

107th Street Apartments

4775 NE 107th Ave
Portland, OR



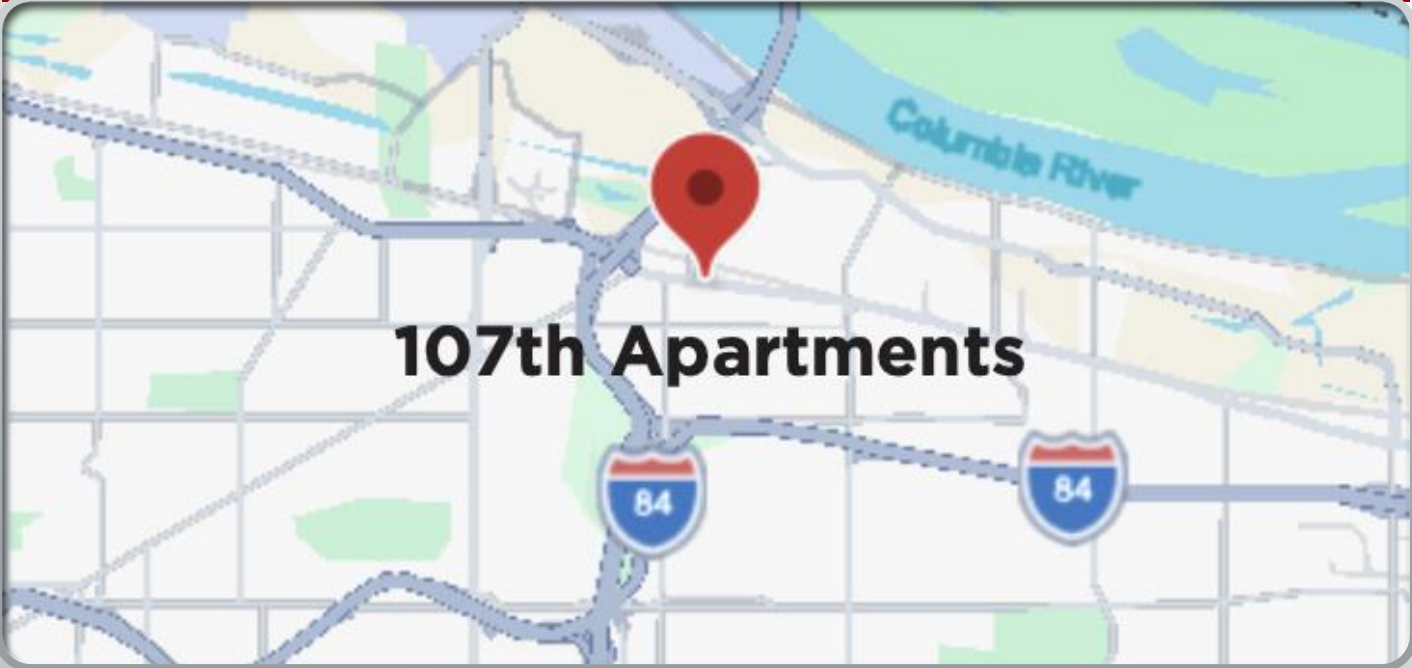
Daniel Silvey, CCIM

Knipe Realty Commercial

Investment

107th Street Apartments

Property Location



Building Size	10,480	Land Size	5,000 SF
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Sale Price	Price / Ft
\$3,225,000	\$308
Buy Side Fee	2.0%
CAP	5.37%
NOI	173,480

Property Highlights

- 16 Units
- Newly Constructed (March 2024)
- Balanced Unit Mix
- Fully Occupied
- Seller Financing Available (25%+ down payment)
- 1-year building warranty
- Appraised for \$3.2 million in 2025

107th Street Apartments



Building Size	10,480	Land Size	5,000 SF
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Sale Price	Price / Ft
\$3,225,000	\$308

Property Highlights

- 5 Studios : \$1,110/unit (average)
- 8 1-bedrooms: \$1,429/unit
- 3 2-bedrooms: \$1,682/unit
- High-end finishes
- Washer/Dryer in each unit
- Security Gate and System in place

Daniel Silvey, Knipe Realty Commercial

503-201-8537 danielsilvey@kniperealty.com

Newberg Mixed-Use Auto-Garage

814 E 2nd Street
Newberg, OR



Daniel Silvey, CCIM

Knipe Realty Commercial

Newberg Mixed-Use Auto-Garage

Property Location



Building Size	8,800	Land Size	14,810 SF
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Sale Price	Price / Ft
\$950,000	\$108

