

For Sale

\$850,000.00

1606 SE Brooklyn Street Portland, Oregon 97202



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**COMMERCIAL
BLACK**

Maximizing Value with Market Knowledge

1 tax lot +/- 7,500 SF Land & +/- 2,246 SF in 1 Building

SE Brooklyn
1606 SE BROOKLYN ST
PORTLAND, OR 97202

ASSESSOR

Address 1606 SE BROOKLYN ST

Address2 PORTLAND, OR 97202

City PORTLAND

Property ID R287599

Tax Roll TIBBETTS ADD, BLOCK 38, LOT 3&4 TL 2100

Use WHSE GENERAL/MISC

Lot 3&4 TL 2100

Block 38

County Multnomah

State ID 1S1E11AC 2100

New State ID 1S1E11AC -02100

Alt Account Number R834302450

Map Number 3332 OLD

Land Type INDUSTRIAL LAND

Total Land Area 0.17 acres (7,500 sq ft)



Improvements

| | | | |
|---------------------------|--------------------------|--|--|
| Improvement Type | GARAGE | | |
| Improvement Value | \$300,000.00 | | |
| Building Class | GARAGE GENERIC <15000 SF | | |
| Actual Year Built | 1958 | | |
| Number Of Segments | 1 | | |

| Segment Number | Segment Type | Class | Area Sq Ft |
|----------------|--------------|-------|------------|
| 1 | MAIN | | 2246 |

Owner User Proforma

| PROPERTY TYPE | General Employment 1 | 1606 SE Brooklyn Street | | | | |
|--|----------------------|-----------------------------------|----------------|----------------|----------------|-----------|
| TOTAL BUILDING SF | 2,246 | Variable: Cost to Own per Sq. Ft. | | | | |
| VACANCY | 2,246 | | | | | |
| | | I | II | III | IV | V |
| SALE PRICE | \$850,000 | \$850,000 | \$850,000 | \$850,000 | \$850,000 | \$850,000 |
| % DOWN | 10% | 12% | 14% | 16% | 18% | |
| DOWN PAYMENT | \$85,000 | \$102,000 | \$119,000 | \$136,000 | \$153,000 | |
| LOAN AMOUNT | \$765,000 | \$748,000 | \$731,000 | \$714,000 | \$697,000 | |
| INTEREST RATE | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | |
| TERM (Months) | 300 | 300 | 300 | 300 | 300 | |
| MONTHLY PAYMENT | (\$4,698) | (\$4,593) | (\$4,489) | (\$4,385) | (\$4,280) | |
| ANNUAL DEBT SERVICE | (\$56,373) | (\$55,120) | (\$53,868) | (\$52,615) | (\$51,362) | |
| COST TO OWN PER SQ. FT. (NNN) | \$25.10 | \$24.54 | \$23.98 | \$23.43 | \$22.87 | |
| <p>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.</p> | | | | | | |



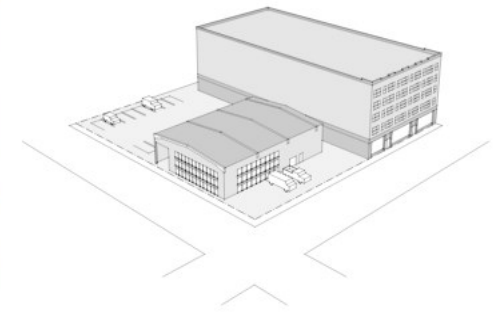
Key Metrics

| AVAILABILITY | PROPERTY | SUBMARKET 1-3 STAR | SUBMARKET |
|----------------|----------|-----------------------|-----------|
| Market Rent/SF | \$21.17 | \$23.48 | \$23.49 |
| Vacancy Rate | 0% | 1.8% | 1.7% |

Property and Zoning information

- Ideal property for potential industrial and office use
- +/- 2,246 Building +/- 7,500 SF Land
- +/- 10 to 12 feet ceilings
- 600 amp power
- One grade level door
- Onsite parking
- Close proximity to downtown and Tri-met
- Ideally situated in the Hosford Abernathy area, a small collective of many neighborhoods including SE Clinton and Ladd's Addition.

General Employment 1 (EG1)



The **EG1** zone generally features smaller lots and a grid block pattern. The area consists of sites with high building coverages and buildings which are usually close to the street.

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Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.

