

**FOR SALE**

**Owner User Building w/ Potential Income & Seller Financing**

**\$625,000.00**

**1735 East Burnside Street Portland, Oregon 97214**



- Built in 1904
- Retail and / or office with Apartment Income
- Land SF: +/- 2,500
- Building SF: +/- 2,769 not including 400 SF Attic Space
- Includes +/- 198 SF garage
- Zoning: Mixed Use Commercial 2 (CM2)
- Ideal owner user property
- Opportunity to occupy main floor and lease apartment above
- High traffic count on East Burnside
- Close proximity to downtown and area businesses and nationally recognized award winning restaurants

**COMMERCIAL  
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*Maximizing Value with Market Knowledge*

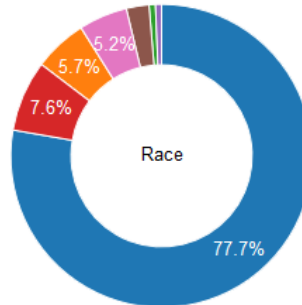
# Proforma - Potential Income - Owner User

TOTAL SQ. FT.		2,971		1735 East Burnside		
VACANT		2,971				
OPTION		I	II	III	IV	V
Sales Price		\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
Improvement Cost		\$100,000	\$110,000	\$120,000	\$130,000	\$140,000
Total Due at Closing		\$725,000	\$735,000	\$745,000	\$755,000	\$765,000
% Down		15%	15%	15%	15%	15%
DOWN PAYMENT		\$108,750	\$110,250	\$111,750	\$113,250	\$114,750
LOAN AMOUNT		\$616,250	\$624,750	\$513,250	\$511,750	\$510,250
INTEREST RATE		6.00%	6.00%	6.00%	6.00%	6.00%
TERM (Months)		300	300	300	300	300
(P&I) MONTHLY MORTGAGE PAYMENT		(\$3,970.51)	(\$4,025.27)	(\$4,128.04)	(\$4,134.80)	(\$4,189.57)
(P&I) ANNUAL MORTGAGE PAYMENT		(\$47,646.09)	(\$48,303.28)	(\$49,536.47)	(\$49,617.65)	(\$50,274.84)
Tenant	Square Feet	Income	Income	Income	Income	Income
A - Retail Tenant	857	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00
B - Second Floor	857	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00
C - Third Floor	400	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
C- Basement	857	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00
D - Garage	198					
Total Tenant		2,971	\$61,200.00	\$61,200.00	\$61,200.00	\$61,200.00
Operating Expenses			\$12,240.00	\$12,240.00	\$12,240.00	\$12,240.00
NOI			\$48,960.00	\$48,960.00	\$48,960.00	\$48,960.00
CAP RATE		6.75%	6.66%	6.57%	6.48%	6.40%
Leveraged Cost Per SF (NNN)		-\$16.04	-\$16.26	-\$16.67	-\$16.70	-\$16.92
PRICE PER SQ. FT.		\$244.03	\$247.39	\$250.76	\$254.12	\$257.49

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.



# Portland Oregon - Demographics



- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander
- Some Other Race
- Two or More Races

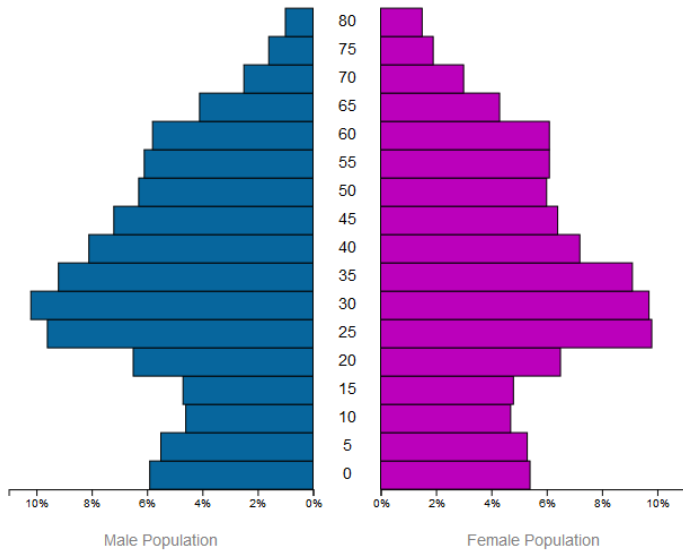
METROS IN 2040

## 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

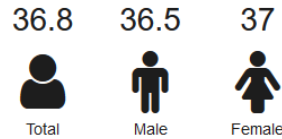
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Portland Population Pyramid 2018