Buy Side Fee	2.5%
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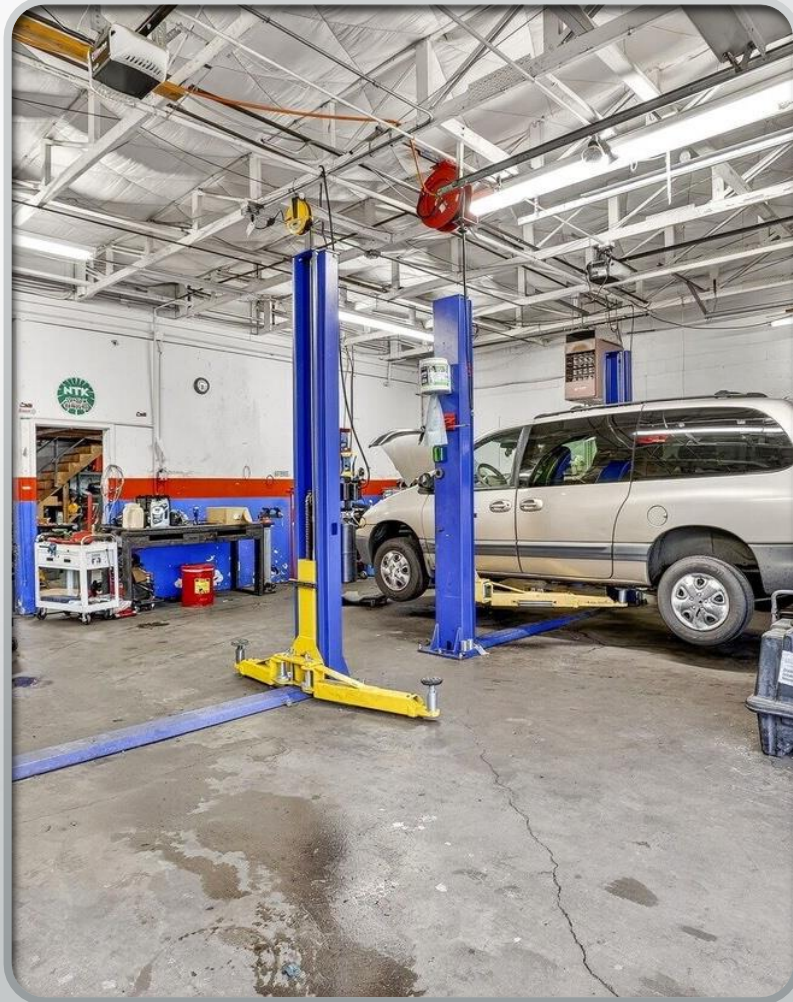
Zoning	C-3
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Property Highlights

- Five Tenant Suites/Spaces
- Auto-Garage with 3 Grade Doors (M2M Tenancy)
- Vacant Commercial Space on Corner (~3000 SF)
- Auto Warehouse with Yard and 4 Grade Doors (M2M Tenancy)
- 2 large second-story studio apartments (Vacant at closing)

Newberg Mixed-Use Auto-Garage

Sale Price	Price / Ft
\$950,00	



For Sale

THE CCIM INSTITUTE

Oregon/SW Washington Chapter

Mixed Use / Office – Albany, OR

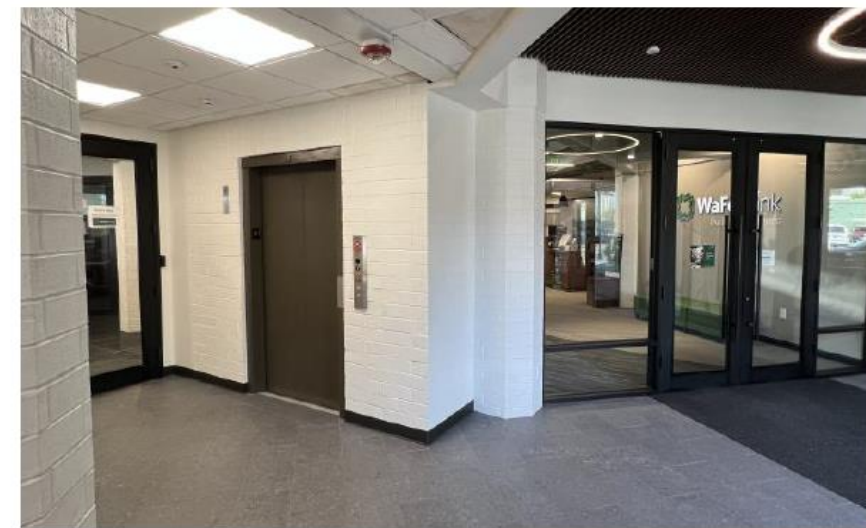


Bldg SF	19,497	Land SF	13,939	Zoning	HD
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Sale Price	Price / Ft
\$3,499,000	\$179/ft
Buyer Rep Fee	\$87,475 2.50%

