



# WEST END APARTMENT HOMES

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**KIDDER MATHEWS**

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01

# EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

West End is a turn-key asset located in Beaverton, one of Portland's most desirable suburbs.

## THE OFFERING

West End is conveniently located and has undergone extensive interior and exterior renovations over the last four years. The property consists of 21 renovated units on over an acre of land in a private low-density layout. The unit mix is diverse, including one studio unit, four 1 bedroom units, twelve 2 bedroom units, and four 3 bedroom units. The studio unit was legally added in 2017 as the 21st unit.

Residents enjoy the large floor plans with full kitchens and patios or decks, along with plenty of space outdoors for activities. Additional amenities include 31 off-street parking spaces, community BBQ area and a newly renovated onsite laundry facility, which generates additional income. Ground floor units feature plenty of green space to utilize, while upper units feature balconies.

West End has undergone many improvements in the last four years, including all new hardiplank siding, exterior paint, parking lot resurface, concrete pathways, new front and rear landscaping, and a new outdoor patio and community area

with a built-in BBQ. Every unit has been turned over the last few years with new flooring, fixtures, paint, and kitchen counters. Additionally, less than ten years ago the property received a new tear-off roof and gutters, rebuilt decks, and vinyl windows. West End was constructed with copper plumbing supply lines, a major benefit for properties of this vintage.

West End's convenient location is just blocks from a freeway entrance to the Highway 217, two miles to downtown Beaverton, 2.5 miles to the award winning MAX Light Rail train, and nine miles to downtown Portland. This tremendous location provides residents with easy access to a variety of shopping, employment, parks, and entertainment.

Beaverton is located just west of Portland, and southeast of Hillsboro. Major employers Nike, Columbia Sportswear, and Intel are all located within seven miles of West End.

## PROPERTY OVERVIEW

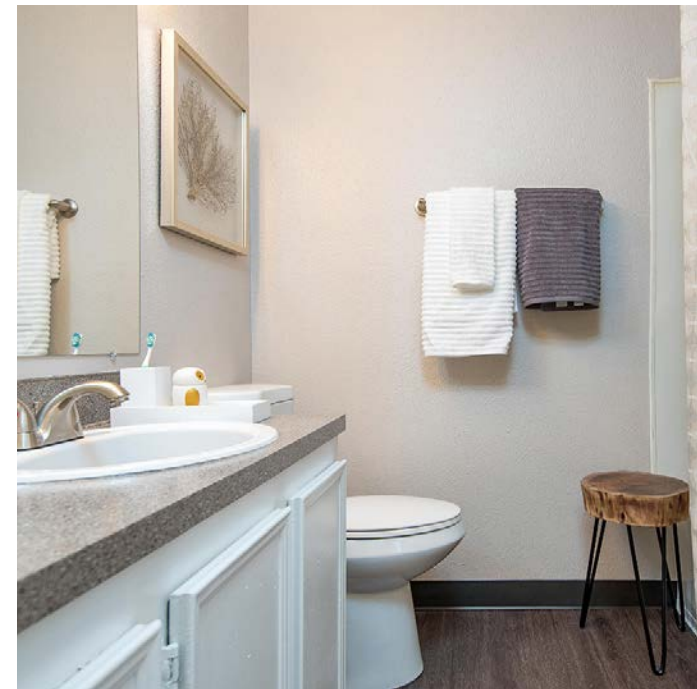
Address	10285-10305 SW Denney Rd Beaverton, OR
No. of Units	21
Buildings	2
Land Area	1.11 acres
Year Built/ Remodeled	1977/2016
Total SF	22,254
Average Apt. Unit Size	849 SF
Average Mo. Apt. Rent	\$1,227
Parking	31 off-street spaces
Heat	Electric
Price	\$4,300,000



# INTERIOR PHOTOS



# INTERIOR PHOTOS





# PROPERTY AERIAL







# 02

# FINANCIALS

# CURRENT FINANCIAL ANALYSIS

## UNIT MIX

Quantity	Unit Type	Avg SF	Avg Rent	\$ / SF
1	studio	379	\$925.00	\$2.44
4	1x1	640	\$1,088.00	\$1.70
12	2x1	860	\$1,206.00	\$1.40
4	3x1	1,140	\$1,503.00	\$1.32
<b>21</b>		<b>17,819</b>	<b>\$25,761.00</b>	<b>\$1.45</b>

## INCOME

	Annual		Per-Unit
Apt Potential Rental Income	\$309,132		\$14,721
Laundry Income	\$2,896	T-12	\$138
Other Income	\$8,815	T-12	\$420
Utility Reimbursement	\$19,107	T-12	\$910
<b>Gross Operating Income</b>	<b>\$339,950</b>		<b>\$16,188</b>
Vacancy	(\$15,457)	5%	(\$736)
<b>Effective Operating Income</b>	<b>\$324,493</b>	<b>100%</b>	<b>\$15,452</b>

