

REAL ESTATE EVALUATION REPORT

Property Information

Property Address:	456 Oak Avenue, Portland, OR 97201
Property ID:	PROP-2024-002
Property Type:	Condominium
Square Footage:	1200 sq ft
Year Built:	2020
Bedrooms:	2
Bathrooms:	2.0

Evaluation Details

Evaluator:	Michael Chen
Evaluation Date:	February 03, 2024

Evaluation Scores

Category	Score (%)
Location	95
Condition	92
Amenities	90
Market Appeal	93
Investment Potential	91
Overall Score	92.20

Property Rating

Excellent

Estimated Value

\$385,000.00

Comments

Modern condo in prime downtown location. Building features include gym, rooftop terrace, and 24-hour concierge. High-end finishes throughout.

Recommendations

Excellent investment opportunity in a high-demand area. Consider for rental income or personal residence.

This is an official property evaluation document.