

FOR SALE

Owner User Office / Retail & Warehouse

\$1,950,000.00

8030 SE Harold Street Portland Oregon 97206



John Gibson, Principal Broker
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Maximizing Value with Market Knowledge

HIGHLIGHTS

Commercial Black is pleased to offer 8030 SE Harold Street property, a +/- 12,100 SF Restored Commercial Property located at 80th and SE Harold Street (SE PDX). Constructed in 1951, this property is on a 15,000 SF lot (CS converting to CM2).

- ⇒ Local Credit Tenants
- ⇒ Low Management requirements
- ⇒ Two (2) tenants on triple net (NNN) leases
- ⇒ Renovated 2017
- ⇒ Barrel Truss Roof System (Immaculate & Rare if exposed)
- ⇒ 2017 Fire/Life safety upgrades
- ⇒ 2017 Interior and Exterior Paint
- ⇒ 2017 HVAC Upgrade
- ⇒ 2017 New Electrical Service Upgrade
- ⇒ 1 Grade level roll up door
- ⇒ NEW POWER: 3 Phase
- ⇒ 3 ADA compliant common area rest rooms
- ⇒ Eight (8) Parking Stalls
- ⇒ Well below replacement cost \$169 PSF
- ⇒ Low Barrier Entry Opportunity for Owner User
- ⇒ 2,000 Additional Bonus Space
- ⇒ 16 Foot Ceilings in warehouse



PROPERTY OVERVIEW

Address:	8030 SE Harold Street Portland, OR 97206
Cost Per Building SF:	+/- \$169.42
Total Building SF:	+/- 12,100
Vacant area	+/- 7,500 SF
Year Built	1951
Year Renovated	2017
Number of Floors	1 Plus a bonus space
Lot SF	+/- 15,000 SF lot
Cost to Own PSF	↓ 10.00 PSF

Aerial Photo

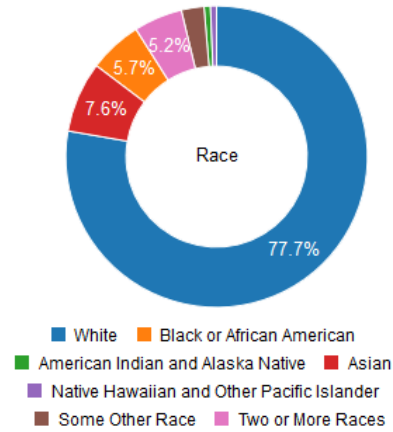


8030 SE Harold Street

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TOTAL SQ. FT.	12,100	8030 SE Harold Street				
VACANT	5,155					
OPTION	I	II	III	IV	V	
Sales Price	\$1,950,000	\$1,950,000	\$1,950,000	\$1,950,000	\$1,950,000	
Finish Cost	\$50,000	\$60,000	\$70,000	\$80,000	\$90,000	
Total Due at Closing	\$2,000,000	\$2,010,000	\$2,020,000	\$2,030,000	\$2,040,000	
% Down	10%	10%	10%	10%	10%	
DOWN PAYMENT	\$200,000	\$201,000	\$202,000	\$203,000	\$204,000	
LOAN AMOUNT	\$1,800,000	\$1,809,000	\$1,748,000	\$1,747,000	\$1,746,000	
INTEREST RATE	5.50%	5.50%	5.50%	5.50%	5.50%	
TERM (Months)	300	300	300	300	300	
(P&I) MONTHLY MORTGAGE PAYMENT	(\$11,053.57)	(\$11,108.84)	(\$11,164.11)	(\$11,219.38)	(\$11,274.65)	
(P&I) ANNUAL MORTGAGE PAYMENT	(\$132,642.90)	(\$133,306.11)	(\$133,969.33)	(\$134,632.54)	(\$135,295.76)	
Tenant	Square Feet	Income	Income	Income	Income	Income
A - Modern Monkey Cross Fit	4,600	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00
B - Infinity Massage	2,345	\$33,000.00	\$33,000.00	\$33,000.00	\$33,000.00	\$33,000.00
C - Vacant Retail / Office	2,280					
D - Vacant Warehouse	2,875					
Total Vacant	5,155					
Total Tenant	12,100	\$69,000.00	\$69,000.00	\$69,000.00	\$69,000.00	\$69,000.00
Vacancy after Income						
Balance of annual debt after income:		-\$63,642.90	-\$64,306.11	-\$64,969.33	-\$65,632.54	-\$66,295.76
Balance of annual debt per month after income:		-\$5,303.57	-\$5,358.84	-\$5,414.11	-\$5,469.38	-\$5,524.65
Debt Balance Per Vacant SF (Monthly) P&I		-\$1.03	-\$1.04	-\$1.05	-\$1.06	-\$1.07
PRICE PER SQ. FT.		\$165.29	\$166.12	\$166.94	\$167.77	\$168.60
<p>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</p>						

