

FOR SALE - Rare Stand Alone Owner User Building

\$650,000.00

4004 SE Division Street Portland, Oregon 97202



4004 SE Division Street offers an affordable, low barrier of entry opportunity for a small business in Portland to get a chance to own their real estate.

- SE Division Street is one of Portland's most formative food culture neighborhoods with nationally recognized chefs
- Millions of private sector dollars continue to be invested in this neighborhood, including multifamily and mixed use retail developments
- Low barrier entry for owner user to purchase as compared to the leasing market
- \$650,000 Cash at close
- **SELLER FINANCING AVAILABLE FOR QUALIFIED BUYER**
- +/- 2,418 Building SF
- +/- 3,750 Land SF
- Zoning: Commercial Storefront (CS)
- Comp Plan Zoning: Mixed Use Commercial 2 (CM2)

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**COMMERCIAL
BLACK.**

TOTAL SQ. FT.	2,418		4004 SE Division Street		
OPTION	I	II	III	IV	V
Sales Price	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
% Down	12%	13%	14%	15%	16%
DOWN PAYMENT	\$78,000	\$84,500	\$91,000	\$97,500	\$104,000
LOAN AMOUNT	\$572,000	\$565,500	\$584,000	\$577,500	\$571,000
INTEREST RATE	6.00%	6.00%	6.00%	6.00%	6.00%
TERM (Months)	300	300	300	300	300
(P&I) MONTHLY MORTGAGE PAYMENT	(\$3,685.40)	(\$3,643.52)	(\$3,601.64)	(\$3,559.77)	(\$3,517.89)
(P&I) ANNUAL MORTGAGE PAYMENT	(\$44,224.85)	(\$43,722.29)	(\$43,219.74)	(\$42,717.18)	(\$42,214.63)
P&I Per Total Square Feet (NNN)	-\$18.29	-\$18.08	-\$17.87	-\$17.67	-\$17.46
PRICE PER SQ. FT.	\$268.82	\$268.82	\$268.82	\$268.82	\$268.82

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.