## EXPENSES

		Annual	%	Per-Unit
Real estate taxes	2019-2020	(\$21,872)	6.74%	(\$1,042)
Insurance	Estimate	(\$5,250)	1.62%	(\$250)
Electric	T-12	(\$2,480)	0.76%	(\$118)
Water/Sewer	T-12	(\$15,112)	4.66%	(\$720)
Garbage	T-12	(\$7,561)	2.33%	(\$360)
Utility Billing Fee	T-12	(\$956)	0.29%	(\$46)
Maint/Repair	T-12	(\$16,386)	5.05%	(\$780)
Turnover	T-12	(\$3,706)	1.14%	(\$176)
Landscaping	T-12	(\$4,455)	1.37%	(\$212)
Prof Management	Estimate	(\$12,980)	4.00%	(\$618)
Onsite	T-12	(\$9,593)	2.96%	(\$457)
Office/Admin	T-12	(\$4,010)	1.24%	(\$191)
Advertising	Estimate	(\$2,000)	0.62%	(\$95)
Reserves	Estimate	(\$5,250)	1.62%	(\$250)
<b>Total Operating Expenses</b>		<b>(\$111,611)</b>	<b>34.40%</b>	<b>(\$5,315)</b>
<b>Net Operating Income</b>		<b>\$212,883</b>		<b>\$10,137</b>



## FINANCIAL SUMMARY

Price	<b>\$4,300,000</b>
Price / Unit	<b>\$204,762</b>
Price / SF	<b>\$193</b>
Cap Rate	<b>4.95%</b>
GRM	<b>13.91</b>



# PRO-FORMA FINANCIAL ANALYSIS

## UNIT MIX

Quantity	Unit Type	Avg SF	Avg Rent	\$ / SF
1	studio	379	\$950.00	\$2.51
4	1x1	640	\$1,144.00	\$1.79
12	2x1	860	\$1,275.00	\$1.48
4	3x1	1,140	\$1,560.00	\$1.37
<b>21</b>		<b>17,819</b>	<b>\$27,066.00</b>	<b>\$1.52</b>

## INCOME

	Annual		Per-Unit
Apt Potential Rental Income	\$324,792		\$15,466
Laundry Income	\$2,896	T-12	\$138
Other Income	\$8,815	T-12	\$420
Utility Reimbursement	\$19,107	T-12	\$910
<b>Gross Operating Income</b>	<b>\$355,610</b>		<b>\$16,934</b>
Vacancy	(\$16,240)	5%	(\$773)
<b>Effective Operating Income</b>	<b>\$339,370</b>	<b>100%</b>	<b>\$16,160</b>

## EXPENSES

		Annual	%	Per-Unit
Real estate taxes	2019-2020	(\$21,872)	6.44%	(\$1,042)
Insurance	Estimate	(\$5,250)	1.55%	(\$250)
Electric	T-12	(\$2,480)	0.73%	(\$118)
Water/Sewer	T-12	(\$15,112)	4.45%	(\$720)
Garbage	T-12	(\$7,561)	2.23%	(\$360)
Utility Billing Fee	T-12	(\$956)	0.28%	(\$46)
Maint/Repair	T-12	(\$16,386)	4.83%	(\$780)
Turnover	T-12	(\$3,706)	1.09%	(\$176)
Landscaping	T-12	(\$4,455)	1.31%	(\$212)
Prof Management	Estimate	(\$13,575)	4.00%	(\$646)
Onsite	T-12	(\$9,593)	2.83%	(\$457)
Office/Admin	T-12	(\$4,010)	1.18%	(\$191)
Advertising	Estimate	(\$2,000)	0.59%	(\$95)
Reserves	Estimate	(\$5,250)	1.55%	(\$250)
<b>Total Operating Expenses</b>		<b>(\$112,206)</b>	<b>33.06%</b>	<b>(\$5,343)</b>
<b>Net Operating Income</b>		<b>\$227,165</b>		<b>\$10,817</b>








