School**

**Dexter McCarty
Middle School**

4.2M SF
Of retail in a
2-mile radius

WALMART

Vancouver, Washington

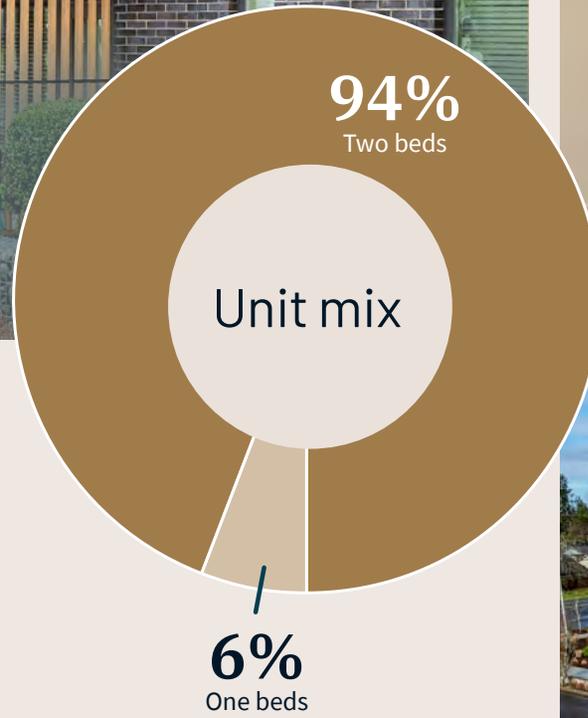




Edison patios



Edison living space



Building summary

| | 1x1 | 2x2 | Aggregate |
|-------------------|--------|---------|-----------|
| Number of units | 4 | 60 | 64 |
| % of total | 6% | 94% | 100% |
| Total rentable SF | ±2,510 | ±55,075 | ±57,585 |
| SF per unit | ±628 | ±918 | ±900 |



Edison aerial



Edison aerial

Assumable debt terms

| | |
|------------------------------|----------------------------------|
| Lender | Freddie Mac |
| Loan amount | \$11,545,000 |
| Remaining loan term | 6.1 years |
| Remaining interest only term | 6.1 years |
| Origination date | 4/1/2022 |
| Maturity date | 4/1/2032 |
| Interest only interest rate | 3.58% |
| Prepayment | Defeasance, open at par 1/1/2032 |
| Loan assumption fee | 1.00% |

Unit features

- Stainless steel appliances
- Modern cabinetry
- Quartz countertops
- Luxury vinyl plank flooring
- Air conditioning
- In-unit washer & dryer
- Patio or balcony
- Exterior storage closet



Edison parcel lockers



Edison picnic area



Edison kitchen



Edison playground

Community amenities

- Playground
- Parcel lockers
- BBQ & picnic area
- Dog park
- Bike storage



Roosevelt Commons

APARTMENTS

Building summary

| | 4x3 | Aggregate |
|-------------------|---------|-----------|
| Number of units | 36 | 36 |
| % of total | 100% | 100% |
| Total rentable SF | ±50,148 | ±50,148 |
| SF per unit | ±1,393 | ±1,393 |



100%

Four-bed townhomes



Roosevelt Commons kitchen



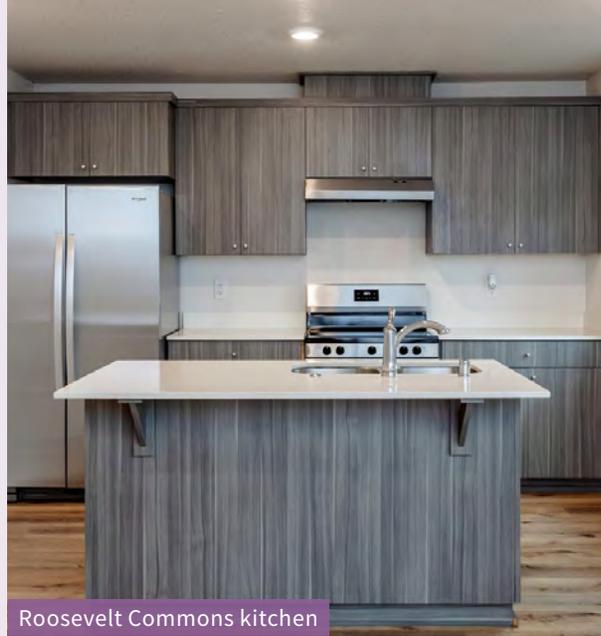
Roosevelt Commons exterior



Roosevelt Commons bathroom

Unit features

- Stainless steel appliances
- Modern cabinetry
- Quartz countertops
- Luxury vinyl plank flooring
- Kitchen island
- Central air conditioning
- In-unit washer & dryer
- Vaulted ceilings
- Large walk-in closets
- Exterior storage closet



