

For Sale

Eugene, OR | 9.88 Acres | R1 - Land



Bldg SF

N/A

Land SF

9.88 Acres

Zoning

R1

Sale Price

\$1,695,000

Price / Ft

\$3.94/ft

Buyer Rep Fee

\$42,375 | 2.50%

Property Highlights

- Zoned R-1 Residential
- PUD for 132-unit Apartment development already has city approval.
- Great location at the corner of Hwy 99 and Jessen Dr.
- Located in West Eugene Enterprise Zone.
- Utilities available at the street.



For Sale

THE CCIM INSTITUTE
Oregon/SW Washington Chapter

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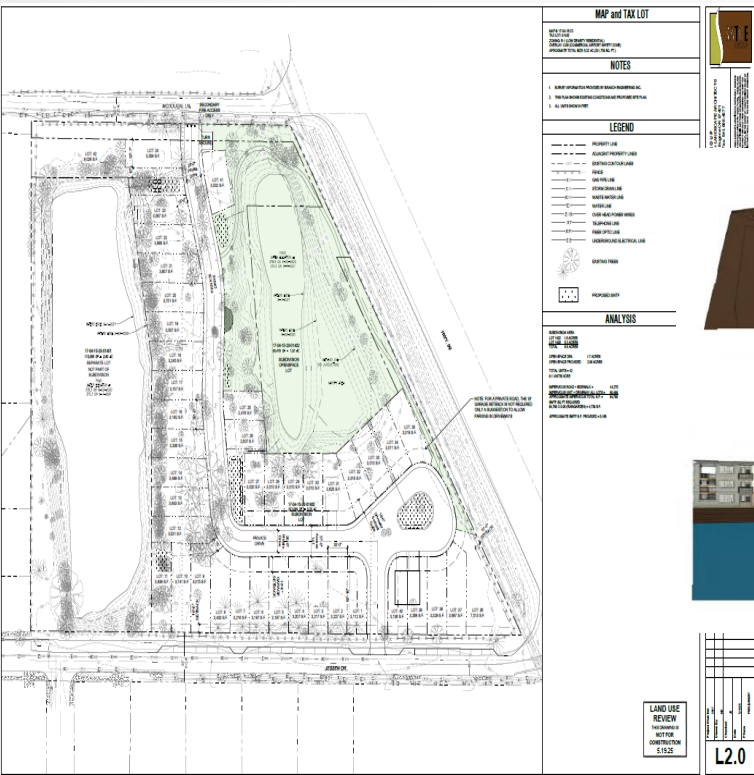
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Bldg SF

N/A

Land SF

9.88 Acres

Zoning

R1



Isaac Grant, CCIM
(541) 525-6907 | isaac@cwwalker.net

Cottonwood Apartments

3902 Gibbons St.
Vancouver, WA



CBRE

Sean Milligan and Matt Dodd

CBRE

Cottonwood Apartments

Property Location



Building Size

21,040 SF

Land Size

2.53 Acres

CBRE

Sean Milligan and Matt Dodd

503.927.9598 / 503.799.5516

Sale Price

\$3,875,000

Price / Ft

\$184

Buy Side Fee

2%

CAP

6.14%

NOI

\$237,903

Property Highlights

- Quality Vancouver location, just off the 4th Plain corridor. Property has its own private drive.
- 20, 2BD/1BA units with attached one-car garages. There is also one open space in front of the garage, providing two parking spaces per unit.
- Units contain 727 SF, and the garages are 325 SF, for a total of 1,052 SF per unit.
- 7 of the 10 roofs have been replaced and are pitched.
- Low-density design at 7.9 units/acre. Undeveloped land adjacent to the units will allow for private yards which will increase achievable rents.

