

For Sale - Investment Property

\$1,900,000

12433—12437 SE Division Street—Portland Oregon



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LEARN: WHAT IS CBD OIL (CANNABIDIOL)?

Cannabidiol, more commonly known as CBD, is a compound extracted from hemp containing significant beneficial properties. It does not possess any psychoactive properties, therefore;



QUALITY: WHAT MAKES OUR CBD SO DIFFERENT?

Not all hemp is created equal and not all extraction methods produce the same quality extract. Unlike traditional hemp, we use a specific strain of industrial hemp.

Live Chat

12433 SE Division Street

				FINANCING			
Price:			\$1,900,000	First Loan Amount:			\$1,330,000
Down Payment:	30%		\$570,000	Terms:			300
Number of Buildings:			1	Interest rate:			5.50%
Cost Per Unit:			\$1,900,000				
Cap Rate: 7.02%							
Year Built:			1961				
Approx. Lot SF:			9,583				
Approx. Bldg SF:			5,544				
Cost per SF:			\$342.71				
OPERATING INDICATORS							
Scheduled Gross Income:			\$140,374.08				
Vacancy Reserve:	5.0%		\$7,018.70				
Gross Operating Income:			\$133,355.38				
Less Expenses (Actual):	NNN		\$0.00				
Net Operating Income:			\$133,355.38				
Less Loan Payments:			\$98,008.36				
Pre-Tax Cash Flow:	6.20%		\$35,347.01				
Plus Principal Reduction:			\$25,433.28				
Total Return Before Taxes:	10.66%		\$60,780.29				
CURRENT RENTS							
Tenant	Unit Mix	Est. Sqft.	Annual PSF	Monthly PSF	Income PM	Income Annual	% of RSF
West Coast Development	Retail	5544	\$ 25.32	\$ 2.11	\$ 11,697.84	\$ 140,374.08	100%
Subtotal		5544	\$ 25.32	\$ 2.11	\$ 11,697.84	\$ 140,374.08	100%
Monthly Scheduled Gross Income:					\$ 11,697.84		
Annual Scheduled Gross Income:					\$140,374.08		



Tenant Overview

- Expiration in 2023
- Options to renew
- Experienced Operator
- Multiple Locations
- Personal Guaranty
- Triple Net Lease



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- +/- 9,583 SF Land
- +/- 5,544 SF Building
- Zoned CM2

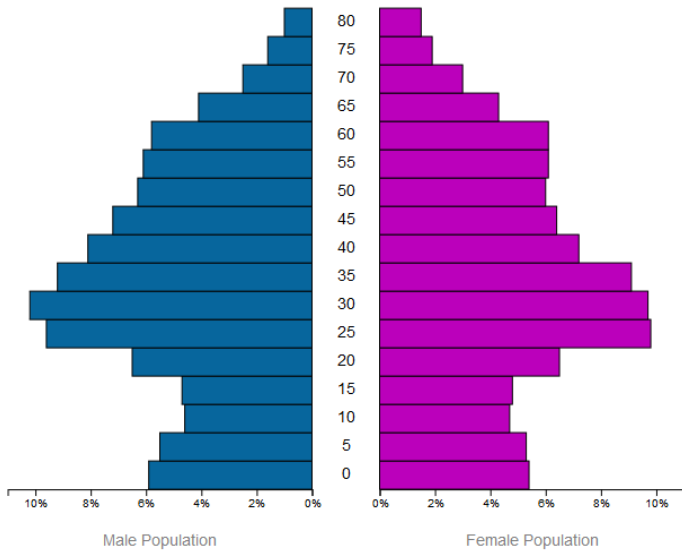






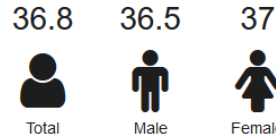
Portland Demographics

Portland Population Pyramid 2018



Data via US Census (2016 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%

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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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