Data via US Census (2018 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

- 43 Age Dependency Ratio [?](#)
- 16.6 Old Age Dependency Ratio [?](#)
- 26.3 Child Dependency Ratio [?](#)

### 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	

- 69.6% Labor Force Participation
- 64.3% Employment Rate
- 7.5% Unemployment Rate



# KERNS NEIGHBORHOOD - CLOSE IN EASTSIDE - PORTLAND OR









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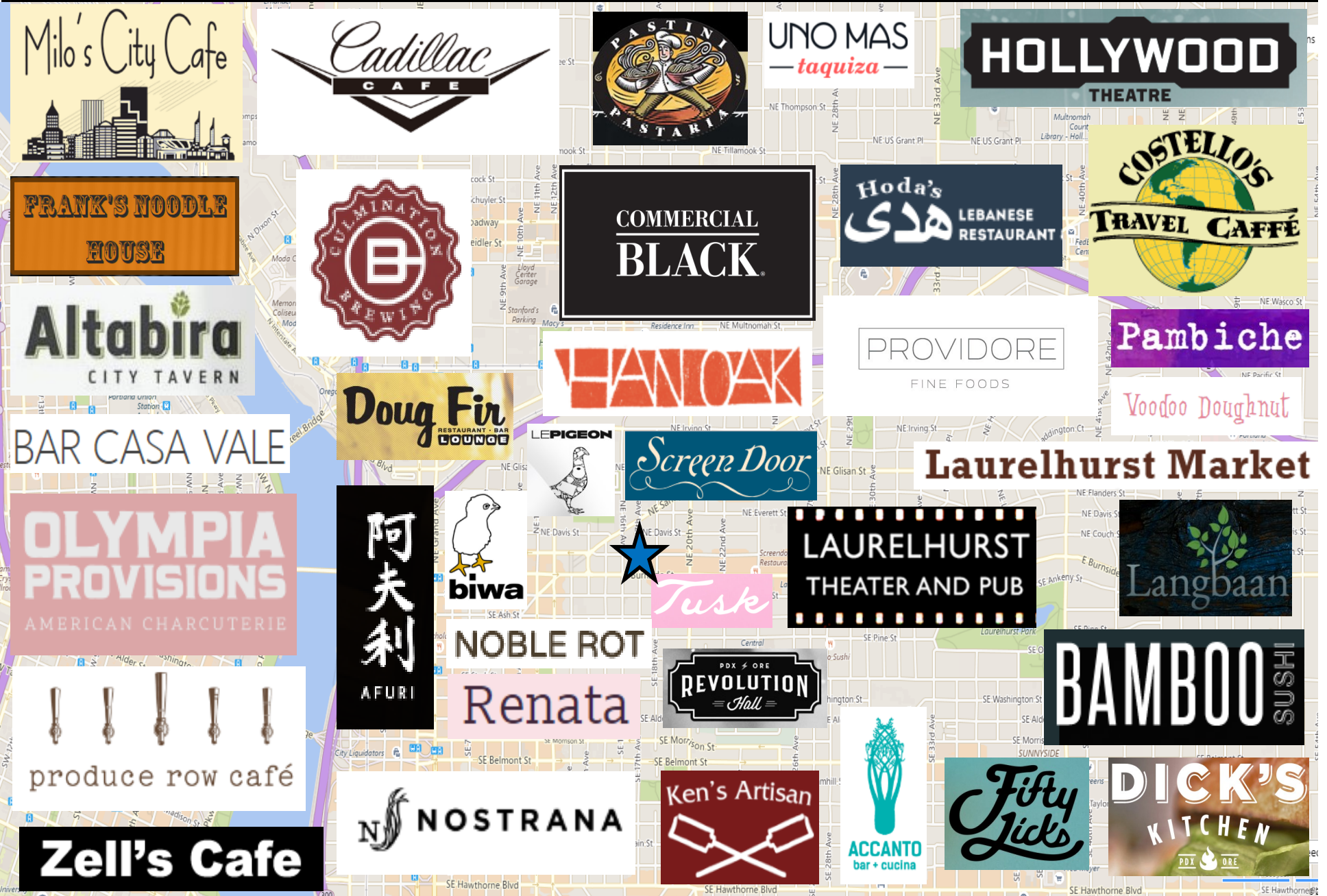








# NEIGHBORHOOD MAP





## Commercial Mixed Use 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

- **Low cost of occupancy with only 15% Down Payment**
- **Potential for income with current or new tenants help subsidize buyers mortgage payment**
- **Rare - small CM2 zoned building - Close In eastside Portland Oregon**
- **Versatile Uses - Future Redevelopment Potential**
- **Low barrier of entry type property**
- **Flexible seller financing terms on timing and payment scheduling**

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