

**FOR SALE / OPPORTUNITY FOR CBD OWNERSHIP \$1,650,000.00**

**Downtown  
Commercial Condos**

510 SW Fifth Avenue Portland, Oregon 97204



**COMMERCIAL  
BLACK**

*Maximizing Value with Market Knowledge*

# Property Profile



# 2nd Floor Office

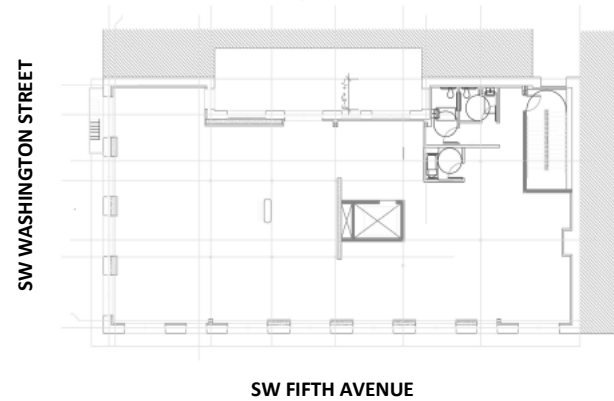
**\$1,650,000.00**



Actual 2nd Floor Image



Actual 2nd Floor Image



PROPERTY TYPE	<b>Commercial</b>
OWNERSHIP TYPE	<b>Condominium</b>
UNIT SQUARE FOOTAGE	<b>4,748</b>
VACANCY	<b>4,748</b>
<b>OPTION</b>	
	<b>I</b>
<b>SALE PRICE</b>	<b>\$1,650,000</b>
Tenant Improvement - Closing	<b>(\$50,000)</b>
<b>Total Acquisition</b>	<b>\$1,600,000</b>
<b>% DOWN</b>	<b>10%</b>
<b>DOWN PAYMENT</b>	<b>\$160,000</b>
<b>LOAN AMOUNT</b>	<b>\$1,440,000</b>
<b>INTEREST RATE</b>	<b>5.00%</b>
<b>TERM (Months)</b>	<b>300</b>
<b>MONTHLY PAYMENT</b>	<b>(\$8,418)</b>
<b>ANNUAL DEBT SERVICE</b>	<b>(\$101,017)</b>
<b>COST TO OWN PER SF (P&amp;I) / (NNN)</b>	<b>\$21.28</b>

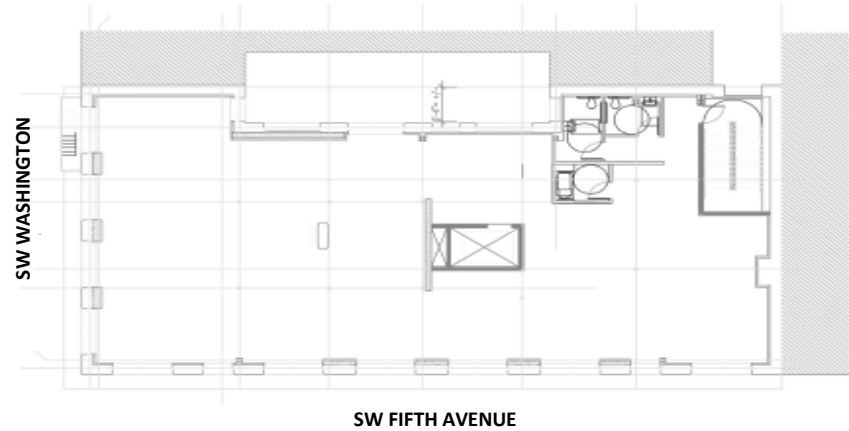
3 The information above has been obtained from sources believed reliable. While we do not doubt it, it is your responsibility to independently confirm its accuracy and completeness. Any projection of current or future performance of the property. The value of this transaction to you depends on

# 3rd Floor Office

**\$1,650,000.00**



CONCEPTUAL IMAGE



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# Pricing Plan

Unit 5: Office

+/- 5,000 SF

OFFICE

CHENOWETH / LAW GROUP PC



**SOLD**

Unit 6: Office

+/- 5,000 SF

OFFICE

WLG / WILES LAW GROUP, LLC



**SOLD**

Unit 7: Office

+/- 5,000 SF

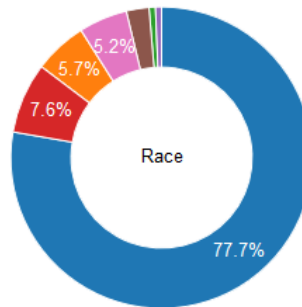
OFFICE

F / FOURNIER GROUP



**SOLD**

# 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

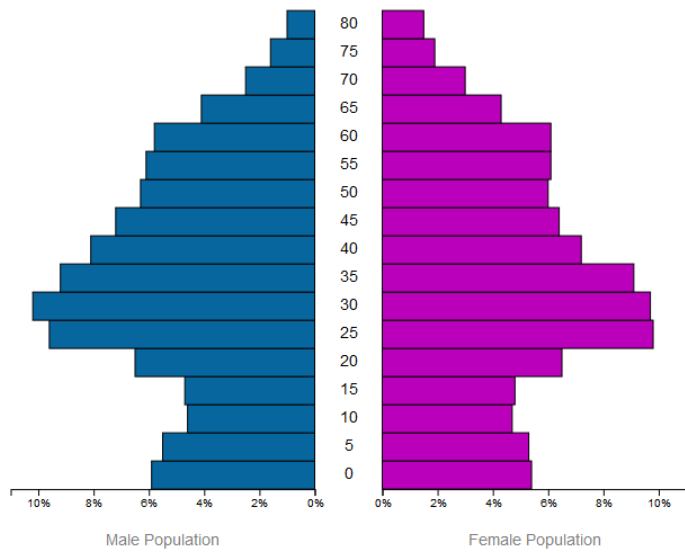
**METROS IN 2040**

**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

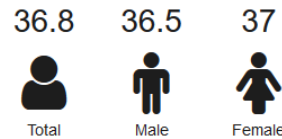
**BUFFALO BUSINESS FIRST** © Business First of Buffalo 2018

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%

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

# COMMERCIAL CONDOMINIUMS

The 510 SW Fifth Avenue Building is a chance to own and build equity in a real estate secured asset. You have a 100% undivided interest in your own private floor. You are part of condo association and you share in the maintenance, expenses, taxes, and quality control. But you purchase and design and have 100% ownership interest in something like this.

- ⇒ **Cost to per square foot: +/- 21.28 PSF NNN**
- ⇒ **Tax benefits of ownership (Depreciation & Interest Deductions)**
- ⇒ **Build equity over time**
- ⇒ **Fixed cost to occupy with financing versus increasing lease rates**
- ⇒ **No more negotiating with Landlord on renewals**
- ⇒ **Multiple exit strategies. (ex. Sale lease back)**
- ⇒ **Opportunity to purchase and remain Downtown**
- ⇒ **Seismically upgraded, ADA and Fire Life for URM (Rare)**
- ⇒ **Historically Preserved (Rare)**
- ⇒ **Separately Metered Floors**
- ⇒ **Making ownership affordable to small business**
- ⇒ **Allowing local business to fix their costs**
- ⇒ **Preserve working capital with low (10%) down financing (SBA)**
- ⇒ **Design your own floor**
- ⇒ **Control your future expenses**



Please address all inquiries and offers to:

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Portland, Oregon 97232

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503.234.0820 direct

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[www.commercialblack.com](http://www.commercialblack.com)

