

FOR SALE

Retail Building

\$1,350,000.00

5232—5234 NE Sandy Boulevard Portland, OR 97213

\$100,000 Improvement Credit to Buyer at Closing

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Maximizing Value with Market Knowledge

PROPERTY HIGHLIGHTS

- +/- 8,580 SF Building built in 1924
- +/- 2,875 SF Land
- Zoned Storefront Commercial (CS)
- Future Zoning: Commercial Mixed Use 2



BUILDING

- Building Floor Plate is +/- 2,860 SF (3 Floors)
- Flexible floor plans offering opportunities for mixed use of retail and office space
- High ceilings and light filled spaces
- Signage opportunities
- Available for a wide variety of uses

PROXIMITY

- Close proximity to rapidly evolving NE Sandy Boulevard corridor
- Minutes to downtown via TriMet transportation, I-84, and I-5
- Property is ideally located in the high demand numerous Hollywood district retailers and boutiques including cafes, bakeries, micro-restaurants, and future multifamily developments.

Seller Credit

- With a sales price of \$1,350,000 the seller is willing to credit a qualified buyer with a \$100,000 in cash at closing for upgrades such as seismic, fire life safety and ADA.



WALK SCORE 79

Very Walkable

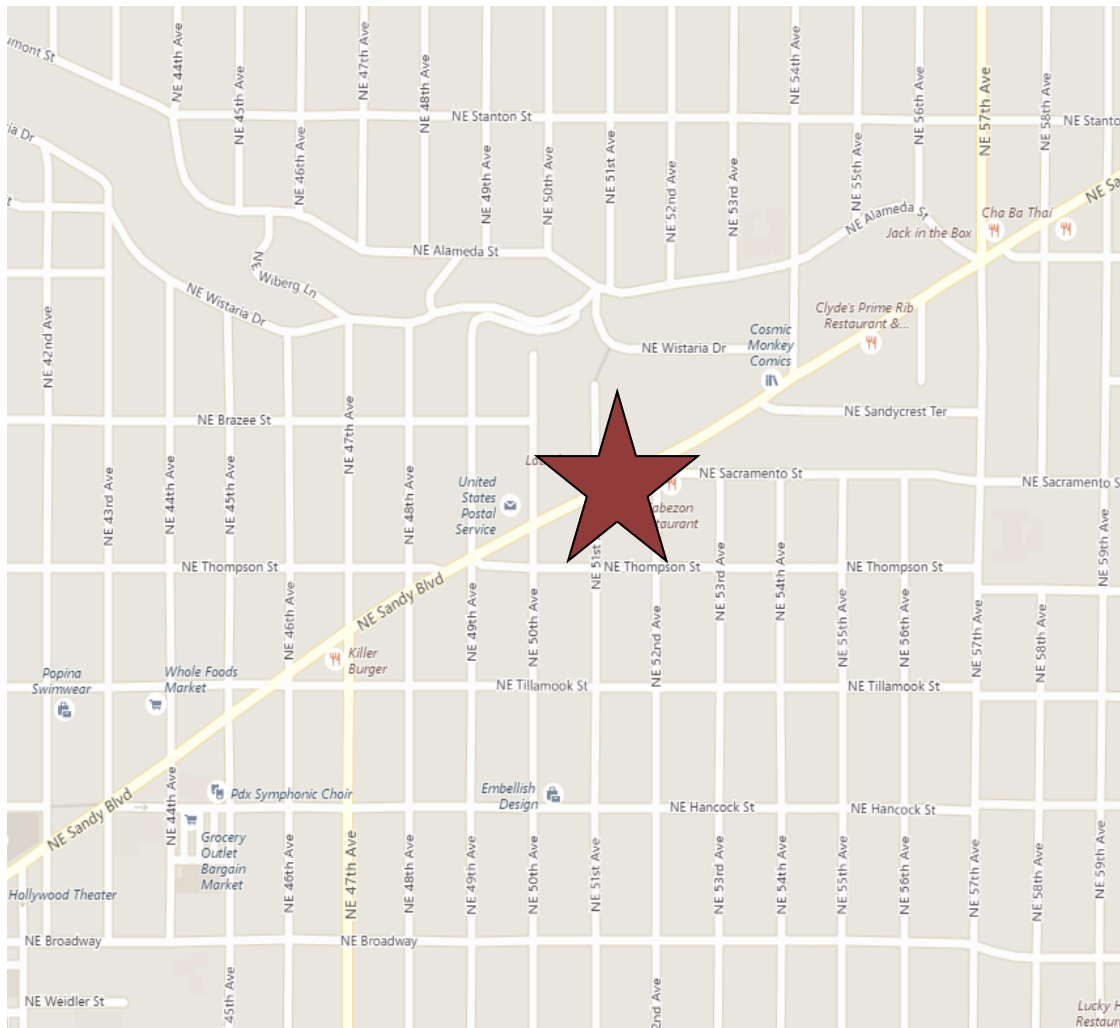


BIKE SCORE 90

Biker's Paradise

LOCATION

Portland's Hollywood neighborhood is located in NE Portland and is bordered by Grant Park, Alameda, Beaumont-Wilshire, and Rose City Park Neighborhoods. The rapidly evolving district is a mixed commercial and residential area and is home to the Hollywood Farmer's Market and the Historic Hollywood Theater. In the next few years, millions of private sector dollars will be invested into multifamily developments and office buildings with ground level retail. NE Sandy Boulevard is dotted with shops, bars, eateries, and lined with street parking. Due to its close proximity to downtown Portland, the area has become a destination for both tourists and locals who are looking for culture and bohemian flair.



PROPERTY TYPE	Storefront Commercial (CS)	5232 - 5234 NE Sandy Blvd.			
RENTABLE SQ. FT.	8,580	Variable: Cost to Own per Sq. Ft.			
OPTION	I	II	III	IV	V
SALE PRICE	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000
% DOWN	10%	15%	20%	25%	30%
DOWN PAYMENT	\$135,000	\$202,500	\$270,000	\$337,500	\$405,000
LOAN AMOUNT	\$1,215,000	\$1,147,500	\$1,080,000	\$1,012,500	\$945,000
INTEREST RATE	5.50%	5.50%	5.50%	5.50%	5.50%
TERM (Months)	300	300	300	300	300
MONTHLY PAYMENT	(\$7,461)	(\$7,047)	(\$6,632)	(\$6,218)	(\$5,803)
ANNUAL DEBT SERVICE	(\$89,534)	(\$84,560)	(\$79,586)	(\$74,612)	(\$69,638)
COST TO OWN PER SQ. FT. (NNN)	\$ 10.44	\$ 9.86	\$ 9.28	\$ 8.70	\$ 8.12
PRICE PER SQ. FT.	\$157	\$157	\$157	\$157	\$157

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 satisfaction the suitability of the property for your needs.