

RARE OFFICE/GROUND FLOOR RETAIL WITH INCOME

PROPERTY DETAILS

4,500 SF total building size

Buyer can occupy up to 3,391 SF

0.19 ACRE LOT (8,438 SF)

BUILT IN 1985 with significant building upgrades and improvements in 2018-2019

COMMERCIAL MIXED USE (CM3) zoning - allowing a wide range of retail, office, and multifamily uses

MASTER LEASE with bar and food carts
\$11,000/month

TAPHOUSE - fully operational

OPEN OFFICE CONCEPT with modern fixtures and finishes, making the space move in ready for a wide range of users

BEAUTIFUL VIEWS of downtown Portland and the West Hills

FULLY PERMITTED additional deck space, allowing for outdoor space or future expansion above taphouse

HIGH-END KITCHENETTE build-out

RETAIL SHOWROOM space potential

HEAVILY TRAFFICKED AREA providing excellent access and exposure

LEASE RATE \$24/SF NNN

SALE PRICE \$3,395,000



VIDEO LINK

FLOOR PLAN

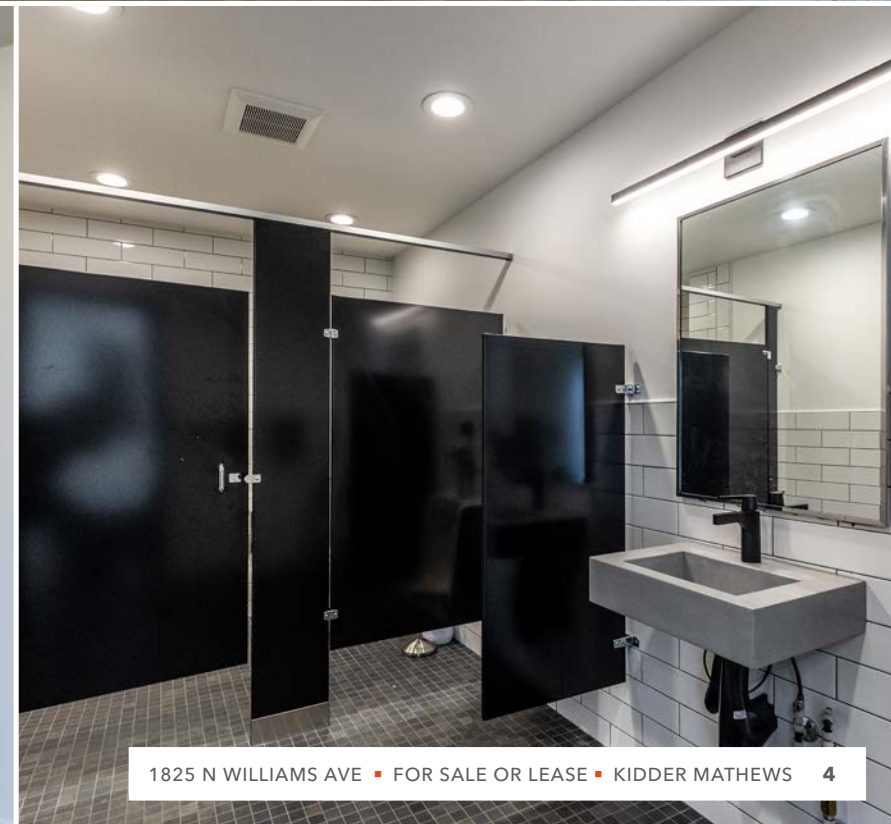
GROUND FLOOR



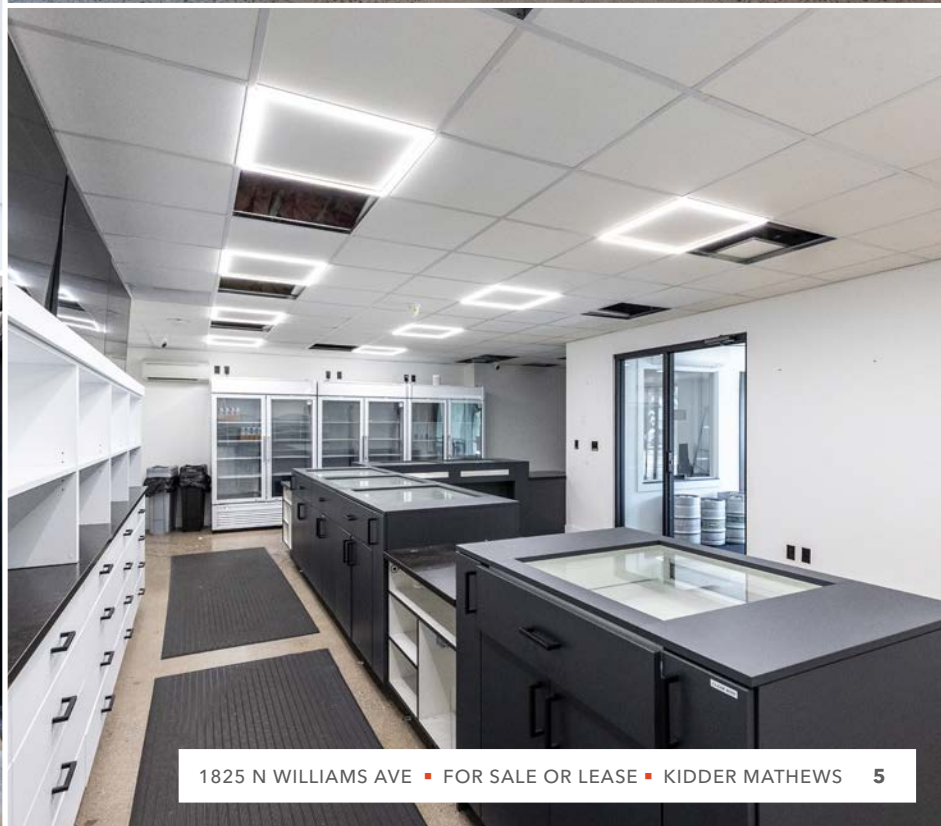
TOP FLOOR



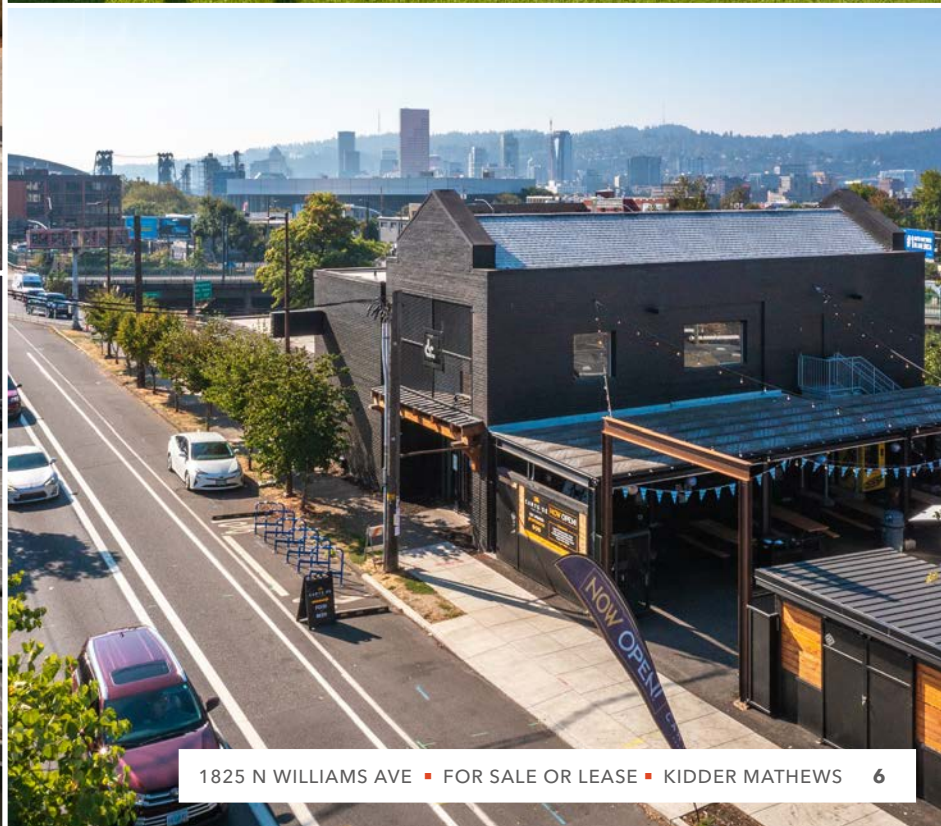
PHOTOS

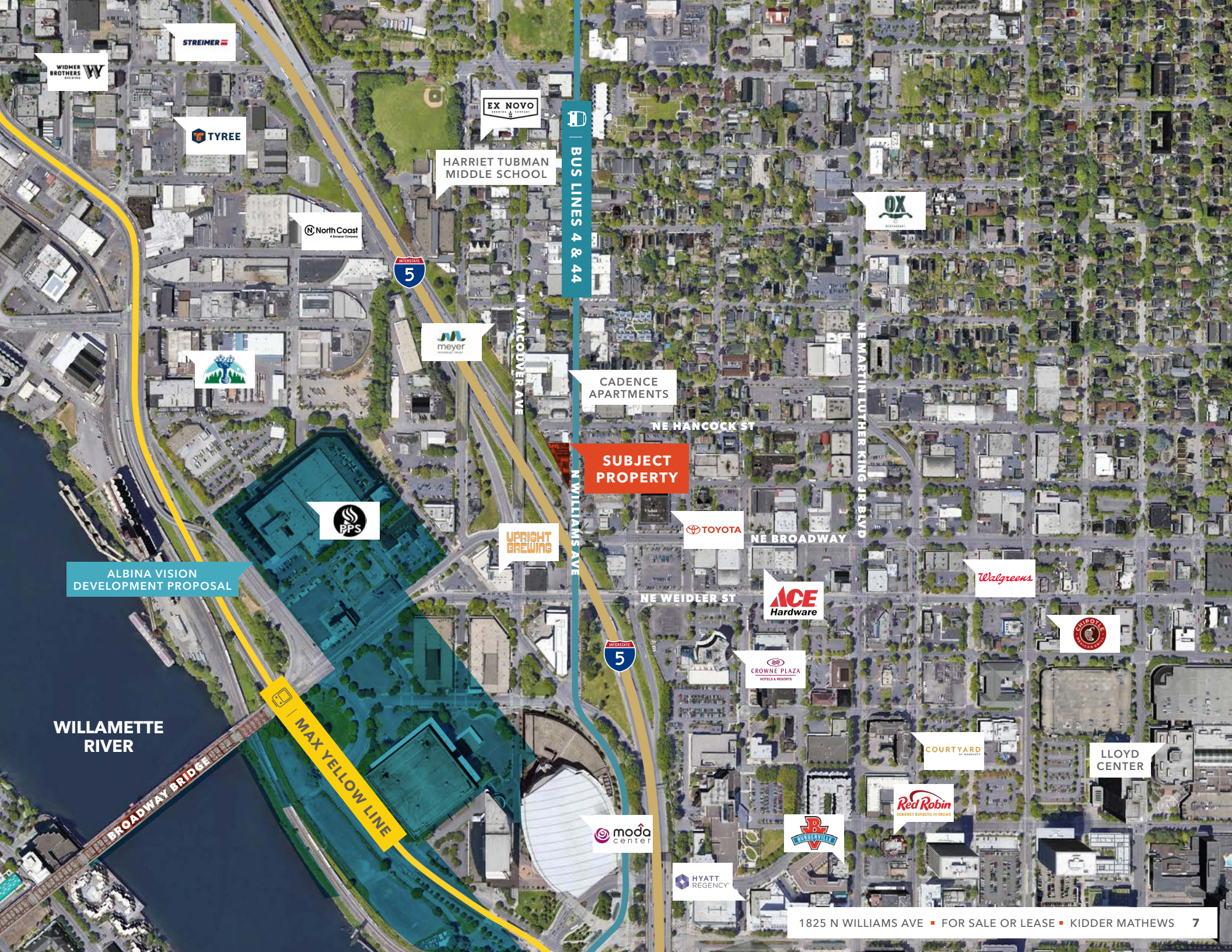


PHOTOS



PHOTOS





STREIMER

WIDMER BROTHERS

TYREE

EX NOVO

HARRIET TUBMAN MIDDLE SCHOOL

North Coast

5

BUS LINES 4 & 44

meyer

PPS

N VANCOUVER AVE

CADENCE APARTMENTS

NE HANCOCK ST

SUBJECT PROPERTY

TOYOTA

NE BROADWAY

NE MARTIN LUTHER KING JR BLVD

OX

ALBINA VISION DEVELOPMENT PROPOSAL

UPRIGHT BREWING

NE WEIDNER ST

ACE Hardware

Walgreens

CHIPOTLE

5

CROWNE PLAZA

COURTYARD

LLOYD CENTER

WILLAMETTE RIVER

BROADWAY BRIDGE

MAX YELLOW LINE

moda center

HYATT REGENCY

Red Robin

Red Robin

OWNER-USER PURCHASE SCENARIO

SBA LOAN STRUCTURE

Building Purchase	\$3,395,000
Building Improvements (opt)	\$50,000
Appraisal & Phase 1	\$5,500
3rd Party Costs-Escrow, Title, Legal, Etc.	\$24,500
Total Project Costs	\$3,475,000
Borrower Down-Payment	\$419,000
PWB Loan Amount	\$3,056,000

LOAN TERMS & CONDITIONS

Loan Term	25 years Amortized
Interest Rate	6.47%
Monthly Loan Payment	\$21,314
Monthly Rental Income	\$11,000
Monthly Cost After Rental Income	\$10,314
Owner-Occupancy	51%

OWNERSHIP BENEFIT ANALYSIS

Net Rental Income from Tenant (Est)	\$0
Tax Benefit - Depreciation	(\$2,128)
Average Monthly Principal Deduction (5 yrs)	(\$5,435)
Effective Monthly Ownership Costs	\$2,751



PACIFIC WESTERN BANK

**FINANCING QUOTE
OFFERED BY**

BRAD BENSON
Pacific Western Bank



km Kidder
Mathews

RARE OFFICE/GROUND FLOOR RETAIL

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