



EXCLUSIVELY OFFERING

29 S Nehalem Street Clatskanie, OR 97016 \$369,000

Great visibility & upside in this mixed-use, two-story building in the center of Clatskanie, Oregon just off HWY 30! The building is approx. 4,114 SF and sits on top of 5,451 SF of land. The ground floor includes an approx. 1,200 SF commercial space leased to State Farm Insurance and a residential unit behind the commercial space with one bedroom/one bathroom. The second floor has three fully leased units; two large units with one bedroom/one bathroom and a unit with two bedrooms/one bathroom. The property includes seven uncovered parking spaces. This property has great potential upside if rents are brought to market rates. Currently offering a 3.1% CAP Rate and a Pro Forma CAP Rate of 8%. Call today for more details.

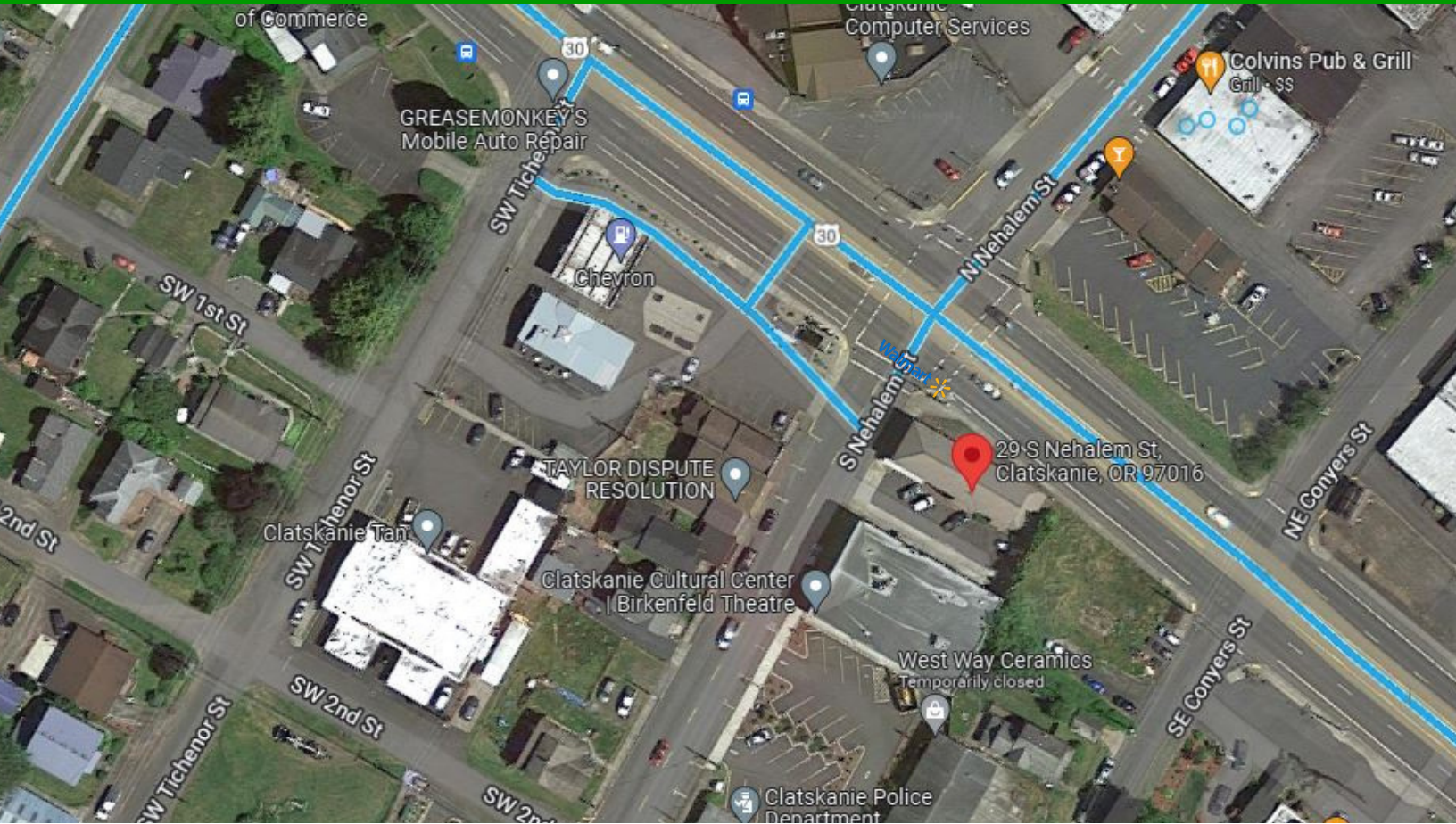


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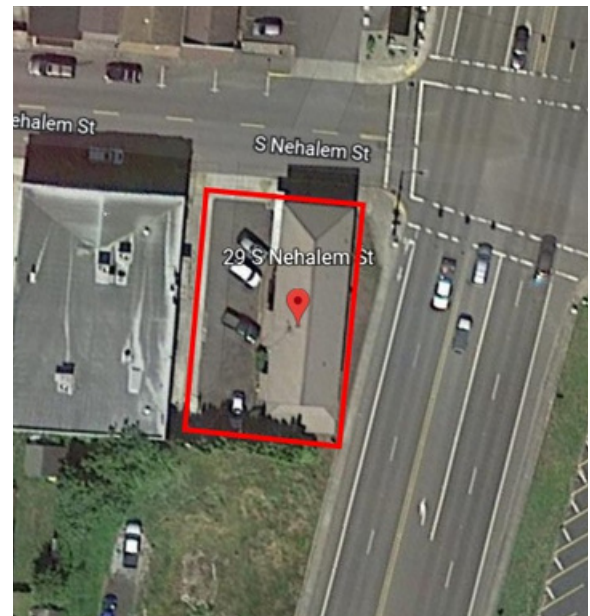
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PROPERTY OVERVIEW



PROPERTY DEMORGRPHICS

PRICE:	\$369,000
BUILDING SF:	4,114 SF +/-
LOT SIZE:	5,451 SF +/-
TAX PARCEL:	0501074080420260000
ZONING:	Commercial - General



DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



EXECUTIVE SUMMARY

Tenants	Current Monthly Income	Proforma Monthly Income
RESI #1	\$425	\$795
RESI #2	\$400	\$795
RESI #3	\$550	\$795