Cottonwood Apartments



Building Size

21,040 SF

Land Size

2.53 Acres



Sean Milligan and Matt Dodd

503.927.9598 / 503.799.5516

Sale Price

\$3,875,000

Price / Ft

\$184

Property Highlights

- At list, the in-place cap rate with no renovation work is 6.14%.
- Year 1 cash on cash with no renovation work assuming a loan at 65% LTV and a 5.75% rate is 7.4%.
- Three units have been fully renovated with flooring, paint, cabinets, counters, appliances, fixture, etc. These units have achieved premiums from \$200 to \$300 per month. With 17 units that have not been fully renovated, there is plenty of remaining upside for a value-add investor.
- CBRE underwriting assumes renovation costs of \$20,000 for the 17 classic/partial units (\$340,000 total) and another \$10,000 for the already renovated units (\$30,000 total), the latter to bring all units to a Class A renovation spec.
- At \$1,900 for fully renovated units, the corresponding cap rate at list is 7.81%. More importantly, the return on cost at an adjusted basis of \$4,275,000 (list + reno + misc. improvements) is 7.1%.
- Beginning in Year 3, which is the first year post renovation, cash on cash remains north of 12%.

Cottonwood Apartments

Sale Price

Price / Ft

\$3,875,000

\$184



Black Rock Creek Golf Course

31 Ray Rd
Sunnyside, WA



Josh DeBoer, CCIM

John L Scott Real Estate

Black Rock Creek

Property Location



Building Size

3700

Land Size

134.74 acres



Josh DeBoer, CCIM

(509)952-1726 mryakimarealestate@gmail.com

Sale Price

\$2,975,000

Price / Ft

\$804

Buy Side Fee

2% broker comp

Zoning

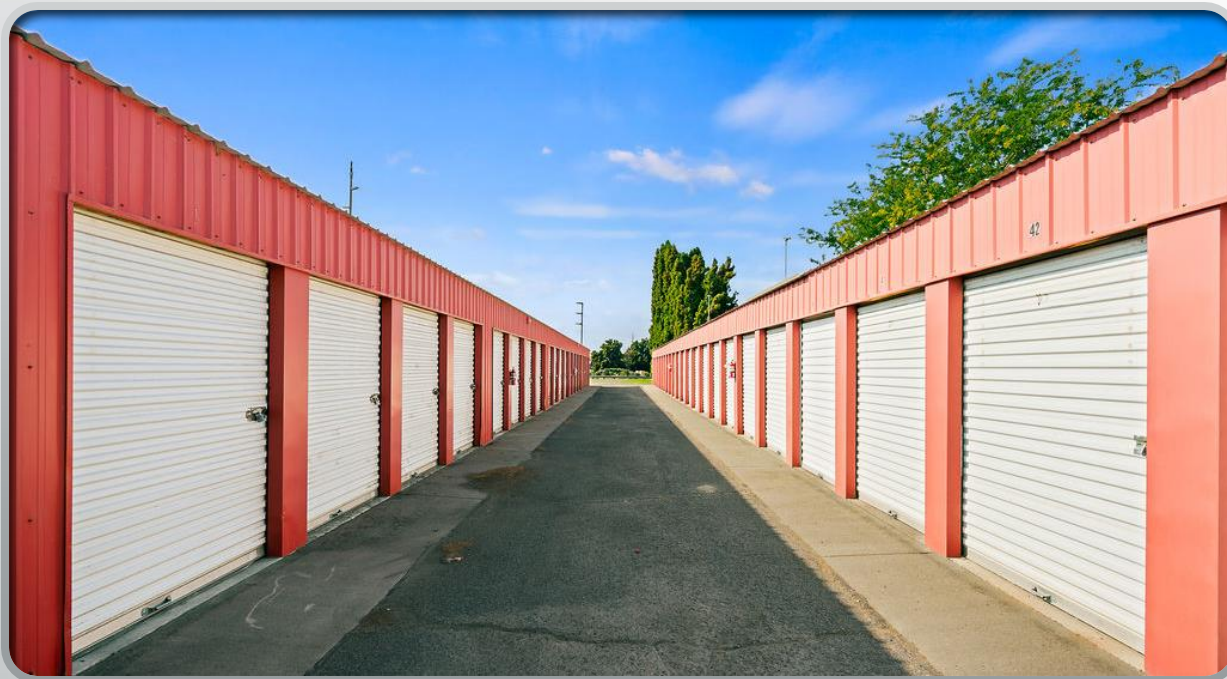
Agriculture

Property Highlights

- 18-hole course
- Updated clubhouse
- Excellent greens
- Turnkey operation
- Over 200 members
- Over 10,000 non-member rounds, through 10-3-25
- Driving range
- Many improvements