COMPARE THIS ANNUAL COST PER SQUARE FOOT WITH THE LEASING MARKET

Quoted Rental Rates

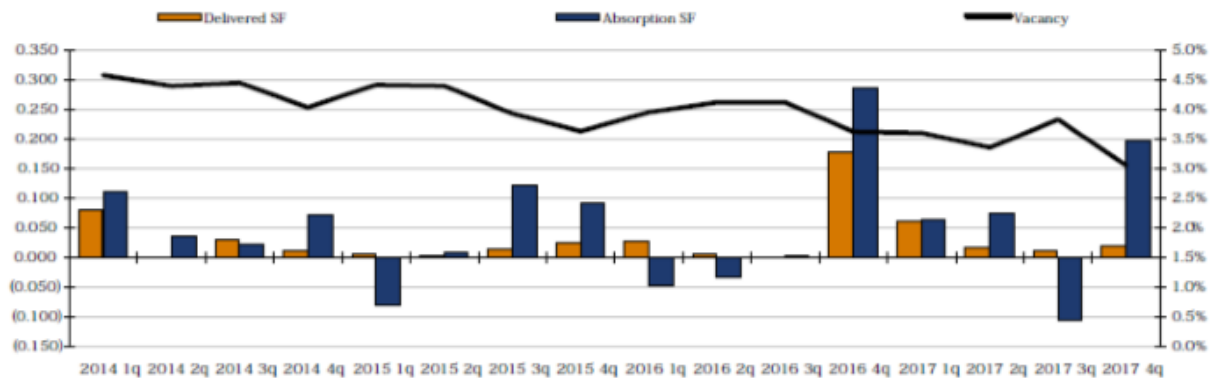
Historical Analysis, All Classes



Source: CoStar Property®

Deliveries, Absorption & Vacancy

Historical Analysis, All Classes



The Leasing Market Analysis

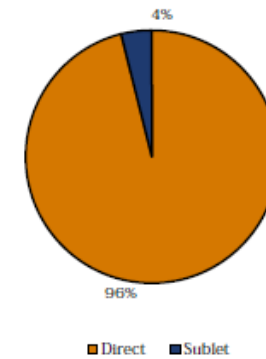
General Retail Submarket Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %				
217 Corridor/Beavert.	223	1,502,006	31,800	41,572	2.8%	17,325	10,137	0	\$15.51
Airport Way	91	714,914	11,733	11,733	1.6%	54,510	59,241	0	\$18.82
Barbur Blvd/Capitol	176	746,225	3,860	3,860	0.5%	6,161	0	0	\$13.81
Camas/Washougal	101	667,265	7,805	7,805	1.2%	9,267	0	0	\$21.91
Cascade Park	84	548,635	0	0	0.0%	16,388	9,000	0	\$23.09
CBD	284	3,876,086	344,292	353,400	9.1%	(182,994)	33,871	351,600	\$22.69
CBD/West Vancouver	197	1,155,444	57,670	57,670	5.0%	(14,256)	0	45,528	\$18.24
Clackamas/Milwaukie	905	6,278,546	72,128	88,013	1.4%	53,092	66,315	44,800	\$18.80
East Columbia Corrid.	208	1,688,906	33,100	33,721	2.0%	(13,521)	0	139,831	\$19.49
Gateway	717	3,621,746	103,922	106,422	2.9%	(42,100)	0	0	\$16.73
Gresham	229	1,647,651	44,282	44,282	2.7%	(791)	0	0	\$11.66
Guilds Lake	36	157,674	0	0	0.0%	1,764	0	0	\$20.00
Hayden Island/Swan I.	317	1,435,912	45,283	45,283	3.2%	(21,157)	14,665	0	\$21.55
Hazel Dell/Salmon Cr.	137	1,246,993	26,442	26,442	2.1%	5,531	12,734	0	\$17.68
Johns Landing	44	1,136,580	6,243	6,243	0.5%	5,379	0	0	\$20.93
Kruse Way	33	319,604	6,671	6,671	2.1%	(2,471)	0	0	\$0.00
Lake Oswego/West Lin	148	929,885	26,727	61,116	6.6%	(7,817)	0	0	\$12.16
Lloyd District	365	3,693,595	78,037	78,037	2.1%	(4,211)	0	0	\$18.84
Mall 205	636	3,269,263	48,599	48,599	1.5%	34,763	19,242	0	\$18.12
NE Close-In	497	2,563,381	56,356	58,891	2.3%	(30,735)	4,750	0	\$25.47
North Beaverton	271	2,428,752	13,174	23,988	1.0%	54,619	13,200	0	\$20.80
NW Close-In	204	1,418,339	36,973	36,973	2.6%	134	0	71,200	\$22.86
Orchards	144	1,128,367	24,454	24,454	2.2%	(5,451)	0	720	\$15.67
Oregon City	154	946,395	30,445	30,445	3.2%	(2,123)	7,600	0	\$18.09
Rivergate	73	353,218	5,037	5,037	1.4%	236	0	80,000	\$18.93
SE Close-In	490	3,342,223	30,321	34,881	1.0%	8,322	1,665	12,445	\$19.77
Sherwood	54	425,162	10,713	10,713	2.5%	(2,274)	0	70,000	\$16.40
Skamania County	22	115,031	2,614	2,614	2.3%	(2,614)	0	0	\$0.00
St Johns/Cntrl Vanco.	266	1,691,565	57,404	57,404	3.4%	(28,640)	0	0	\$14.15
Sunset Corridor/Hill.	407	4,138,897	61,244	61,244	1.5%	26,996	29,820	0	\$19.67
SW Close-In	36	605,588	9,714	9,714	1.6%	14,386	0	0	\$11.16
Sylvan/Hillsdale	63	407,394	38,533	38,533	9.5%	(31,533)	0	0	\$0.00
Tigard	130	1,504,443	17,035	17,035	1.1%	11,310	0	0	\$20.59
Tualatin	40	243,139	3,746	3,746	1.5%	6,915	0	0	\$7.20

Vacancy by Available Space Type

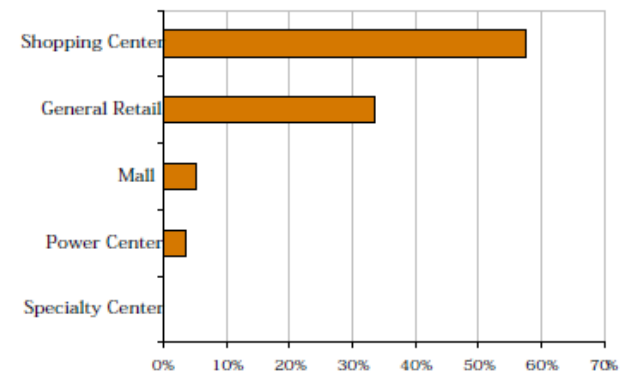
Percent of All Vacant Space in Direct vs. Sublet



