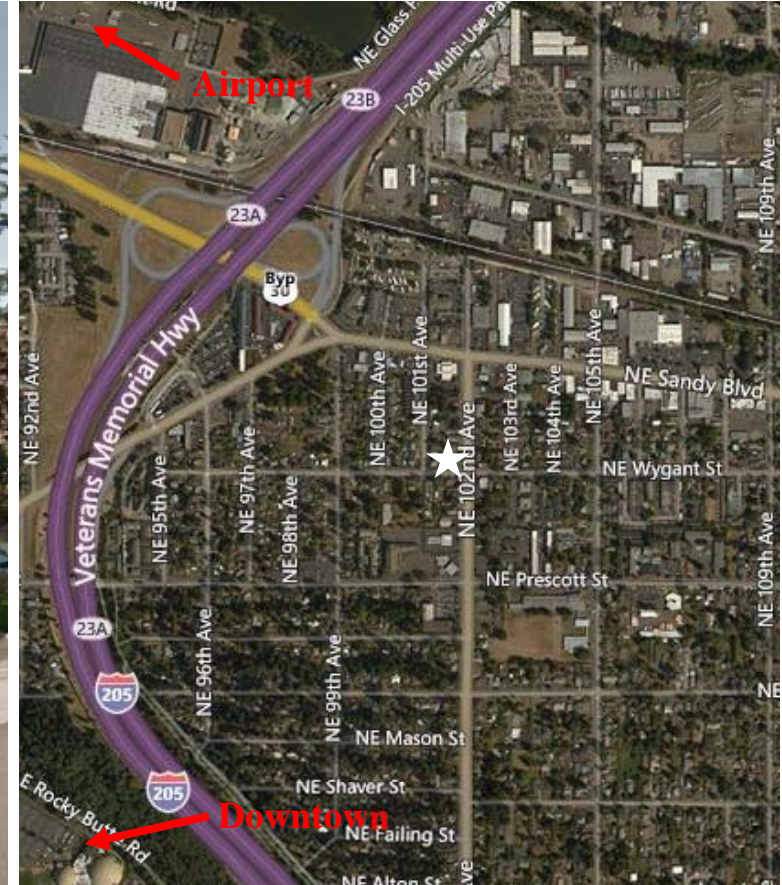


4707-4721 NE 102nd PROFESSIONAL BUILDING

AVAILABLE FOR PURCHASE



Overview | Established, single-story, professional office building located off NE 102nd between NE Wygant and NE Sandy.
Fully occupied
Please do not disturb tenants

Address | 4707-4721 NE 102nd
Portland, OR 97220

Asking Sale Price | \$1,179,000

EXCLUSIVELY OFFERED BY:

Steve Hagan, Doug Bean & Associates, Inc.
shagan@dougbean.com • (503) 222-5100

Andrew Bean, Doug Bean & Associates, Inc.
abean@dougbean.com • (503) 222-5100



4707-4721 NE 102nd PROFESSIONAL BUILDING

AVAILABLE FOR PURCHASE



Basic Information |

Building Area:	4,960 SF (+/-)
Lot area:	11,240 SF(+/-)
Built:	1996
Zoning:	CG (h)

Tenant |

4707 NE 102nd, Suite A	1,212 RSF (+/-)
4707 NE 102nd, Suite B	999 RSF (+/-)
4721 NE 102nd	2,700 SF (+/-)

Parking |

14 on-site parking spaces

Features |

Pylon sign

Area |

Located in NE Portland on 102nd avenue, a major east-side artery. This area has an excellent mix of employment, hospitality, housing and entertainment. The building is located convenient to Portland International Airport, public transportation and multiple freeway access points.

2017 Demographics |

	1 mile	3 miles	5 miles
Population	11,640	107,888	392,188
Median Age	38.3	38.8	37.6
Median HH Income	\$49,965	\$54,098	\$55,416
Daytime Population	5,065	49,846	182,973

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.





Real Estate Purchase Scenario

4707-4721 NE 102nd

Purchase Price: \$1,179,000

Financing Offered By:

CapitalSource Bank

Brad Benson: 503-698-4109

SBA Loan Structure

Building Purchase	\$1,179,000
Building Improvements (opt)	\$25,000
Moving Costs (opt)	\$0
Appraisal & Phase 1	\$5,300
Escrow, Title, Legal, Etc	\$21,700
Total Project Costs	\$1,231,000
Borrower Down-Payment: * As little as	\$10,000
CapitalSource Loan Amount	\$1,221,000

LOAN TERMS & CONDITIONS

Loan Term	25 Years Fully Amortized
Interest Rate:	5.75%
Monthly Loan Payment	\$7,681
Prepayment Fee	3 Yrs only-5%, 3%, 1%

OWNERSHIP BENEFIT ANALYSIS - Assuming 35% combined Tax Bracket

Net Rental Income from tenants: est	(\$1,850)
Tax Benefit - Depreciation	(\$930)
Average Monthly Principal Reduction (5 yrs)	(\$2,266)
Effective Monthly Ownership Costs	\$2,635

Equity in Investment after 5 years: 3% Appreciation \$310,727

*The information on this sheet is not a commitment to lend. These are estimates based on basic information provided. Rates and structure subject to change as parameters are defined. Please consult your tax advisor