Property Highlights

- Seller will lease back the approx. 4,500 sqft that they occupy.
- Premier brick building in downtown Albany.
- Excellent for a developer or owner user that can benefit from immediate income.
- 3 floors (including basement)
- Year built - 1978



McCormick Pier Unit G - Condo

600 NW Naito Pkwy
Portland, OR



Carl Grending, CCIM & Matt Hilton, CCIM
SVN/Imbrie Realty, LLC

Owner / User

McCormick Pier Unit G Condo

Property Location



Building Size

11,448

Land Size

Condo



Carl Grending, CCIM & Matt Hilton, CCIM

Matt.Hilton@svn.com 541-521-8499

Sale Price

\$3,968,000

Price / Ft

\$347

Buy Side Fee

2.5%

Zoning

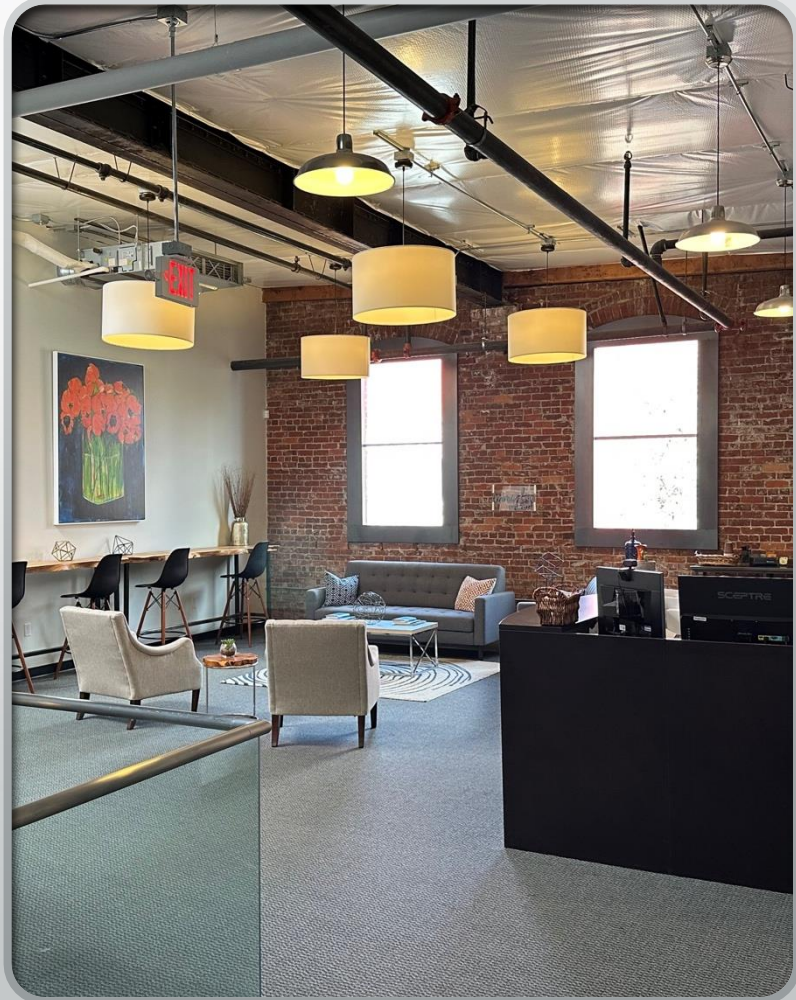
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Property Highlights

- Built 1982, Renovated 2015
- 31 Deeded Parking Stalls (3.69/1,000sf) Gated Secured
- Move-In-Ready (30 offices, Large Conf Rm, 4 Meeting Rms, Bike Storage, Exercise, Shower, Break Room, Reception Area, etc.)
- Waterfront Location
- 15 Min Walk – 300 Restaurants, 20 Parks, 101 Public Transportation
- Cheaper to own than Lease!!!!