Roosevelt Commons kitchen



Roosevelt Commons aerial

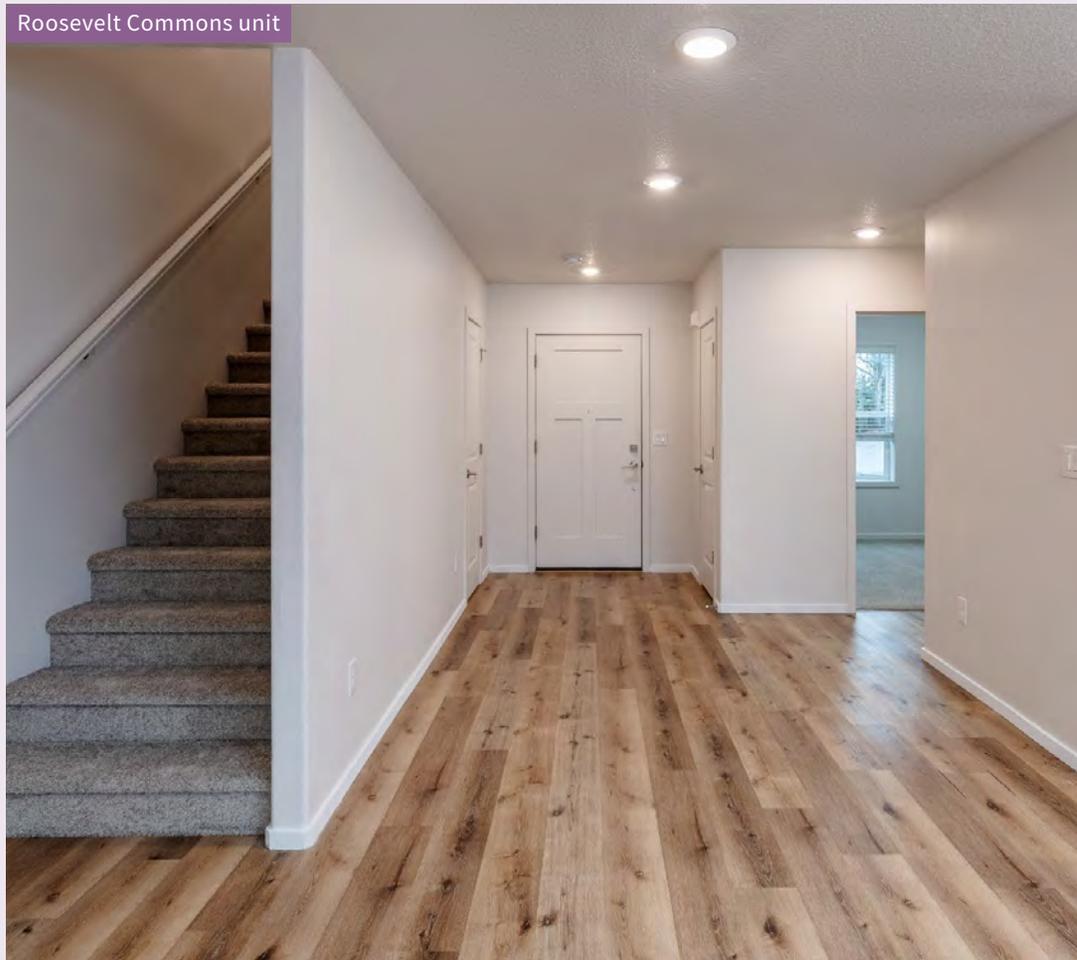
Community amenities

- Walking and biking trails
- Package lockers
- BBQ & picnic area



Roosevelt Commons package lockers

Roosevelt Commons unit



Assumable debt terms

| | |
|------------------------------|----------------------------------|
| Lender | Freddie Mac |
| Loan amount | \$8,076,000 |
| Remaining loan term | 2.6 years |
| Remaining interest only term | 2.6 years |
| Origination date | 10/1/2021 |
| Maturity date | 10/1/2028 |
| Interest only interest rate | 2.68% |
| Prepayment | Defeasance, open at par 7/1/2028 |
| Loan assumption fee | 1.00% |



Minnehaha Meadows

APARTMENTS

Building summary

| | 3x3 | Aggregate |
|-------------------|---------|-----------|
| Number of units | 49 | 49 |
| % of total | 100% | 100% |
| Total rentable SF | ±63,112 | ±63,112 |
| SF per unit | ±1,288 | ±1,288 |



Minnehaha Meadows unit



Minnehaha Meadows exterior



100%
Three-bed townhomes



Minnehaha Meadows balcony



Minnehaha Meadows aerial

Assumable debt terms

| | |
|------------------------------|----------------------------------|
| Lender | Freddie Mac |
| Loan amount | \$12,065,000 |
| Remaining loan term | 5.6 years |
| Remaining interest only term | 8 months |
| Origination date | 10/1/2021 |
| Maturity date | 10/1/2031 |
| Interest only interest rate | 2.95% |
| Amortizing loan constant | 5.03% |
| Prepayment | Defeasance, open at par 7/1/2031 |
| Loan assumption fee | 1.00% |

Unit features

- Stainless steel appliances
- Modern cabinetry
- Quartz countertops
- Luxury vinyl plank flooring
- Central air conditioning
- In-unit washer & dryer
- Double vanity in primary bathroom
- Vaulted ceilings
- Exterior storage closet
- Patio or balcony
- Enclosed backyards*

*Select units



Minnehaha Meadows bedroom

Minnehaha Meadows kitchen



Minnehaha Meadows playground

Community amenities

- Walking trail
- Playground
- Package lockers




RIDGELINE VIEW

Building summary

| | 4x3 | Aggregate |
|-------------------|---------|-----------|
| Number of units | 50 | 50 |
| % of total | 100% | 100% |
| Total rentable SF | ±71,300 | ±71,300 |
| SF per unit | ±1,426 | ±1,426 |



100%
Four-bed townhomes



Ridgeline View living space



Ridgeline View bedroom



Ridgeline View aerial

Unit features

- Stainless steel appliances
- Modern cabinetry
- Quartz countertops
- Luxury vinyl plank flooring
- Kitchen island
- Central air conditioning
- In-unit washer & dryer
- Vaulted ceilings
- Exterior storage closet
- Patio or balcony
- Enclosed backyards*

*Select units

Ridgeline View balcony



Ridgeline View bedroom



Ridgeline View kitchen



Ridgeline View interior



Ridgeline View exterior



Ridgeline View exterior



Ridgeline View aerial

Suburban Portland new-construction portfolio

Gresham, OR & Vancouver, WA

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