

FOR SALE > NORTH PORTLAND

Stand-Alone Industrial Building



9468 N MACRUM AVENUE PORTLAND, OREGON 97203



Property Details

- 13,200 SF stand-alone building with 2,400 SF office
- Situated on 1.28 acres of fenced & graveled land
- 3 grade doors
- Drive-through capability
- Clear-span building
- 180' building facade providing visibility and signage opportunity
- Easy access to Interstate 5 and Columbia Boulevard
- EG2 zoning (General Employment 2)
- Five private offices with views of yard

Pricing

- \$1,200,000

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Contact Us

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Purchase Price: \$1,200,000.00 :: Loan Amount: \$960,000.00

Sale Assumptions: 80% LTV, 25-Year Amortization, 5% Interest Rate

Lease Assumptions: \$0.36/\$0.75 with \$0.05 surcharge on excess yard. Current leases escalate annually at 3%

Years	Loan Balance (End of Year)	Monthly Mortgage	Market Leasing Rent	Annual Savings to Purchaser
1	\$940,205.69	\$5,612.06	\$7,689.84	\$24,933.36
2	\$919,398.67	\$5,612.06	\$7,920.54	\$27,701.70
3	\$897,527.13	\$5,612.06	\$8,158.15	\$30,553.10
4	\$874,536.59	\$5,612.06	\$8,402.90	\$33,490.03
5	\$850,369.81	\$5,612.06	\$8,654.98	\$36,515.07
6	\$824,966.62	\$5,612.06	\$8,914.63	\$39,630.87
7	\$798,263.75	\$5,612.06	\$9,182.07	\$42,840.13
8	\$770,194.71	\$5,612.06	\$9,457.53	\$46,145.68
9	\$740,689.61	\$5,612.06	\$9,741.26	\$49,550.39
10	\$709,674.97	\$5,612.06	\$10,033.50	\$53,057.24

Equity After 10 Years: **\$490,325.03**

Savings vs. Lease After 10 Years: **\$384,417.57**

Purchasing This Property Adds Value

Owner's Equity + Appreciation + Tax Shields + Sale vs. Lease Savings

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