Owner / User

Black Rock Creek

**Building Size**

3700

Land Size

134.74 acres



Josh DeBoer, John L Scott

(509)952-1726 mryakimarealestate@gmail.com

Sale Price

\$2,975,000

Price / Ft

\$804

Property Highlights

- SVID irrigation rights
- Excellent staff
- Pro on site for lessons
- Café/Kitchen included
- 140 golf cart sheds
- 6307-yard course (white tees)
- Positive financial growth
- CAP rate 10% +/-
- Turnkey carts and equipment included
- Future growth potential

Owner / User

Black Rock Creek

Sale Price	Price / Ft
\$2,975,000	\$804



Black Rock Coffee Co. & Lamar Billboard

21150 SW Tualatin Valley Highway
Beaverton, Oregon

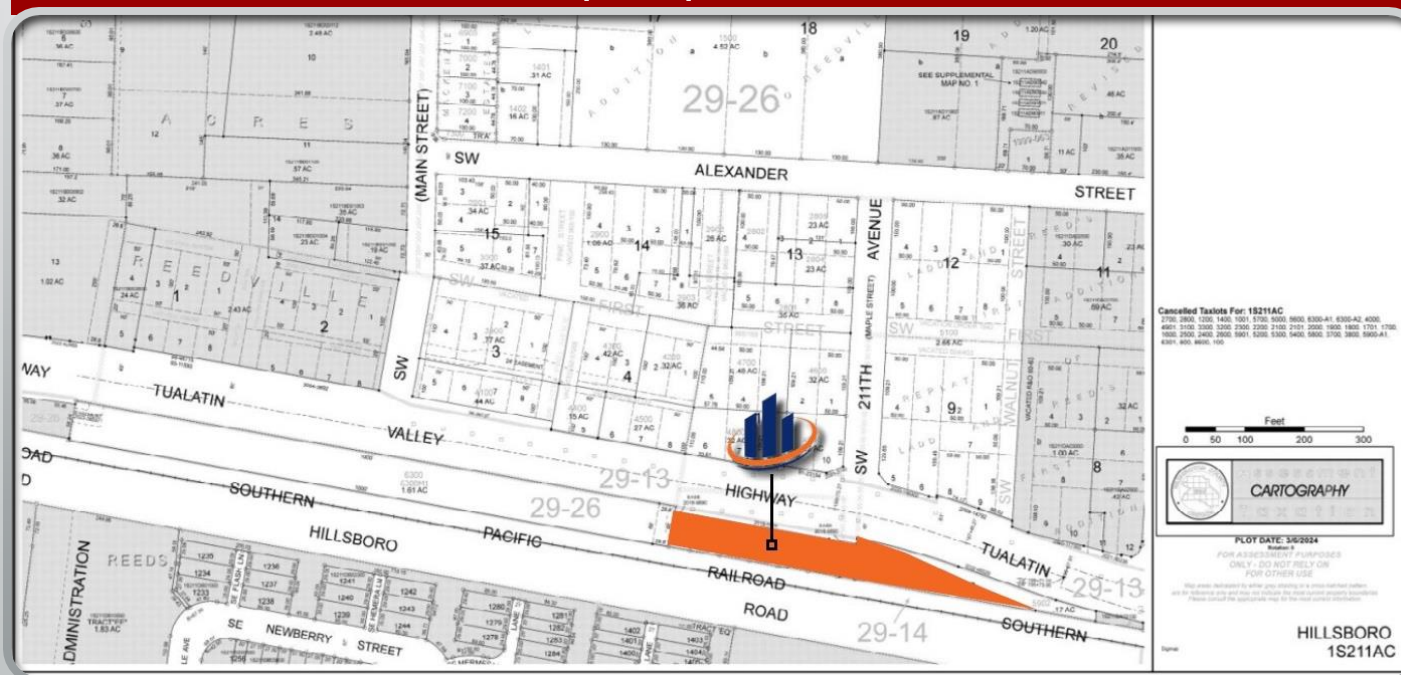


Ryan Imbrie, CCIM

SVN – Imbrie Realty

Black Rock Coffee Co. & Lamar Billboard

Property Location



Building Size

Ground Lease

Land Size

33,093 SF

Ryan Imbrie, CCIM

Ryan.imbrie@svn.com

Sale Price

\$2,300,000

Price / Ft

Buy Side Fee

2.5%

CAP

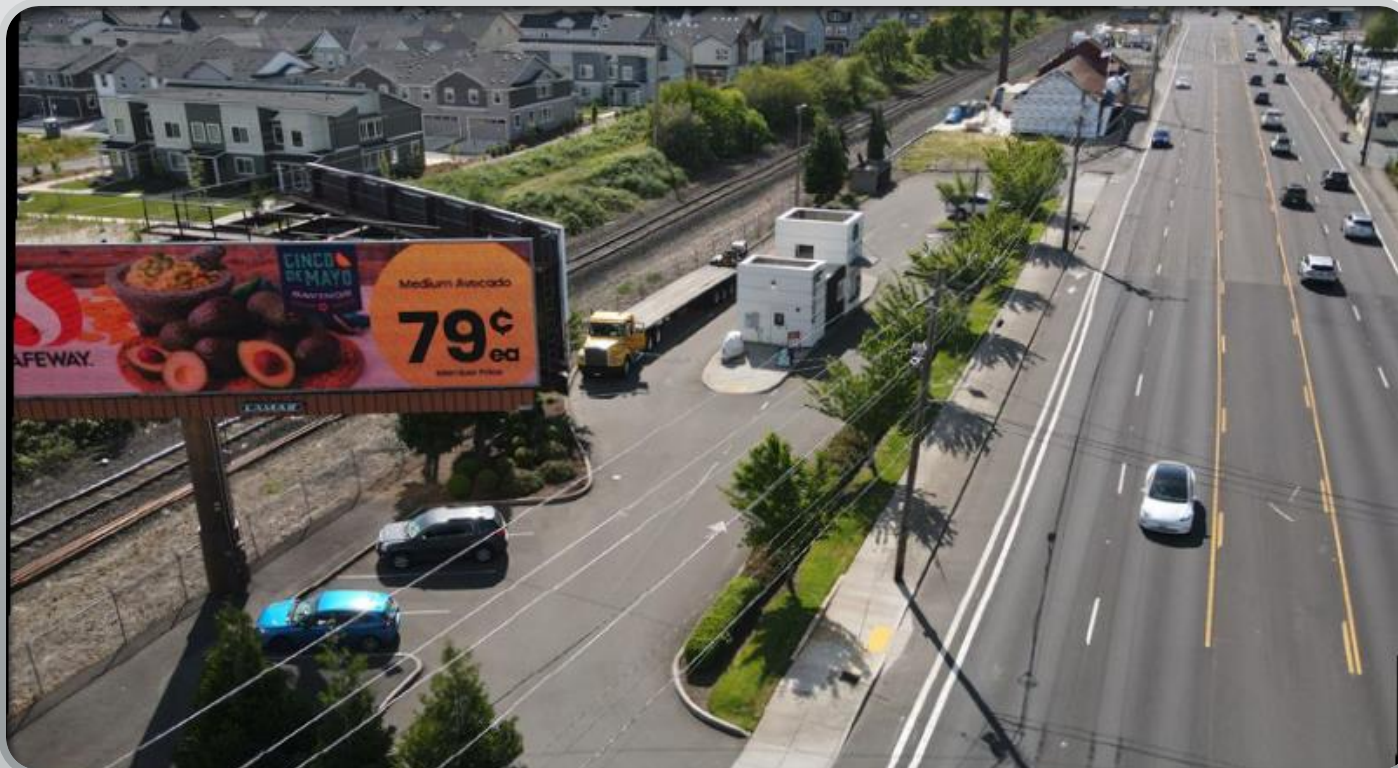
5.44%

NOI

Property Highlights

- Dual, Complementary Income Streams
- Long-Term Lease Security with Built-In Growth
- Minimal LL Responsibilities (Ground Leases)
- Prime Visibility on a High Traffic Corner