McCormick Pier Unit G Condo

Sale Price	Price / Ft
\$3,968,000	\$347



McCormick Pier Unit G Condo

Sale Price	Price / Ft
\$3,968,000	\$347

WHY LEASE WHEN YOU CAN OWN?									
LEASING					OWNING				
COST ITEM		RATE/AMT			COST ITEM		RATE/AMT		
Avg. Market Full Service Rate		\$27.64 / sf / yr			Purchase Price		\$3,968,000		
31 Parking Stalls (\$200 ea/mth)		\$65,100 / yr			Down Payment (10%)		\$396,800		
Annual Occupancy Cost — Year 1		\$381,523 / yr			Out-of-Pocket at Close*		~\$419,300		
Monthly Cost — Year 1		\$31,794 / mo			SBA Loan (incl. \$99K fee)		\$3,670,200		
Annual Escalation		~3% / yr / yr			Monthly P&I — Fixed 25 Years - 6.15% Int		\$23,985 /Mth		
Monthly Cost — Year 5		\$35,784 / mo			Oper. Costs Yr 1 (HOA+Utils+Jan+Tax) est.		\$13,669 /Mth		
Monthly Cost — Year 10		\$41,483 / mo			Total Monthly Cost — Year 1		\$37,654 /Mth		
Monthly Cost — Year 25		\$64,630 / mo			Total Monthly Cost — Year 5		\$39,370 /Mth		
25-Year Rent Paid		~\$13,910,000			Total Monthly Cost — Year 10		\$41,820 /Mth		
Equity Built		\$0			Total Monthly Cost — Year 25		\$51,771 /Mth		
Asset Value at Year 25		\$0			25-Year Total Paid		\$13,175,000		
Net 25-Cash Outflow		\$13,910,000			Asset Value at Year 25 (3% gr.) est.		~\$8,308,000		
					Net True Cost (Paid – Asset)		~\$4,868,000		

McCormick Pier Unit G Condo

Sale Price	Price / Ft
\$3,968,000	\$347

SAVINGS		
ITEM	AMOUNT	EFFECTIVE RATE
LEASE-Net 25-Cash Outflow	\$13,910,000	\$48.60
BUY-Net 25-Cash Outflow	\$13,175,000	\$46.03
Difference	\$735,000	\$2.57
Asset Valued at Year 25 est.	~\$8,308,000	\$29.03
Net Savings	\$9,043,000	\$31.60
BUY-Net 25 Year Effective Rate	\$4,867,000	\$17.01



BUILD EQUITY

Every payment grows your ownership—not your landlord’s balance sheet.



FIXED PAYMENT

No rent hikes. Same P&I for 25 years while market rents climb.



TAX ADVANTAGES

Deduct mortgage interest & depreciation annually. Consult your CPA.



APPRECIATION

Est. ~\$8.3M property value in 25 yrs at 3% annual appreciation.



FULL CONTROL

Renovate, brand, and operate your space on your own terms.

*Out-of-pocket: 10% down (\$396,800) + appraisal (\$5,000) + Phase I (\$2,500) + customary title/escrow. \$99,000 SBA financing fee financed into loan. Tax benefits at est. 35% effective rate (consult your CPA). 25-yr lease escalation at 3%/yr. Property appreciation at 3%/yr. Figures are illustrative estimates.

For Sale or Lease

1700 SE 11th Avenue, Portland, OR

Property Location



Bldg SF

21,476

Land SF

40,000

Zoning

Ex(d)

Adam Bean / John Brandhorst – Doug Bean & Associates, Inc.