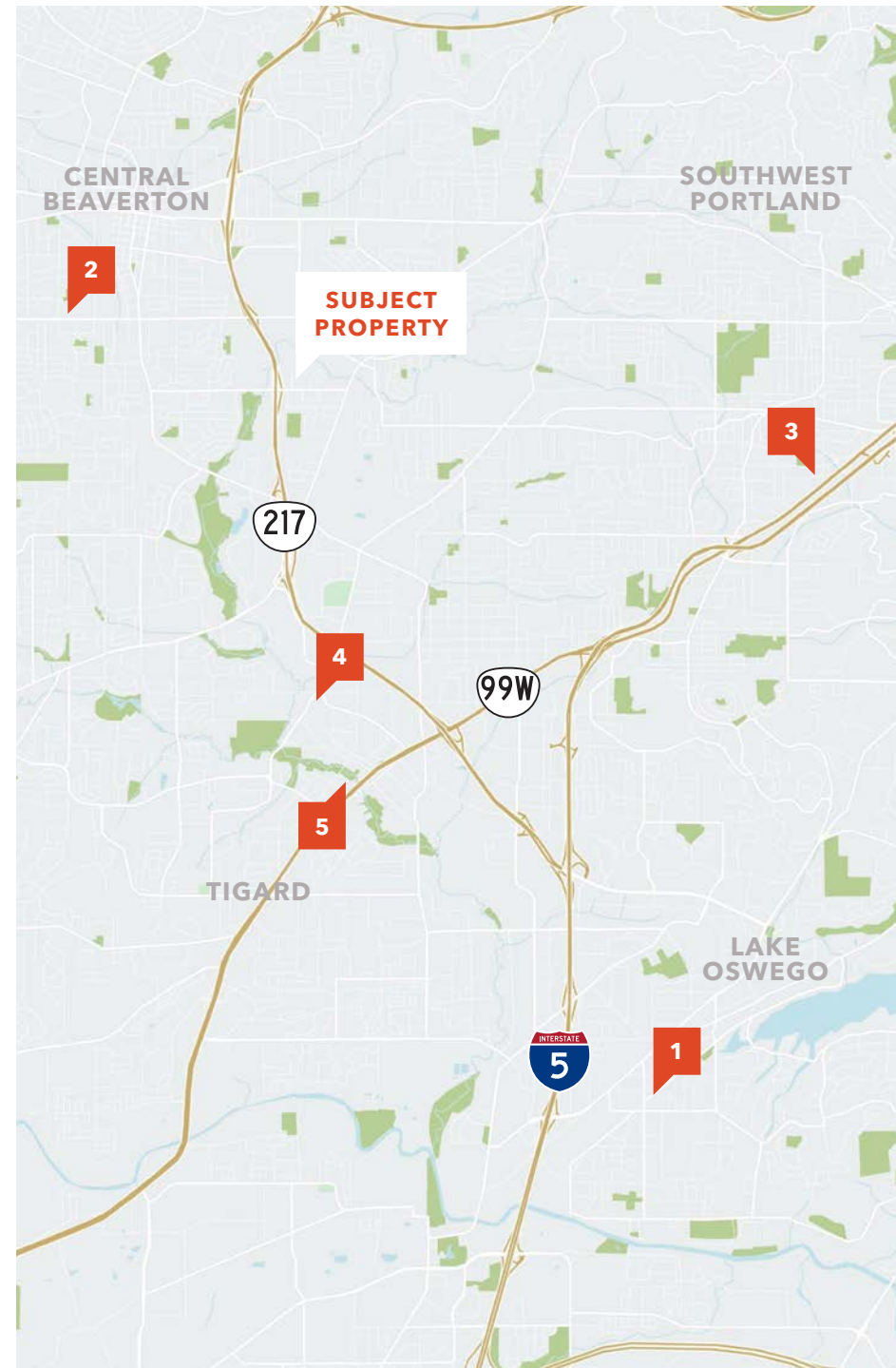
## FINANCIAL SUMMARY

Price	<b>\$4,300,000</b>
Price / Unit	<b>\$204,762</b>
Price / SF	<b>\$193</b>
Cap Rate	<b>5.28%</b>
GRM	<b>13.24</b>










