

# 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, **offered as a portfolio or individually.**

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 three- and four-bedroom townhomes located 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





**Roosevelt  
Commons**  
APARTMENTS

## 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



**RIDGELINE VIEW**



## 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 2/28/2026

## 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 3/2/2026

\*\*Opportunity to extend subject to City of Vancouver approval



# 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 3/2/2026



# 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 3/2/2026

\*\*Opportunity to extend subject to City of Vancouver approval

# 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

**AMAZON**  
Fulfillment Center

2K employees  
14-min drive

**GRAINGER**

221 AC business park  
opened 2025  
7-min drive

**MICROCHIP**

900 employees  
9-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





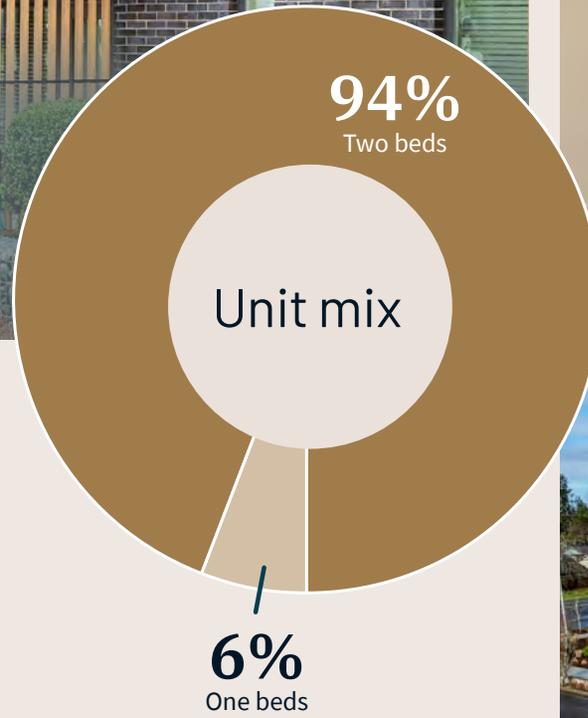
EST. 2020  
**EDISON**  
 Gresham • Oregon