RESI #4	\$550	\$795
COMM #5	\$600	\$1,000
	\$2,525	\$4,180

Income	Actual Income	Proforma Income
Scheduled Gross Annual Income:	\$30,300	\$50,160
Less: Vacancy Factor (3%):	(\$0)	(\$1,505)
Effective (Adjusted) Gross Income:	\$30,300	\$48,655

Expenses	Current Expenses	Proforma Expenses
Property Taxes	\$2,099	\$2,200
Water, Sewer, Storm, Garbage	\$6,094	\$6,200
Maintenance & Repairs	\$4,629	\$4,800
Insurance	\$4,719	\$4,800
Janitorial	\$1,241	\$1,300
Total Est. Annual Expenses	\$18,782	\$9,300
NET Operating Income	\$11,518	\$29,355

Financial Indicators	Current	Proforma
Capitalization Rate:	3.1%	8.0%
Gross Rent Multiplier:	12.18%	7.36%

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EXECUTIVE SUMMARY

LISTING SUMMARY

Price:	\$369,000
Price Per Square Foot:	\$89.69
Lot Square Foot:	5,451 SF
Current CAP Rate:	3.1%
Proforma CAP Rate	8.0%

PHYSICAL INFORMATION

Total Rentable Square Footage:	4,114 SF
Roof Type:	Metal
Exterior:	Wood Products
Original Years Built:	1887
Years Updated:	Updated Over Time

PROPOSED FINANCING

Down Payment:	\$150,000
Percent Down:	41%
Loan Amount:	\$219,000
Interest Rate:	6%
Terms (Years)	25
Monthly Loan Payment:	\$1,411
Annual Loan Payment:	\$16,932
Proforma Annual Net Cash Flow:	\$12,423

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PHOTOS



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