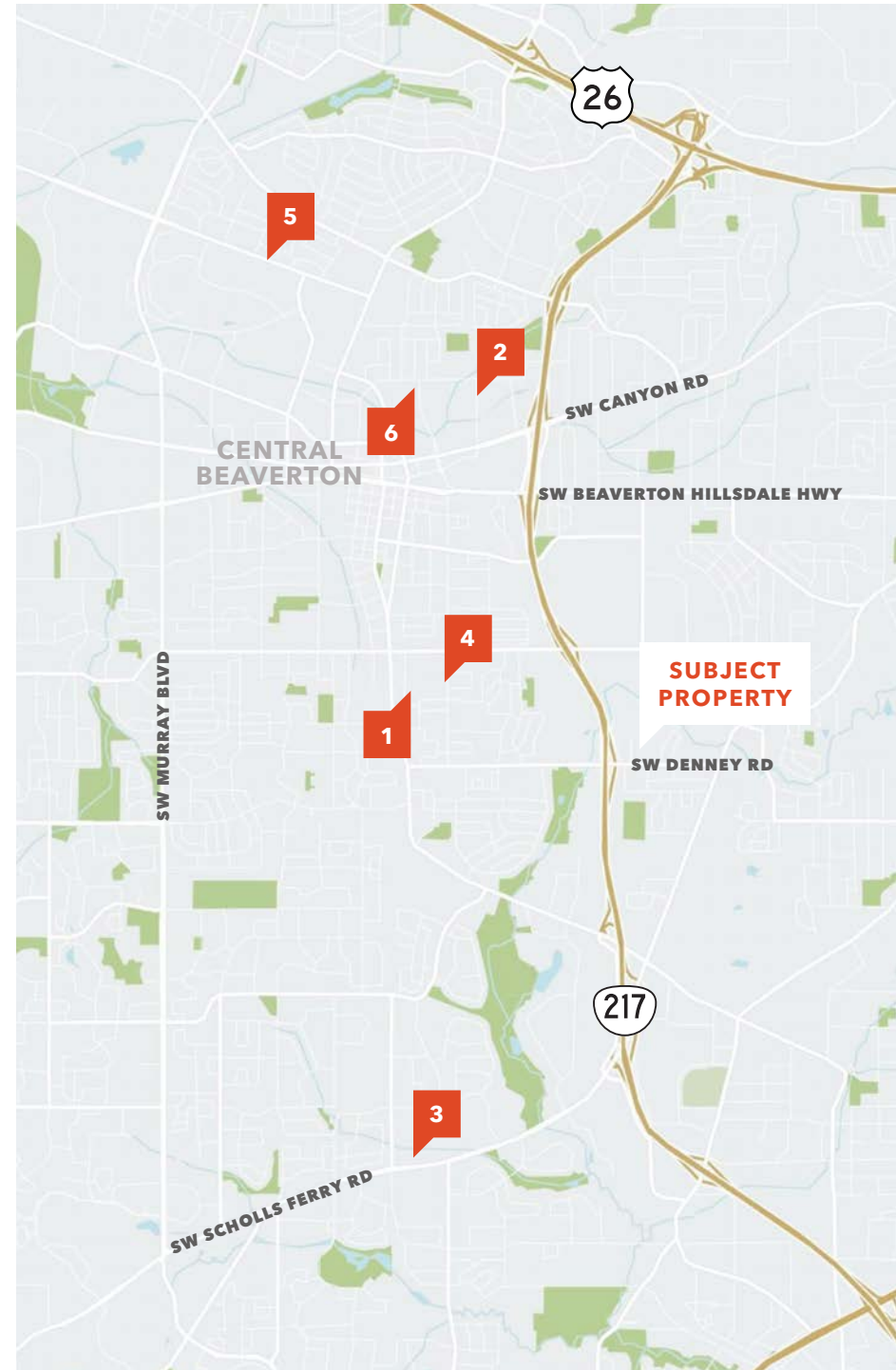
# SALE COMPARABLES

	Property	Units	Year Built	Sale Date	Sale Price	Price/Unit	Price/SF
01	 <p><b>JACKSON SQUARE</b> 5318 Lakeview Blvd, Lake Oswego, OR</p>	28	1970	Jun 2020	\$5,600,000	\$200,000	\$222
02	 <p><b>MENLO PARC</b> 5930 SW Menlo Dr, Beaverton, OR</p>	41	1976	May 2020	\$8,200,000	\$200,000	\$147
03	 <p><b>3131 SW MARIGOLD ST</b> Portland, OR</p>	17	1962	Dec 2019	\$3,383,880	\$199,052	\$193
04	 <p><b>TIGARVILLE</b> 11255 SW Greensburg Rd, Tigard, OR</p>	36	1971	Oct 2019	\$7,000,000	\$194,444	\$217
05	 <p><b>THE JAX</b> 9685 SW Johnson St, Tigard, OR</p>	39	1964	Aug 2019	\$7,000,000	\$179,487	\$179
	<b>Averages</b>	<b>32</b>	<b>1969</b>		<b>\$6,236,776</b>	<b>\$194,597</b>	<b>\$192</b>



