

Cully Duplex Gem with Strong Income

5123 NE KILLINGSWORTH ST.



\$415,000

- 2 Bedrooms + 1 Bathroom/Unit
- 851 Square Feet/Unit
- Built in 1984
- Avg. Rent \$1,650/month/Unit
- GRM= 10.5 Cap Rate= 5.1%

Excellent opportunity to own a well-updated duplex in the desirable Cully neighborhood of NE Portland. Both townhouse-style units feature remodeled kitchens and bathrooms with modern cabinetry, quartz countertops, and stainless steel appliances. Thoughtful upgrades include new rear sliding doors, electric fireplaces, private patios, in-unit washer/dryers, and individual storage spaces. The property offers off-street assigned parking and a highly convenient location near NE 42nd Avenue, Alberta Street, Fernhill Park, and PDX International Airport. Currently generating \$39,600 in annual income and offered at an attractive 10.5 GRM, this is a solid, turn-key investment with long-term upside.



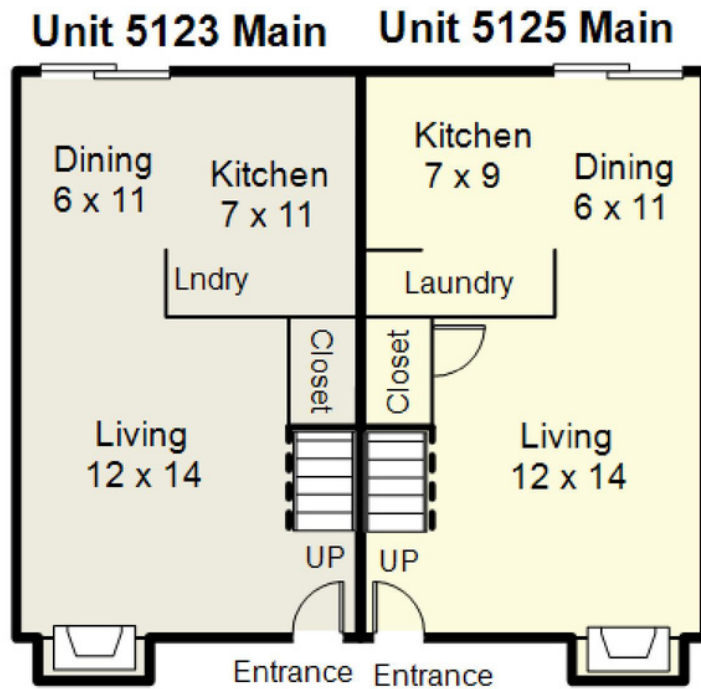
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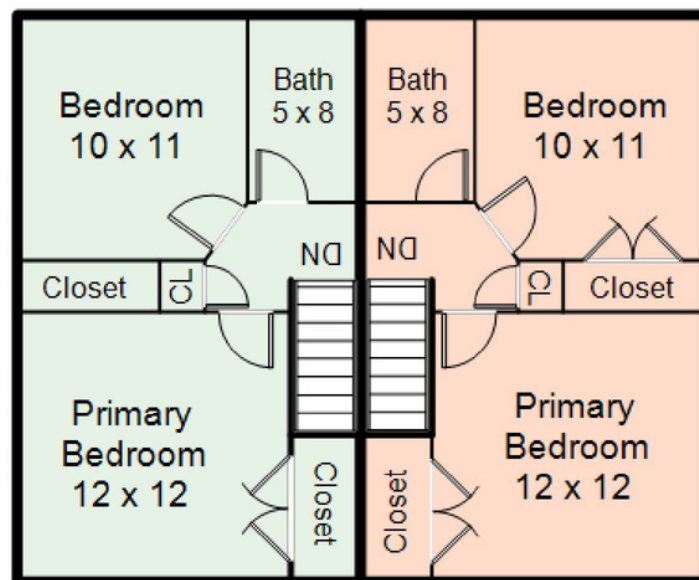
5123 – 5125 NE Killingsworth St. Portland, OR 97218



Measurement by
 **HealthyHabitat.org**
 503-330-1514

Unit 5123 Main	431 Sq. Ft.
Unit 5123 Upper	420 Sq. Ft.
Total Area	851 Sq. Ft.

Unit 5125 Main	431 Sq. Ft.
Unit 5125 Upper	420 Sq. Ft.
Total Area	851 Sq. Ft.



Unit 5123 Upper Unit 5125 Upper

Disclaimer: Note this floor plan is for marketing purposes and is to be used as guide only. Stairwell(s) reflect areas that might appear twice on the floor plan, and measurements may have been altered to represent stairwells from being counted multiple times in the overall footage count. All parties involved with this real estate transaction should verify for themselves all measurements prior to the listing or sale of the property.