503-222-5100 / adambean@dougbean.com / jbrandhorst@dougbean.com

Sale Price

\$5,850,000

Price / Ft

\$272.40

Buyer Rep Fee

2%

Rate / Ft / Mth

\$2.00

Rate / Ft / Yr

\$24.00

Tenant Rep Fee

5% 5 years;
2.5% thereafter

Lease Type

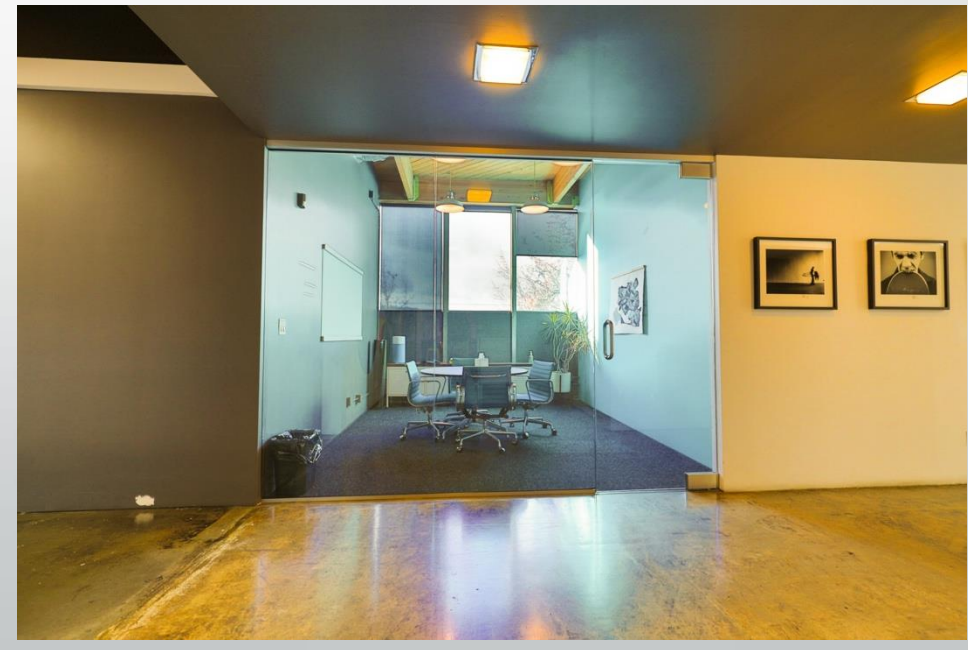
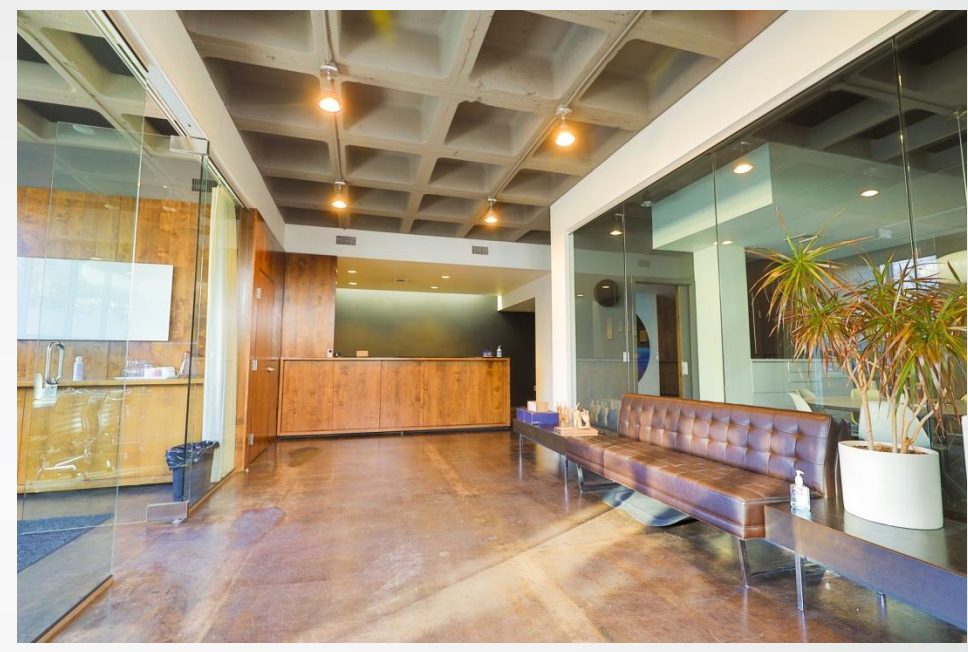
NNN