# RENT COMPARABLES

	Property	Unit Type	Year Built	# of Units	SF	Average Market Rent	Average Market Rent PSF
01	 <b>WEST END APT HOMES</b> 10285 SW Denney Rd, Beaverton, OR	1B / 1B	1977	4	640	\$1,088	\$1.70
		2B / 1B		12	860	\$1,206	\$1.40
		3B / 1B		4	1,140	\$1,503	\$1.32
02	 <b>AUTUMN PARK</b> 6350 SW 124th Ave, Beaverton, OR	1B / 1B	1967	1	410	\$904	\$2.20
		2B / 1B		28	735	\$1,175	\$1.60
03	 <b>LYNMARIE</b> 3660 SW 117th Ave, Beaverton, OR	1B / 1B	1979	2	600	\$1,082	\$1.80
		2B / 1B		3	776	\$1,283	\$1.65
		3B / 1B		1	943	\$1,484	\$1.57
04	 <b>SUNSTONE PARC</b> 12000 SW Pioneer Ln, Beaverton, OR	1B / 1B	1990	45	620	\$1,145	\$1.85
		2B / 1B		91	906	\$1,310	\$1.45
		3B / 1B		22	1,148	\$1,660	\$1.45
05	 <b>BEL AIRE COURT</b> 12020 Why Worry Ln, Beaverton, OR	2B / 1B	1959	3	875	\$1,395	\$1.59
		3B / 1B		1	1,000	\$1,575	\$1.58
06	 <b>J3</b> 13555 SW Jenkins Rd, Beaverton, OR	1B / 1B	1964	42	555	\$1,263	\$2.28
		2B / 1B		30	700	\$1,397	\$2.00
06	 <b>HUNTLEY APARTMENTS</b> 12310 SW Center St, Beaverton, OR	1B / 1B	1974	20	745	\$1,295	\$1.74
		2B / 1B		22	973	\$1,550	\$1.59
		3B / 1B		20	1,100	\$1,750	\$1.59
<b>TOTALS / AVERAGES</b>		1B/1B	1964	19	559	\$1,263	\$2.28
		2B/1B	1962	27	731	\$1,396	\$1.80
		3B/1B	1974	10	1,083	\$1,662	\$1.54





# 03

## MARKET OVERVIEW

# MARKET OVERVIEW



## Portland Rankings

**#1** MOST DESIRABLE PLACE TO LIVE  
– US NEWS, 2019

**#1** BEST PLACE FOR BUSINESS & CAREERS  
– FORBES

**#1** IN US FOR PUBLIC PARK SPENDING  
– TRUST FOR PUBLIC LAND, 2018

**#1** SAFEST PLACE TO LIVE  
– RENTAL HOUSING JOURNAL, 2017

**#2** MOVING DESTINATION OF 2019  
– UNITED VAN LINES, 2020

2,753,168

POPULATION

\$439,000

MEDIAN HOME VALUE

34%

PORTLAND AREA RESIDENTS  
WITH A BACHELOR'S DEGREE

\$22.3B

VALUE OF EXPORTED  
SHIPMENTS IN 2018

# MARKET OVERVIEW

## INVESTING IN PORTLAND

**ULI 2018** Investment Prospects ranks Portland #2 in the Pacific region

**IN 2018**, at 5.2% Oregon personal income growth was above the national average of 4.1%

**PORTLAND** ranked #6 on Business Insider's Top 50 Best Places to Live in 2018

**PORTLAND MSA** multifamily vacancy is below 4.85%

**PORTLAND MSA** is the 8th strongest rental market in the nation, per Axiometrics

**PORTLAND'S** current unemployment rate is 3.3%, a 42-year low

## GROWING POPULATION

**OREGON** was the #2 moving destination in 2019 for people moving from one state to another, according to a 2020 United Van Lines Study

**PORTLAND** has added 42,000 residents over the last three years, an increase of 1.7%; above national average

**PORTLAND** ranked 19th in the nation in population growth ahead of San Francisco, Boston, and New York City

**MORE THAN 34%** of Portland residents have a bachelor's degree or higher, above the national average of 28%

**PORTLAND MSA** employment is at an all-time high, employing ±1,229,400 workers





# AREA LOCATION

## NEIGHBORHOOD LOCATION

West End is located in the city of Beaverton, Oregon's 6th largest city, approximately seven miles west of Portland. Tenants benefit from the convenient location on a private flag lot behind a high-end townhouse condominium project with driveway access and great signage on SW Denney Rd. SW Scholls Ferry Rd is four blocks east and the intersection of SW Allen Blvd. and Scholls Ferry Rd is about a quarter mile away. A freeway entrance to Highway 217, the major north-south transportation for the urbanized portion of Washington County, is just two blocks west of the property. Beaverton's central location and excellent transportation corridors offer residents easy access to downtown Portland, the Oregon Coast, and Mount Hood. West End is ideally located close to malls, shopping, restaurants, theaters, parks and trails, bus lines, and much more. West End is approximately one mile from one of the top grossing malls in the entire country, Washington Square, (anchored by Nordstrom, Macys, Sears, JCPenney, and Dicks Sporting Goods). Additionally, the RedTail Golf Course and Golf Center

is just over a half mile away, which consists of an 18 hole championship golf course restaurant, and one of the largest pro shops in Oregon. Downtown Beaverton, which has the Fred Meyer and Trader Joe's anchored Beaverton Town Square and a nearby Home Depot are situated approximately 1.4 miles north of the property. Downtown Beaverton is home to the Beaverton Transit Center for the award winning WES MAX Light Rail, connecting Beaverton to nearly all parts of Portland via public transportation.