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



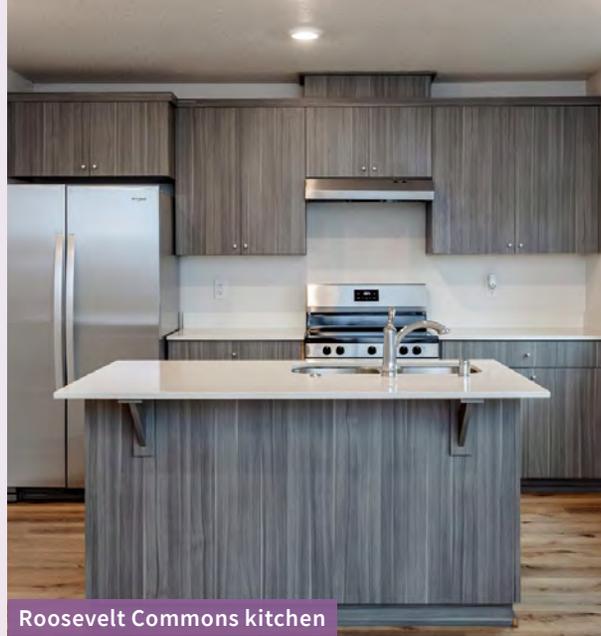
Roosevelt Commons exterior



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

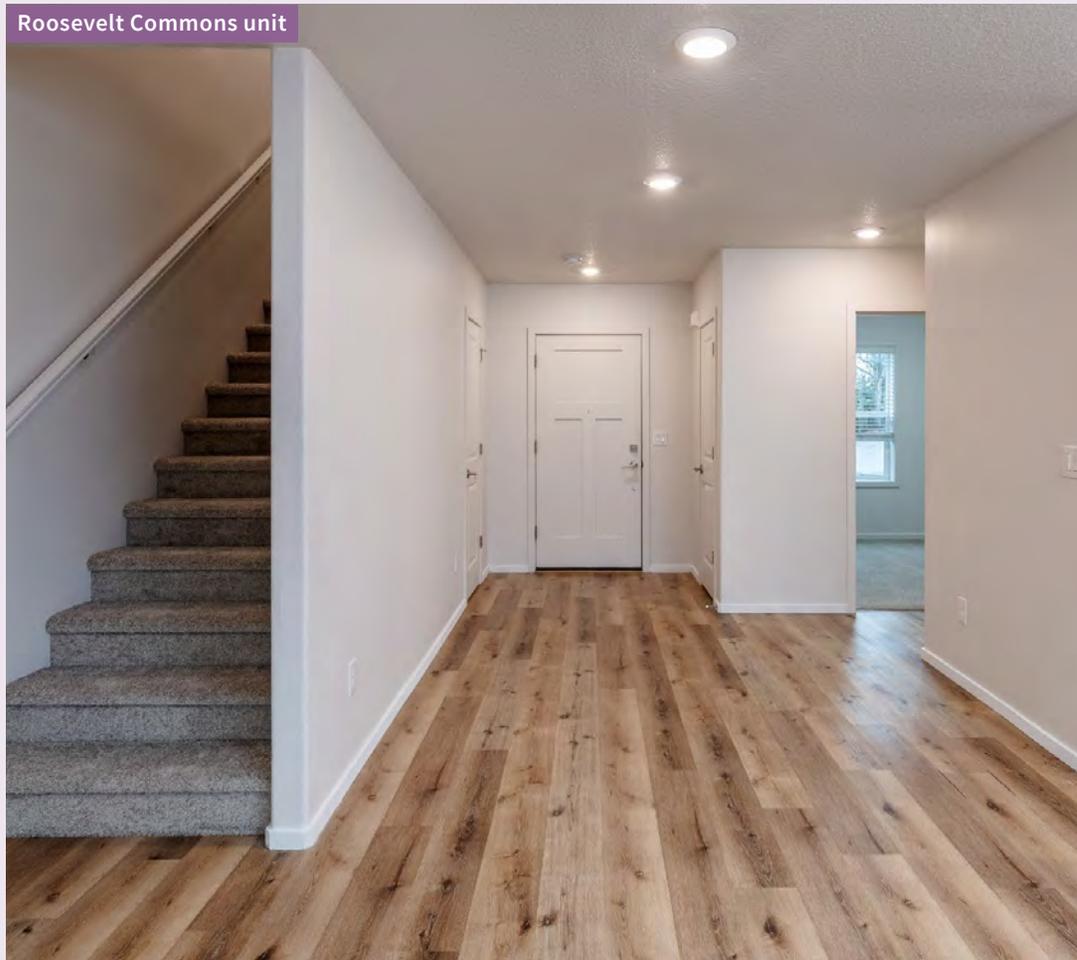
## Community amenities

- 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

## Investment Sales & Advisory

### Ira Virden

Senior Managing Director  
+1 503 419 8086  
ira.virden@jll.com  
Licensed in OR & WA

### Carrie Kahn

Managing Director  
+1 312 909 7710  
carrie.kahn@jll.com  
Licensed in OR & WA

### Owen Wise

Associate  
+1 503 863 6078  
owen.wise@jll.com  
Licensed in OR & WA

## Underwriting Inquiries

### Reid Holman

Senior Analyst  
+1 503 975 5993  
reid.holman@jll.com  
Licensed in OR

### Elle Segrest

Analyst  
+1 214 802 9367  
elle.segrest@jll.com  
Licensed OR

## Debt Advisory

### Charlie Watson

Director  
+1 503 265 5090  
charlie.watson@jll.com  
Licensed in OR

### Brock Knapp

Director  
+1 503 417 5594  
brock.knapp@jll.com  
Licensed in OR

## Tour Scheduling

### Stephanie Luerken

Senior Production Associate  
+1 503 720 0161  
stephanie.luerken@jll.com

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 112,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the the "Portfolio" or "Properties" to market it for sale. Information concerning the Properties described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