Quick facts

Location

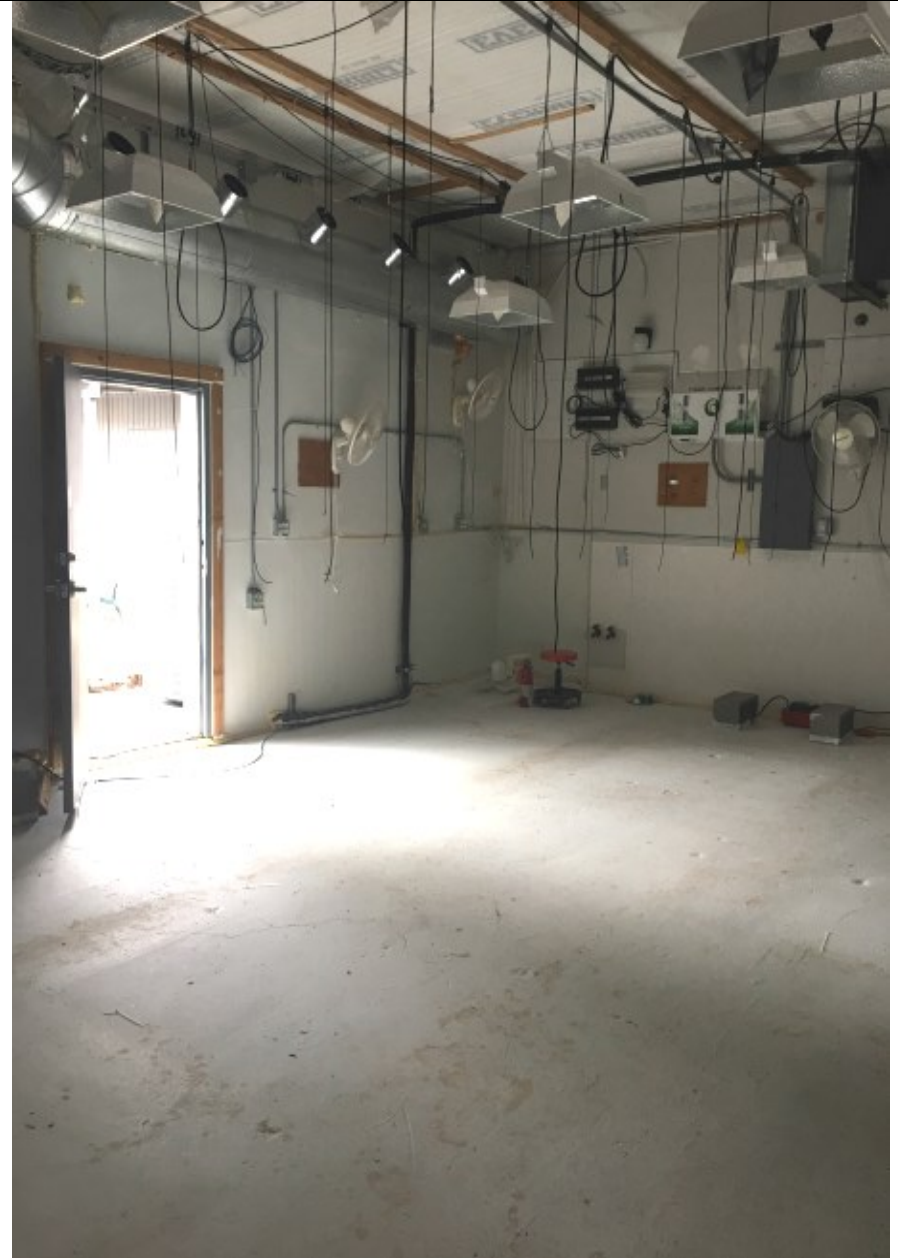
EG1 Zones tend to be located on strips or small areas. This zone can be seen along SE 17th Ave., SE Gladstone St. and NE 50th Ave.

45'

maximum height, which is generally 4 stories

3:1 FAR

Site Photos



Hosford Abernathy Neighborhood

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Hosford-Abernethy, Portland, Oregon

From Wikipedia, the free encyclopedia

Coordinates: 45°30′17″N 122°38′42″W﻿ / ﻿45.50472°N 122.64500°W﻿ / 45.50472; -122.64500

Hosford-Abernethy is a neighborhood in the inner Southeast section of **Portland, Oregon**. It borders **Buckman** and **Sunnyside** on the north, **Richmond** on the east, **Brooklyn** and **Creston-Kenilworth** on the south, and (across the Willamette River) **Downtown Portland** and **South Portland** on the west.