## DIRECTIONS FROM AIRPORT

From PDX, head NE on Airport Way for 2.4 miles and merge onto I-205 S. In approximately 3 miles, take I-84 W (exit 21B) and continue for approximately 5.4 miles. Merge left onto I-5 S, and in 1.5 miles, keep right to stay on I-5 S. Continue on I-5 S for 6.3 miles and then take exit 294 to merge onto OR-99 W (Exit 69A) for 0.3 miles, keeping right to merge onto OR-217 N. Follow OR-217 N for 1.3 miles to SW Denney Rd in Beaverton (exit 3) and turn right onto Denney Rd for 0.1 miles before turning left on SW 104th Ave. West End Apartment homes will be on the right side after 400 feet.



# LOCATION OVERVIEW

## CITY OF BEAVERTON

Beaverton is home to approximately 99,000 residents, making it one of the largest suburbs of Portland. Beaverton has a large technology base, with over 300 high tech companies, earning the nickname "Silicon Forest." Like other areas of the Pacific Northwest, Beaverton and Aloha appeal to outdoor enthusiasts with their many parks, hiking trails, and miles of bike paths. Further appealing to the locals is the convenient drive to Mt. Hood, the Oregon coast, and the Columbia River Gorge, each of which are approximately an hour's drive away.

Beaverton offers a strong business environment and the attractions of a large metropolitan area, but with a home-town feel. Its business core is growing and its urban population is increasingly diverse. Residents enjoy a wide variety of cultural and recreational opportunities, an award-winning parks district, high-achieving schools and a community-oriented government. Headquarters of global companies like Nike and Tektronix support the local economy along with many small and medium sized businesses.



## BEAVERTON STATISTICS

2019 Census Population Estimate	99,037
Median Age	36.4
Number of Companies	8,503
% High School Graduate or Higher	90.3%
Total Housing Units	39,439
Median Household Income	\$57,086
Median Home Value	\$410,780





CANYON PLACE SHOPPING CENTER

CENTRAL BEAVERTON

TRADER JOE'S

goodwill

Fred Meyer

THE HOME DEPOT

TARGET

McDonald's

Starbucks

Michaels

JESUIT HIGH SCHOOL

Fred Meyer

NEW SEASONS MARKET

RALEIGH HILLS ELEMENTARY SCHOOL

Walgreens

DOLLAR TREE

TACO BELL

WELLS FARGO

SW ALLEN BLVD

Chevron

BEAVERTON

Pizza Hut

plaid pantry

SW DENNEY RD

WEST END APARTMENT HOMES

REDTAIL GOLF COURSE

CASCADE PLAZA SHOPPING CENTER

## Access to Prominent Westside Employers

West End Apartment Homes is in close proximity to a high concentration of major employment drivers, including some of the largest corporations in the Portland metro area.

**Nike World Headquarters (3 miles):**

10-minute drive to global athletic apparel powerhouse and Portland's most well-known corporate headquarters. Nike employment has increased by almost 60% since 2007, with approximately 12,000 employees based throughout the Portland MSA. Nike World Headquarters in Beaverton is currently undergoing an expansion of over 3.2 million square feet with expected completion in 2020.

**Intel Ronler Acres Campus (7 miles):**

15-minute drive to the primary Hillsboro campus of the largest employer of the Portland MSA.

**Multiple Other Corporation Headquarters within 10 minute drive:**

Columbia Sportswear, Tektronix, Reser's Fine Foods, Virginia Garcia Memorial Health, and Plaid Pantry are all headquartered near Bel Aire Court.

# EMPLOYMENT DRIVERS

## NIKE: 3 MILES FROM WEST END APARTMENT HOMES

Located in Beaverton, Nike's Worldwide Headquarters spans more than 286 acres, with more than 75 buildings, each named for a famous athlete. The leading global supplier of athletic shoes and apparel, Nike employs more than 12,000 people in the Portland metro area alone, and is in the midst of a billion dollar expansion that includes the construction of the 1 million square foot Serena Williams Building.

