

## Modern 2 BR ADU, close to Reed College

**503-906-7408**

5004 SE 38th Ave, Apt B  
Portland, Oregon 97202

**Rent: \$1,700.00** **Size:** 768 SqFt

**2 Beds 1 Baths Apartment**

**Deposit:** \$1,500.00 USD  
Refundable

**Application Fee:** \$49.95 USD

**Included Utilities:**  
No Utilities Included

**Heat Type:**  
Electric

**Schools:** Portland School District

For more information:

<http://www.alpinepdx.com>



### Property Description

Enjoy this modern ADU just blocks from Reed College, Eastmoreland and Woodstock shops and restaurants.

Tastefully updated with new flooring, vinyl windows, paint and millwork, new kitchen and bathroom cabinets and fixtures.

Two spacious bedrooms with closet with built-ins. Nice sized bathroom, kitchen with all appliances and washer/dryer included!

Entrance to ADU is on the left side of house off Raymond Street.

UTILITIES - Tenant to pay for electric.

Water, sewer will be billed back based on number of combined bedrooms of house and ADU - or 40% of total water/sewer bill.

Trash will be billed back at actual cost.

RENTERS INSURANCE

Proof of renter's insurance required prior to move-in and must be maintained throughout tenancy.

PETS

Pets are possible with owner approval. Any pet(s) must be at least one year old, spayed/neutered and current on all shots and immunizations. Please submit proof from your veterinarian with all current shots and immunizations. Pet rent is \$25 per pet, per month. A pet picture is required. Breed restrictions do apply. Management reserves the right to deny any animal, at any time, for reasons including: aggression, behavior issues, etc. An additional deposit of \$500 per pet is required.

LANDSCAPING/YARD MAINTENANCE

No landscaping to maintain

APPLICATION PROCESSING

Open application period.

Applications received before this time will receive an eight hour delay in their application submit time.

All complete applications are processed in the order received. If you are in a back-up position, your application fee will be refunded if another application is approved before yours. Fees are non-refundable once we start screening your application.



### The Alpine Group, Inc.

Office Location  
4750 SW Washington Ave (map)  
Beaverton, Oregon 97005

**Leasing Team**  
**503-906-7408**

**INCOME REQUIREMENTS**

Gross income should be 2.5 times the rent  
View our Rental Criteria on our web-site or contact our office.

**SMOKING**

All of our homes are smoke free. Smoking is only allowed by the trash enclosure.

**MARIJUANA**

This property will not allow the growing or smoking of marijuana.

This unit does not qualify as a Type A Accessible Dwelling Unit pursuant to the Oregon Structural Building Code and ICC A117.1.

ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED

**Move in Special:** N/A

**Restrictions**

**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

Pets possible with approval

**Smoking:** No Smoking

**Housing Assistance Available**

**Lease Details**

12 Month Lease

**Section 8:** Housing Assistance Accepted

**Governing Area:** Multnomah

**Date Available:** Immediately



**EQUAL HOUSING  
OPPORTUNITY**