

# FOR SALE | ACQUA APARTMENTS

100-Unit **Qualified Opportunity Zone** Apartment Complex  
in Portland, OR



**FOR SALE** | 2615 SW Water Ave. | Portland, OR 97021

## Investment Highlights:

- Currently under construction and scheduled for completion July, 2019.
- The property is within easy walking distance to the Central Business District, Portland State University, and Oregon Health Sciences University, in the favorable southwest quarter.
- Purchase Price: To be determined by market.
- Call for offers: Due May 24, 2019.
- Excellent access to the MAX Light Rail Line, The Portland Streetcar, and The Portland Aerial Tram.
- Unique opportunity to take immediate advantage of favorable tax treatment through the Qualified Opportunity Zone program as a result of the 2017 Tax and Jobs Act, qualified by recent treasury regulations.
- All market rate, no inclusionary zoning requirements.
- Qualifies for bonus depreciation that could potentially offer an estimated \$4,600,000 in depreciation in the first year.



## Contact us:



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Call for Offering  
Memorandum!

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The Acqua Apartments offer a unique opportunity to acquire a sizeable Qualified Opportunity Zone property, on or before Certificate of Occupancy, allowing the buyer substantial tax savings through stepped-up cost basis, accelerated and bonus depreciation, and the potential for no capital gains tax after a ten-year hold.

## Specifications

Gross Bldg SF	64,868
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Net Rentable Area	46,206
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Site Area	20,059
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# of Units	100
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Avg. Unit Size	463 SF
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Year Built	2019
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Location	Southwest Portland Qualified Opportunity Zone
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