Nike was founded by University of Oregon track and field coach Bill Bowerman, and former track athlete Phil Knight, in 1964 as Blue Ribbon Sports. In its first year of business Blue Ribbon Sports sold 1,300 pairs of running shoes, in 2018 their annual revenue was over \$36 billion, an increase of 6.0% from 2017. The Portland Business Journal ranked Nike as the second most successful manufacturing firm in the Portland area (behind Intel) in 2019.



## NIKE FACTS

Founded in 1964 by Bill Bowerman & Phil Knight

Originally named Blue Ribbon Sports

2018 Operating Income: \$4.44 billion

2018 Revenue: \$36.39 billion

Number of Global Employees: 73,100

Number of Portland MSA Employees: 12,000



# EMPLOYMENT DRIVERS CONTINUED

## INTEL: 7 MILES FROM WEST END APARTMENT HOMES

Founded as N M Electronics in 1968, Intel Corporation is now the world's second largest semiconductor chip manufacturer. In 2018, Intel ranked no. 46 in Fortune 500's list of the largest US corporations by total revenue. Intel recently announced a multibillion dollar expansion of its Hillsboro D1X research factory, which is projected to add 1,750 jobs to their current Oregon workforce of 22,000. The Portland Business Journal named Intel as the most successful manufacturing firm in the metro area in 2019.

## INTEL FACTS

Founded in 1968 by Gordon Moore & Robert Noyce

2018 Operating Income: \$23.3 billion

2018 Revenue: \$70.8 billion

Employees worldwide: 107,100

Employees in Portland MSA: ±20,000



## COLUMBIA SPORTSWEAR: 4 MILES FROM WEST END APARTMENT HOMES

The Columbia Sportswear Company was founded by Paul Lamfrom in 1938 as the Columbia Hat Company. Columbia Sportswear became publicly traded in 1998 and moved to its current headquarters just outside Portland in Cedar Mill in 2001. Today, Columbia distributes products to more than 72 countries and over 13,000 retailers worldwide.

## COLUMBIA SPORTSWEAR FACTS

Founded in 1938 by Paul Lamfrom

Headquartered in Cedar Mill, Oregon

2018 Operating Income: \$268M

2018 Revenue: \$2.8 billion

Employees: +7,000



# CENTRAL TRANSIT LOCATION

## BEAVERTON TRANSIT CENTER

The WES Commuter Rail (Westside Express Service) is a commuter rail line owned by TriMet and operated by Portland and Western Railroad. It serves five stations in the cities of Beaverton, Tigard, Tualatin, and Wilsonville. The line spans 14.7 miles, traveling north-south along the west side of Oregon Highway 217 and Interstate 5, between Beaverton and Wilsonville.

WES connects suburban commuters to Portland's MAX Light Rail, running on a 30-minute headway on weekdays during morning and evening rush hours. In May 2018, an average of 1,590 riders rode WES trains daily. TriMet recently announced that they are moving forward with plans for \$200 million project to expand their Red Line light-rail into Hillsboro, which would increase reliability of service to the area.



## TRANSIT HIGHLIGHTS

Bus lines 42, 53, 76,78, 88 nearby

Hwy 217 two blocks away

Hwy 26 2.5 miles away

99W 2.6 miles away

I-5 less than 2.7 miles away

## SUPERIOR LOCATION

West End is located in Beaverton, just 15 minutes from downtown Portland, 10 minutes from Hillsboro, and less than five minutes from downtown Beaverton.



# MARKET OVERVIEW

Portland is considered one of the nation's most livable cities.

## CITY OF PORTLAND

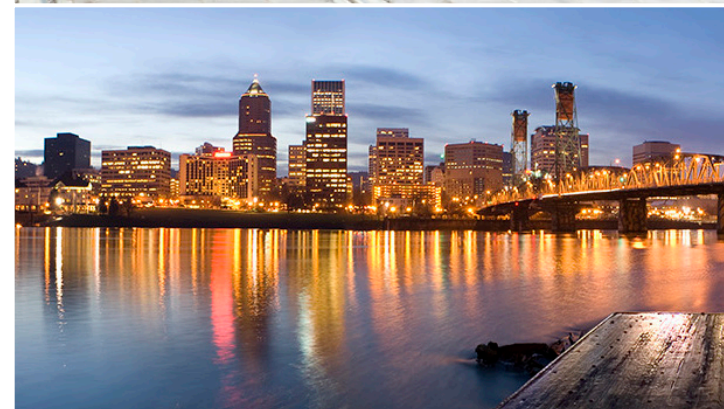
Located on the banks of the Willamette River only 90 minutes from snow-capped peaks and the Pacific Ocean, one might not realize Portland's bustling downtown and waterfront are the heart of a metropolitan region with more than 2 million people. Twelve bridges span a wide elbow of the Willamette River, connecting the east and west

sides of town. Throughout the metro area are thriving neighborhoods filled with restaurants, record shops, bars, funky clothing stores, antique malls and art galleries.