Source: CoStar Property®

Vacancy by Building Type

Percent of All Vacant Space by Building Type



Source: CoStar Property®

Maximizing Value with Market

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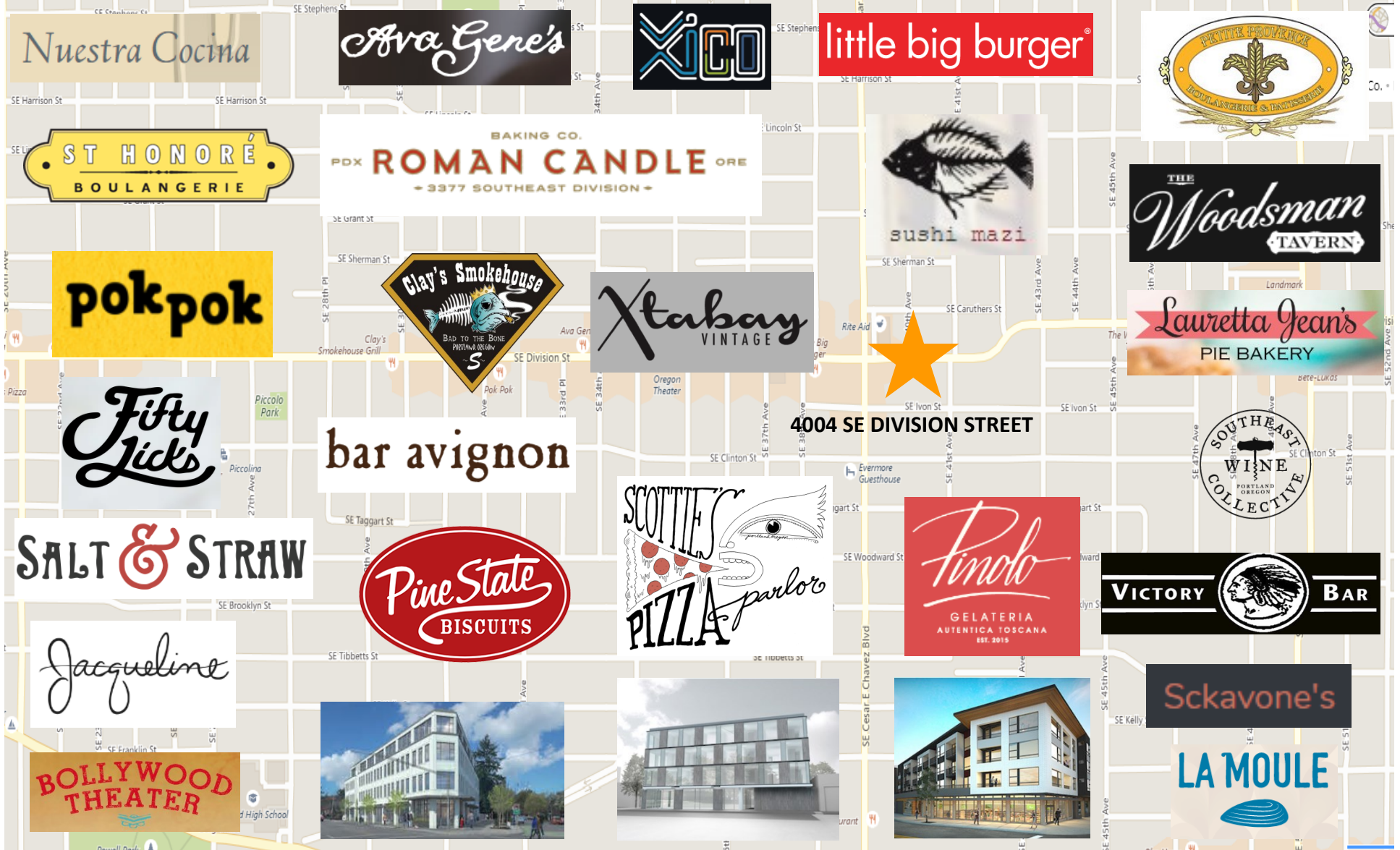
Currently Zoning: CS

Comp Plan Zoning Change: CM2

Building SF: +/- 2,481

Land SF: +/- 3,750

Tax Lots: (1)



LOCATED IN THE HEART OF SE PORTLAND. IN WHICH MILLIONS OF PRIVATE SECTOR DOLLARS ARE CURRENTLY BEING INVESTED. SE DIVISION ST AND SE CLINTON ST ARE CULINARY ENCLAVES FRONTED BY ICONIC RESTAURANTS AND INNOVATIVE MIXED USED APARTMENTS WITH RETAIL.