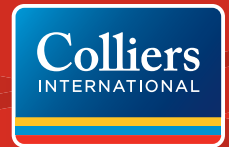


FOR SALE > NORTHEAST PORTLAND

Stand Alone Manufacturing Building



19310 NE SAN RAFAEL STREET PORTLAND, OREGON 97230



Property Details

- 12,096 SF stand alone manufacturing building
- Situated on 1 acre for future expansion or yard storage
- Ideal owner user headquarters facility
- 2 drive-in doors
- Valuable existing power and distribution
 - 800 amps of 480V estimated on site
- Minutes from I-84 on-ramp, Airport Way, and I-205

Pricing

- \$1,150,000 (\$95/SF)

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Suite 1950
Portland, Oregon 97204
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Contact Us

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Purchase Price: \$1,150,000.00 :: Loan Amount: \$920,000.00

Sale Assumptions: 80% LTV, 25-Year Amortization, 5% Interest Rate

Lease Assumptions: \$0.36/\$0.75 with \$0.05 surcharge on excess yard. Current leases escalate annually at 3%

Years	Loan Balance (End of Year)	Monthly Mortgage	Market Leasing Rent	Annual Savings to Purchaser
1	\$902,647.65	\$5,378.23	\$6,123.76	\$8,946.36
2	\$882,790.32	\$5,378.23	\$6,307.47	\$11,150.91
3	\$861,917.05	\$5,378.23	\$6,496.70	\$13,421.60
4	\$839,975.87	\$5,378.23	\$6,691.60	\$15,760.41
5	\$816,912.13	\$5,378.23	\$6,892.35	\$18,169.39
6	\$792,668.41	\$5,378.23	\$7,099.12	\$20,650.63
7	\$767,184.37	\$5,378.23	\$7,312.09	\$23,206.32
8	\$740,396.48	\$5,378.23	\$7,531.45	\$25,838.67
9	\$712,238.08	\$5,378.23	\$7,757.40	\$28,549.99
10	\$682,639.05	\$5,378.23	\$7,990.12	\$31,342.65

Equity After 10 Years: **\$467,360.95**

Savings vs. Lease After 10 Years: **\$197,036.93**

Purchasing This Property Adds Value

Owner's Equity + Appreciation + Tax Shields + Sale vs. Lease Savings

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