Portland is known for its progressive bike-friendly attitude, lively music and restaurant scenes, food carts, farmers' markets, and endless recreation possibilities. Beyond the metro area residents enjoy the Pacific Northwest's natural beauty via slopes, sails, surf and trails.

Portland is a walkable and bikeable city. Within walking distance of most parts of downtown is the campus

of Portland State University, the world-class Portland Art Museum, Waterfront Park, Pioneer Courthouse Square, the Oregon Historical Society, a performing arts complex and a concert hall. For the sports-minded, Portland is home of the MLS Timbers, NBA Trail Blazers, and WHL Winterhawks. Outdoor enthusiasts love Forest Park, the largest city park in the nation, with 5,000 acres of hiking and biking trails, a zoo, public gardens and beautiful old-growth woods. The downtown core is connected by one of the world's leading public transportation systems, a combination of buses, streetcars, and light-rail trains, putting the entire metro area only a couple stops away.







04

**KIDDER  
MATHEWS**

# KIDDER MATHEWS OVERVIEW



We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts 900 local market specialists and top-producing professionals—serving out of 22 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

## WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals

deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, property management, consulting, project

and construction management, and debt and equity finance services for all property types, giving our clients the competitive edge they need.

## COMMERCIAL BROKERAGE

**\$9.6B**

ANNUAL TRANSACTION VOLUME

**440+**

NO. OF BROKERS

## VALUATION ADVISORY

**1,680+**

ASSIGNMENTS ANNUALLY

**38/23**

TOTAL NO. OF APPRAISERS / MAIS

## PROPERTY MANAGEMENT

**70M+**

SF UNDER MANAGEMENT

## AWARD-WINNING SERVICES

PSBJ Largest Commercial Real Estate Firms	21
PSBJ Fastest Growing Companies	6
Seattle Business 100 Best Companies	3
PSBJ Best Places to Work	13
OR Business Magazine 100 Best Companies	12
Bay Area News Group Top Work Places	8

# TEAM BIOS

**Tyler  
Linn**

**Vice President**



## CAREER SUMMARY

Tyler is a vice president in the Portland office of Kidder Mathews. He focuses on the exclusive representation of owners in the disposition and acquisition of multifamily properties, as well as business development, transaction management, and advisory services. Tyler has been involved in transactions throughout the Pacific Northwest but his primary attention is focused on Oregon and Southwest Washington.

Prior to joining Kidder Mathews, Tyler served as an associate director for a national provider of capital market transaction services specializing in multifamily sales. Tyler has worked in both the information technology and accounting industry and leverages his experience in both fields to provide a comprehensive advisory role for his clients in asset valuations, market analysis, and other advisory services.

**Clay  
Newton**

**Executive Vice President  
Shareholder**



## CAREER SUMMARY

Clay began his career 25 years ago working in commercial real estate appraisal. He started as a Commercial Real Estate Broker in 1998, founded his own company in 2006 and in 2013 joined Kidder Mathews. Clay is currently a executive vice president and shareholder at Kidder Mathews where his focus is representing property owners and investors in the sale and acquisition of assets valued between \$2-\$25 million.

Clay has served on the board and development committee of Portland Youth Builders, helping to improve the lives of at-risk students. He serves on the forms committee for the Commercial Association of Brokers, is the past President of the Commercial Real Estate Brokers of Metropolitan Portland (COMP), and currently sits on the Cannon Beach Planning Commission. Clay is a graduate of the University of Portland, where he played NCAA Division I Tennis, and now lives with his wife and their daughter in NE Portland.

**Jordan  
Carter**

**Executive Vice President  
Shareholder**



## CAREER SUMMARY

Jordan is an executive vice president and shareholder in the Portland office of Kidder Mathews. Since joining Kidder Mathews in 2006, his practice has focused on the sale and acquisition of investment properties primarily in the Portland metropolitan area and along the I-5 corridor. While at Kidder Mathews, Jordan has sold over 155 properties and 3,800 apartment units, totaling over \$580 million in value.

Jordan's experience includes representing buyers and sellers of multi-family properties, mixed-use buildings, and development land.

As a licensed attorney in Oregon, prior to entering the commercial real estate profession, Jordan practiced law in Portland and assisted in his family's construction business. Jordan's legal background and knowledge of the construction industry benefit his clients by bringing a unique perspective to help evaluate and facilitate multifamily transactions.

# EXCLUSIVELY REPRESENTED BY

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