Hosford-Abernethy was named in the 1970s for two schools in the neighborhood, Hosford Middle School^[2] (commemorating early Portland resident and Methodist minister **Chauncey Hosford**) and Abernethy Elementary School^[3] (commemorating fellow Methodist minister and Provisional Governor of the Oregon Territory, **George Abernethy**).

The north central area of the neighborhood, with its distinctive X-shaped street pattern, is known as **Ladd's Addition**.

The **Oregon Museum of Science and Industry** is located on the riverfront of Hosford-Abernethy, at the southern end of the **Vera Katz Eastbank Esplanade**.

References [edit]

- ↑ *Demographics* (2000)
- ↑ http://www.hosford.pps.k12.or.us/docs/pg6435.pdf
- ↑ http://www.pps.k12.or.us/schools-c/pages/abernethy/

External links [edit]

- Hosford-Abernethy Neighborhood Association website[#]
- HOSFORD-ABERNETHY: A brief history, by Vai Ballestrem[#]
- Hosford-Abernethy Street Tree Inventory Report[#]

| | |
|---|---|
| Country | United States |
| State | Oregon |
| City | Portland |
| Government | |
| • Association | Hosford-Abernethy Neighborhood Development Association (HAND) [#] |
| • Coalition | Southeast Uplift Neighborhood Program [#] |
| Area | |
| • Total | 1.30 sq mi (3.36 km ²) |
| Population (2000) ^[1] | |
| • Total | 6,932 |
| • Density | 5,300/sq mi (2,100/km ²) |
| Housing ^[1] | |
| • No. of households | 3243 |
| • Occupancy rate | 96% occupied |
| • Owner-occupied | 1660 households (51%) |
| • Renting | 1583 households (49%) |
| • Avg. household size | 2.14 persons |

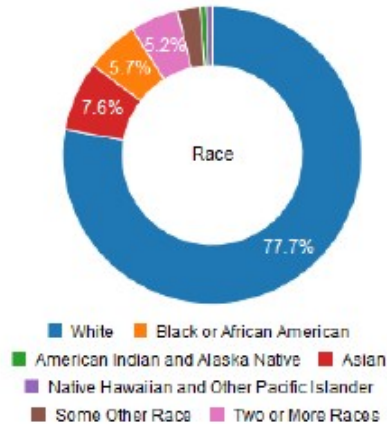
Neighborhood Highlights

- Located in the heart of SE Portland
- Diverse combination of business, industry and residential areas
- Comprised of several smaller neighborhoods bordered by the Willamette, SE 29th, SE Powell, and SE Hawthorne.
- Signature retail restaurants and businesses nearby

HOSFORD ABERNETHY



Portland Oregon - Demographics



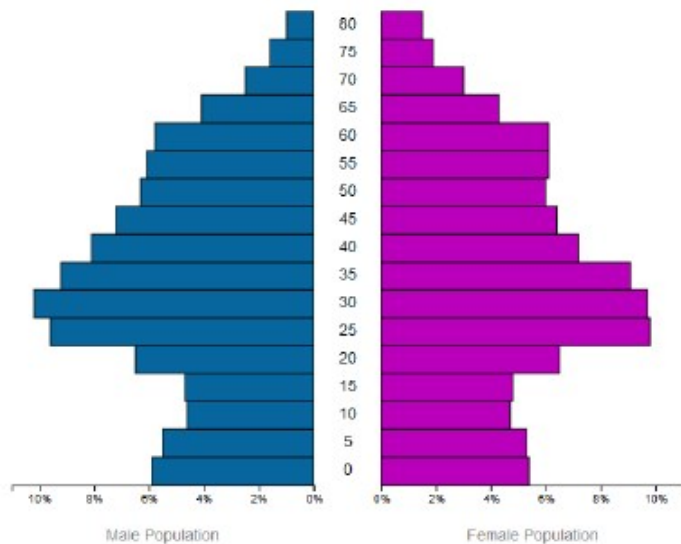
METROS IN 2040

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

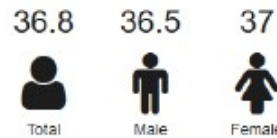
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Portland Population Pyramid 2018



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



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

Neighborhood Map

