

FOR SALE

Rare Stand Alone Owner User Building

\$465,000.00

1724 NE 42nd Avenue Portland, Oregon 97213

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AREA HIGHLIGHTS

- In the heart of the Hollywood District in NE Portland
- Easy access to Tri Met, I-84 and I-205
- Nearby numerous retailers and boutiques including cafes, bakeries, restaurants, and new office and multifamily developments
- Limited inventory type of property
- +/- 1,480 SF building
- +/- 4,933 SF Land

COMMERCIAL
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Maximizing Value with Market Knowledge

PROPERTY HIGHLIGHTS



1724 NE 42nd Avenue

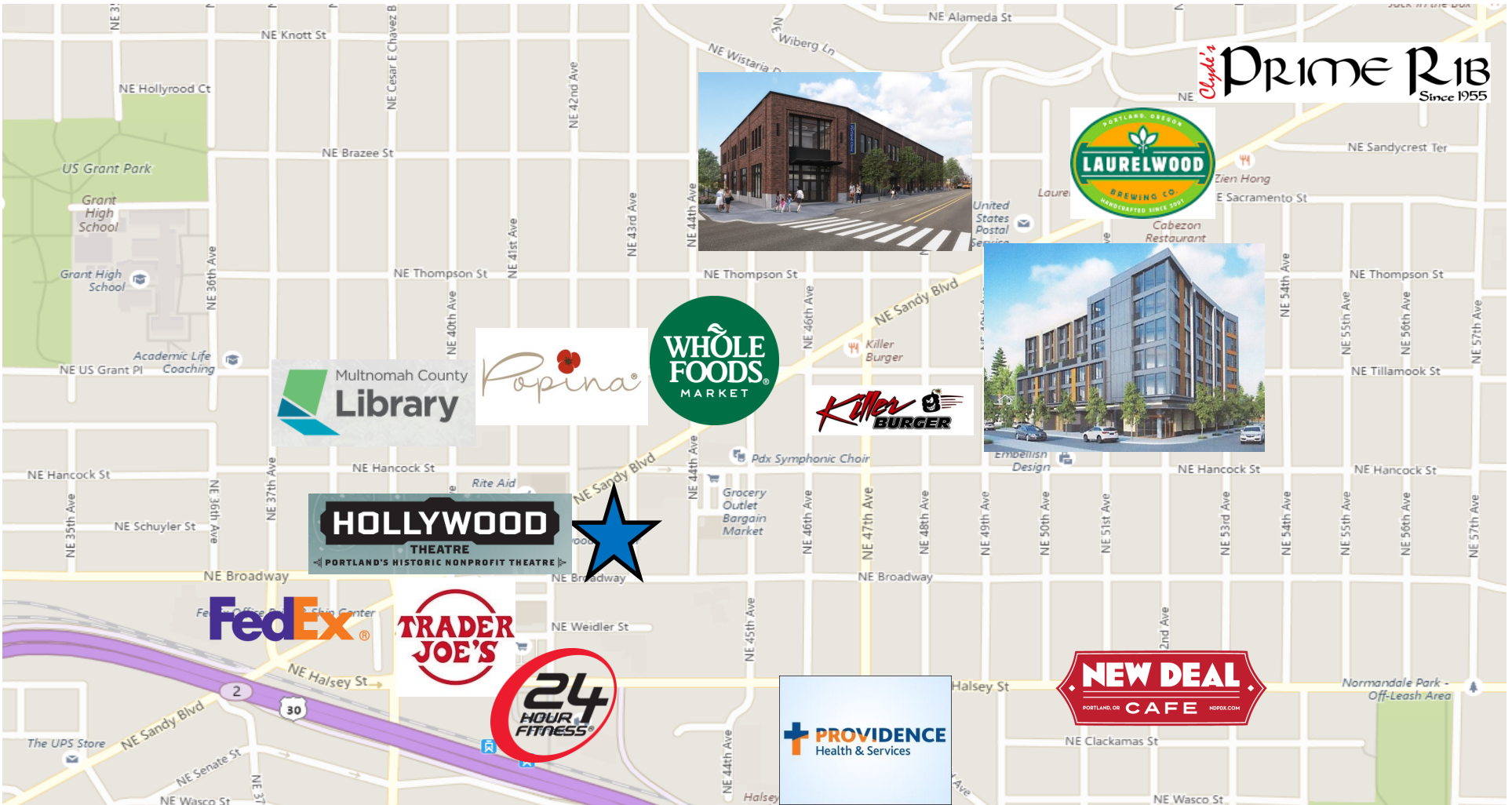
- +/- 1,480 SF building +/- 4,933 SF Land
- +/- 980 SF main level +/- 500 SF lower level
- Unique low barrier of entry for small owner user
- Built out reception and office areas
- Zoned CS (Storefront Commercial)
- Buyer to verify current use and occupancy
- Conditional seller financing available. Please contact listing broker for details

PROPERTY TYPE	Office		1724 NE 42nd Ave		
			Variable: Cost to Own per Sq. Ft.		
RENTABLE SQ. FT.	1,480				
OPTION	I	II	III	IV	V
SALE PRICE	\$465,000	\$465,000	\$465,000	\$465,000	\$465,000
% DOWN	10%	12%	14%	16%	18%
DOWN PAYMENT	\$46,500	\$55,800	\$65,100	\$74,400	\$83,700
LOAN AMOUNT	\$418,500	\$409,200	\$399,900	\$390,600	\$381,300
INTEREST RATE	5.00%	5.00%	5.00%	5.00%	5.00%
TERM (Months)	300	300	300	300	300
MONTHLY PAYMENT	(\$2,447)	(\$2,392)	(\$2,338)	(\$2,283)	(\$2,229)
ANNUAL DEBT SERVICE	(\$29,358)	(\$28,706)	(\$28,053)	(\$27,401)	(\$26,749)
COST TO OWN PER SQ. FT. (NNN)	\$ 19.84	\$ 19.40	\$ 18.95	\$ 18.51	\$ 18.07
PRICE PER SQ. FT.	\$314	\$314	\$314	\$314	\$314

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your

THE LOCATION

The Hollywood District serves as a high traffic commercial corridor and shopping district to the adjacent neighborhoods of Grant Park, Rose City Park, and Laurelhurst. It is conveniently located close to the MAX Light Rail System and will be the home to new deliveries of office and multifamily developments. Millions of private sector dollars are being invested into this historic Portland area.



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