Portland Oregon - Demographics



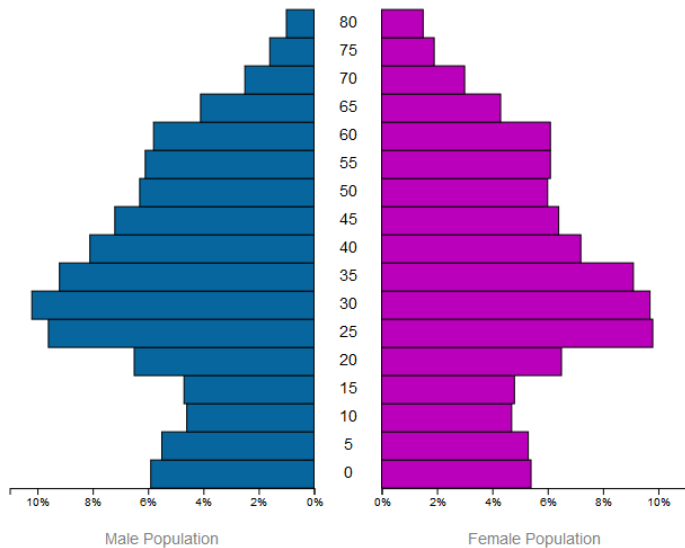
METROS IN 2040

24. Portland-Vancouver-Hillsboro, OR-WA

2017 population: 2,453,168
 2017 rank: 25
 Current annual growth rate: 1.36%
 2040 population (at constant rate): 3,347,096
 2040 rank: 24

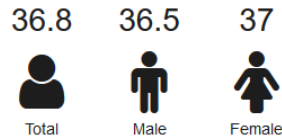
BUFFALO BUSINESS FIRST © Business First of Buffalo 2018

Portland Population Pyramid 2018



Data via US Census (2016 ACS 5-Year Survey): Table S0101

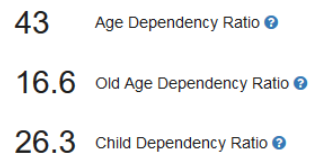
Portland Median Age



Portland Adults

There are 506,401 adults, (71,988 of which are seniors) in Portland.

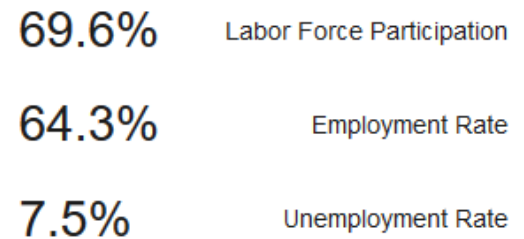
Portland Age Dependency



Portland Sex Ratio

Female	314,181	50.63%
Male	306,408	49.37%

Name	Median	Mean
Households	\$58,423	\$81,308
Families	\$75,394	\$99,832
Married Families	\$91,758	\$117,761
Non Families	\$40,643	\$58,230



8030 SE Harold Street

This was renovated in 2017—2018 and offers the ability to deliver +/- 5,000 SF off office or retail space along with +/- 2,500 SF of warehouse with 16 foot clear height and grade level door.

This building has eight (8) off street parking stalls and has all new 3 phase electrical with separate metering.

This property is ideal for an owner user looking to lower occupancy costs and build equity through building ownership.

The cost of occupancy with a low 10% down payment (SBA 7A—504) result in an average of less than one dollar per SF per month P&I.

If you or your client is interested in an opportunity to own for less than leasing, 8030 SE Harold is a property they should consider.



Please address all inquiries and offers to John Gibson of Commercial Black.



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