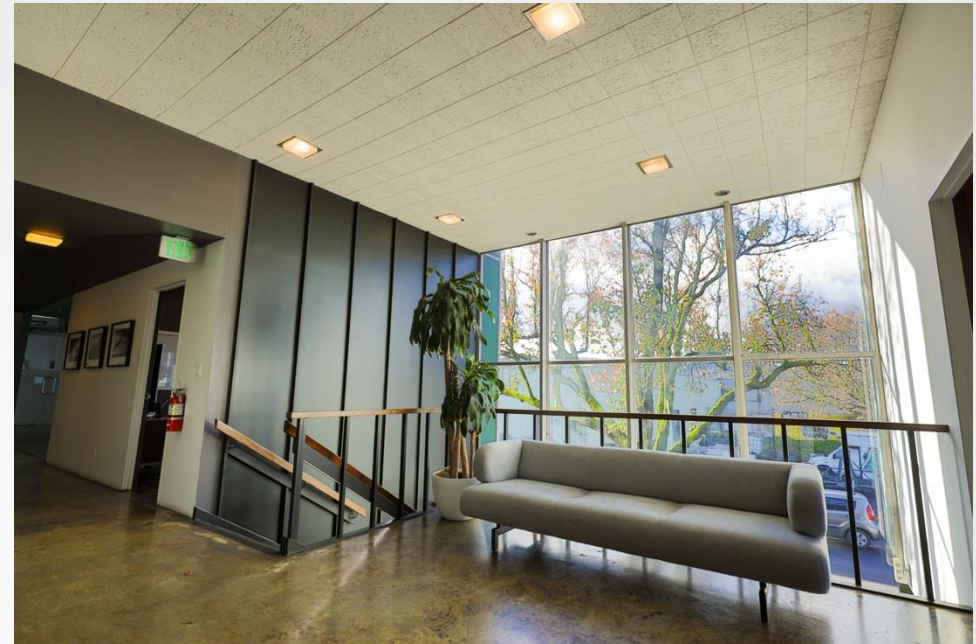
Term

Negotiable

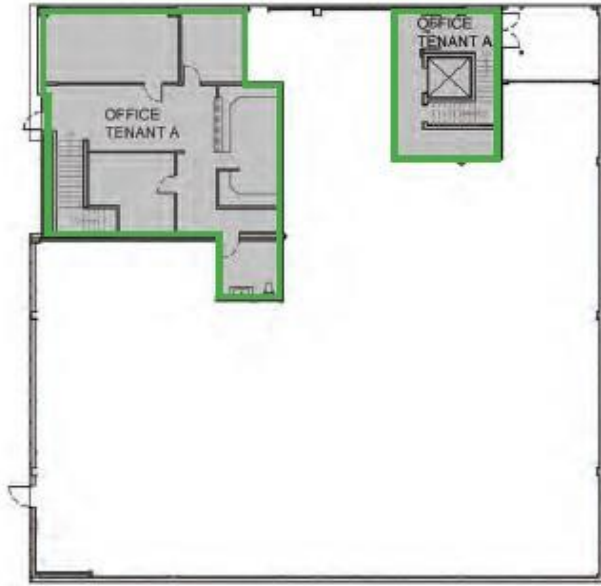
Property Highlights

- 12,703 +/- RSF for lease
- 30 stalls of off-street parking
- Favorable financing – assumable loan of up to \$2,434,000 at 3.6% with balance due on 9/1/31
- Current Tenants have 4,304 SF and 4,469 SF
- Tenants have been in building 10 plus years, and 15 plus years, respectively. Both Tenants have redevelopment cancellation clauses.

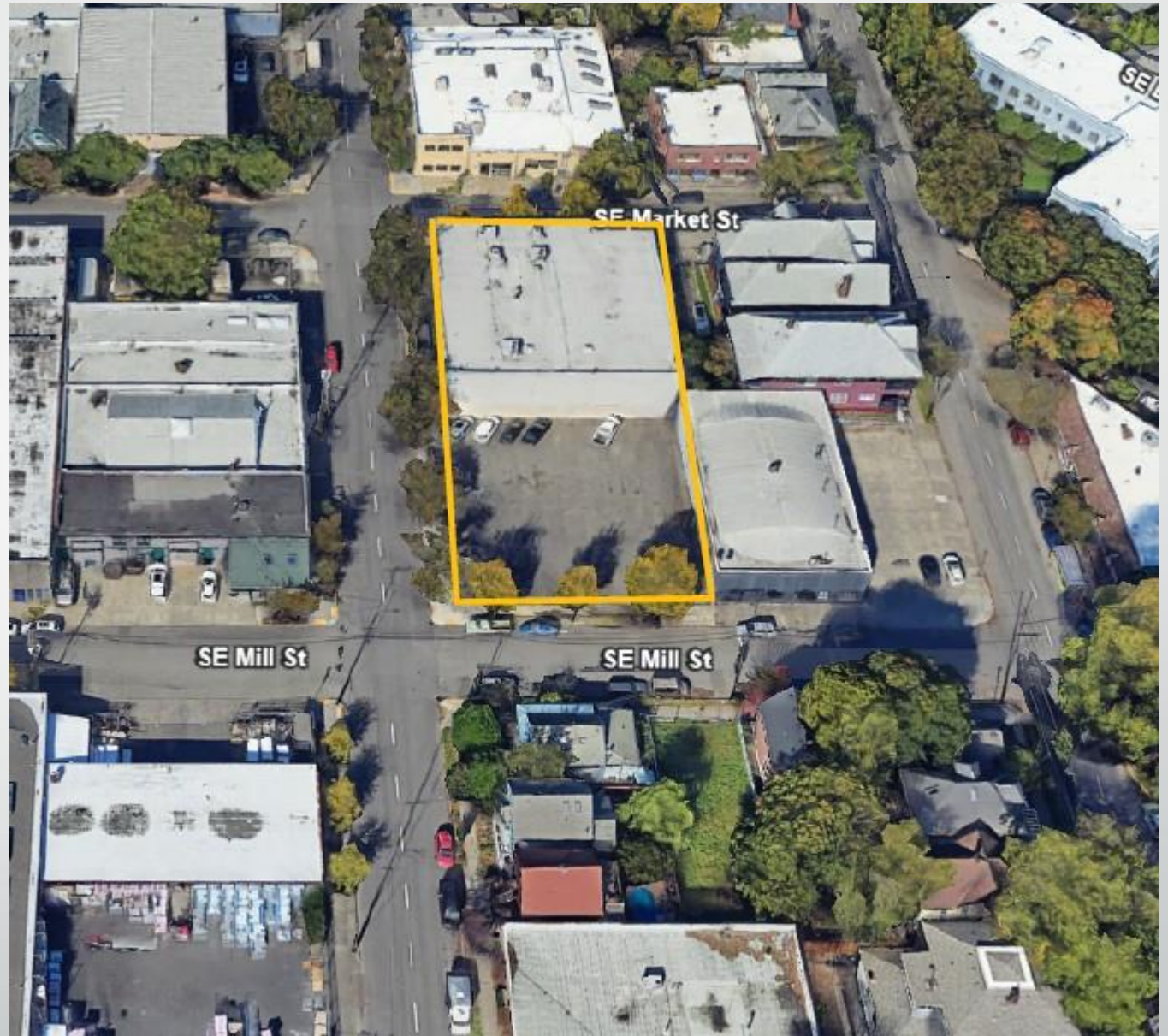
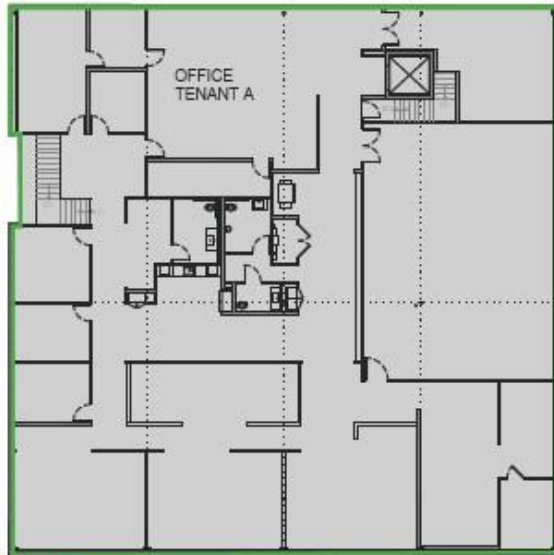