Black Rock Coffee Co. & Lamar Billboard



Building Size

Ground lease

Land Size

33,093 SF

Ryan Imbrie, CCIM

Ryan.imbrie@svn.com 503-705-7352

Sale Price

2,300,000

Price / Ft

Ground lease

Property Highlights

This offering pairs two complementary, low-management income streams on a single parcel: a freestanding, drive-thru Black Rock Coffee Bar, operating under a 10-year absolute-NNN lease that commenced in May 2018 and generates \$52,800 in annual base rent with three five-year renewal options and a long-term ground lease for a prominent double-faced billboard that pays \$70,000 base rent per year with contractually scheduled 10 percent rent escalations every five years through August 2049.

For Sale

Dallas, OR | 1.18 Acres | CG - Land

Property Location



Bldg SF	N/A	Land SF	1.18 Acres	Zoning	GC
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Sale Price	Price / Ft
\$925,000	\$18/ft
Buyer Rep Fee	\$23,125 2.50%

Property Highlights

- Zoned CG - General Commercial
- Close proximity to many national and local retailers.
- Zoning allows for everyday retail, dining, and service businesses. Professional and medical offices, hospitality, fitness/wellness, and financial services are also permitted as well as mixed-use.

For Sale

Dallas, OR | 1.18 Acres | CG - Land

Property Location



Bldg SF

N/A

Land SF

1.18 Acres

Zoning

CG



Isaac Grant, CCIM & Rene' Nelson, CCIM

(541) 525-6907 | isaac@cwwalker.net

Sale Price

\$925,000

Price / Ft

\$18/ft

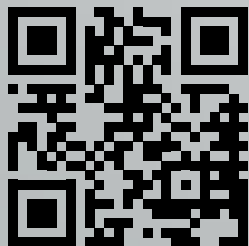
Buyer Rep Fee

\$23,125 | 2.50%



The Ice House

910 Front St NE
Salem, OR.



Ian Levin, CCIM 503-383-8173

Elizabeth Infante 503-569-9043

For Sale or Lease

Be cool baby, it's just an ice house.

Property Location



Bldg SF	15,180 SF	Land SF	38,354	Zoning	CB
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Sale Price	Price / Ft
\$1,548,360	102.00
Buyer Rep Fee	2.5%
Rate / Ft / Mth	Rate / Ft /Yr
Tenant Rep Fee	
Lease Type	
Term	Cash

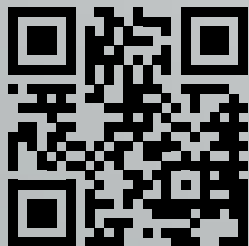
Property Highlights

- You get to deal with the City of Salem!
- Huge fenced yard.
- The cartel could fit like 3000 kilos in there.



New Construction 4 plex.

1380 Saginaw St SE
Salem, OR.



Ian Levin, CCIM 503-383-8173

Elizabeth Infante 503-569-9043

For Sale or Lease

Aye Aye Aye Arriba!

Property Location



Bldg SF

tbd

Land SF

6450

Zoning

RM2



Ian Levin, CCIM 503-383-8173

Elizabeth infante 503-569-9043

Sale Price

\$1,100,000

Price / Ft

275K/ Dr.

Buyer Rep Fee

2.5%

Rate / Ft / Mth

Rate / Ft /Yr

Tenant Rep Fee

Lease Type

Term

Cash

Property Highlights

- New, new, new!
- Elementary School close by.
- Good neighborhood.
- Great weed shop within walking dist.