GROUND FLOOR



SECOND FLOOR



City Home Improvement Building

8811 NE Sandy Blvd
Portland, OR



Craig Johnson, CCIM

Northwest Equities Investment Real Estate
Services, Inc

Owner / User

City Home Improvement Bldg

Property Location



Building Size	7,903 SF	Land Size	7,405 SF
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Sale Price	Price / Ft
\$1,090,000	\$138.00
Buy Side Fee	3%
Zoning	CM2

Property Highlights

- Sandy Blvd Exposure
- Terrific I-205 Access
- Nearby Mass Transit
- Solid CMU Construction
- Showroom/Retail Main Floor space approximately 5,703 SF
- 2 Apartment Units Upstairs
- Perfect for Owner User with additional Income
- Possible Owner Financing



Owner / User

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Sale Price	Price / Ft
1,090,000	\$138/SF



Owner / User

City Home Improvement Bldg

Sale Price	Price / Ft
\$1,090,000	\$138/SF

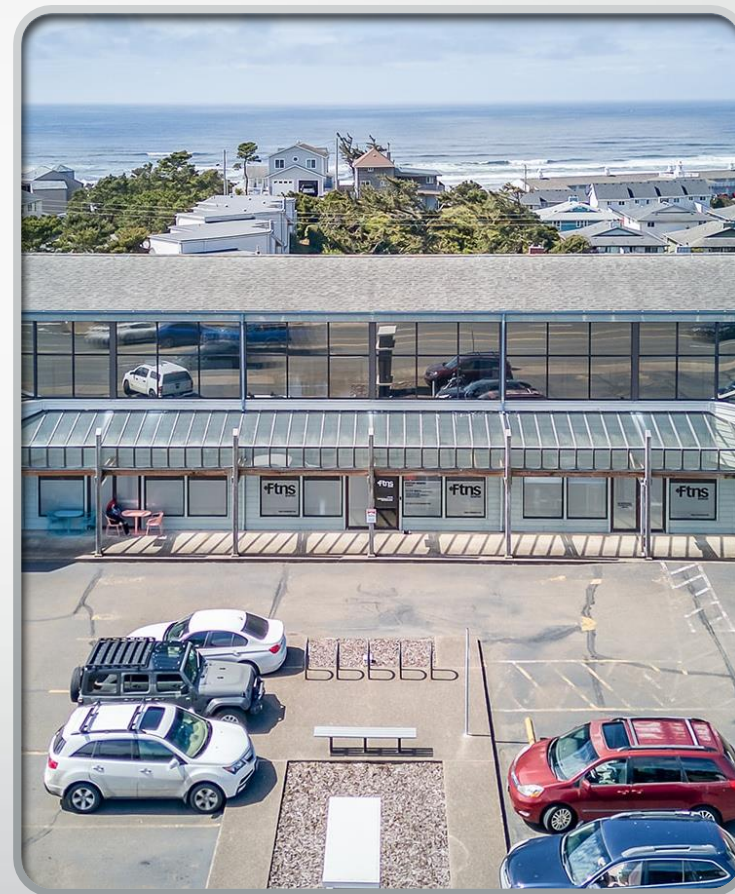


Northwest Equities Investment Real Estate Services, Inc.
360-281-3130 craig.johnson@nweire.com



The Driftwood

644 SW Coast Hwy
Newport, OR 97365



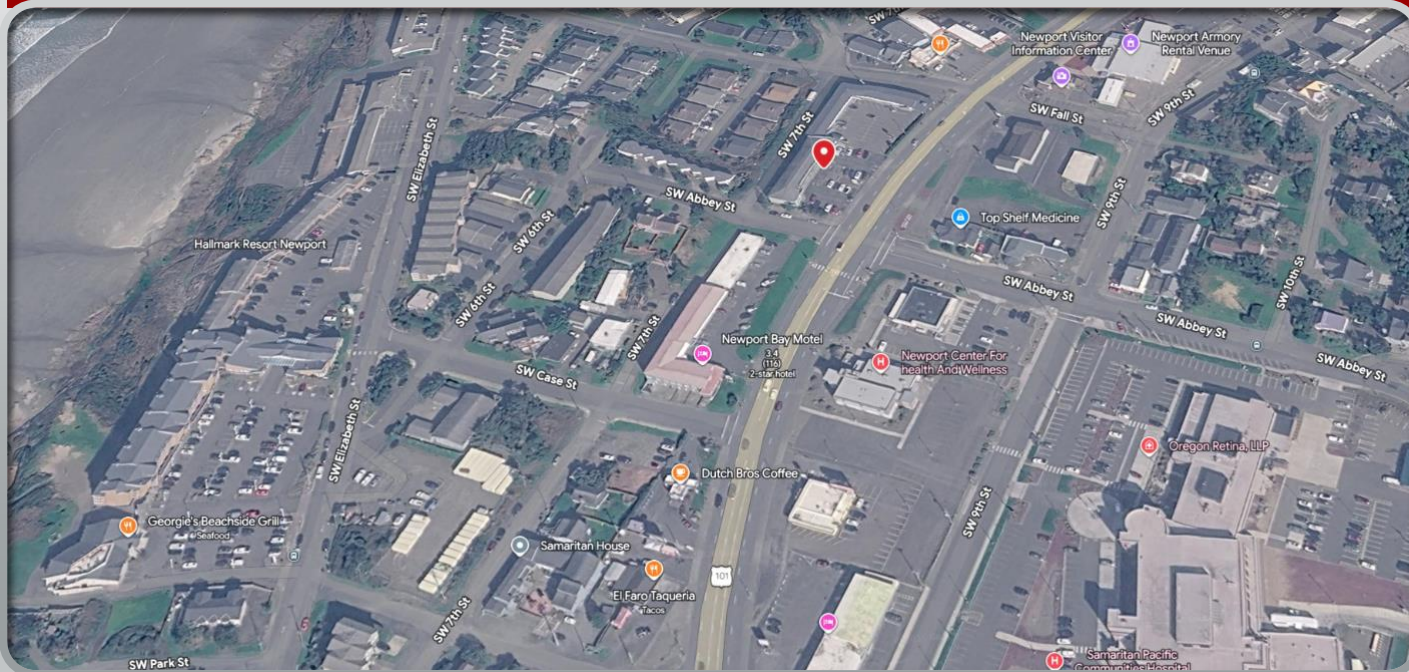
Hong Wolfe, CCIM

Windermere Willamette Valley | West Coast

For Sale or Lease

The Draftwood

Property Location

**Bldg SF**

9400+-

Land SF

0.40

Zoning

C-1



Hong Wolfe, CCIM

541-740-9497 | hong@hongwolfe.com

Sale Price

\$2,070,000

Price / Ft

\$220

Buyer Rep Fee

Neg

Rate / Ft / Mth

\$1.17-\$1.50

Rate / Ft / Yr

\$14-\$18

Tenant Rep Fee

Neg

Lease Type

NNN

Term

1-3 years

Property Highlights

- Turn Key
- Tons of recent improvements
- Great views of the ocean
- Owner user or investment
- 7+% cap rate

For Sale or Lease

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Sale Price	Rate / Ft /Yr
\$2,070,000	\$14-\$18



Building Size	9400+-	Land Size	0.40 Acre
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Property Highlights

- The practical footprint is ideal for professional services, medical offices, or neighborhood retail. Zoned C-1 for retail and service-oriented commercial uses, the existing multi-tenant layout offers flexible occupancy options—whether leasing individual suites or converting to a single owner-user.
- Anchored by the delightful White Rabbit Espresso and high-end service providers, The Driftwood adds a touch of character to this historic coastal community. Thoughtfully designed and recently updated, The Driftwood delivers strong appeal for both passive investors seeking reliable cash flow and owner-users looking for a distinctive, high-visibility location.

