



EXCLUSIVELY OFFERING

161 N Nehalem Street Clatskanie, OR 97016

\$649,000

Rare find in this mixed-use property with significant upside in old downtown Clatskanie, Oregon. The building is approx. 12,320 SF over two floors and sits on top of approx. 10,000 SF of land. The ground floor is fully leased and includes two commercial tenants and a large one-bedroom/one-bathroom apartment in the back of the building. The second floor includes a leased office/storage room, and an unfinished vacant space on the street side to potentially convert to more income producing apartments. The back of the second floor consists of six apartments; one studio, three one-bedroom/one-bathroom units, and 2 two-bedroom/one-bathroom units. Parking is included along the backside of the building. Rental rates are well below market and give buyer significant long-term upside. This property offers a Pro Forma CAP Rate of 10.6% and the current CAP Rate is 4.1%. Great upside potential. Call today for more details.

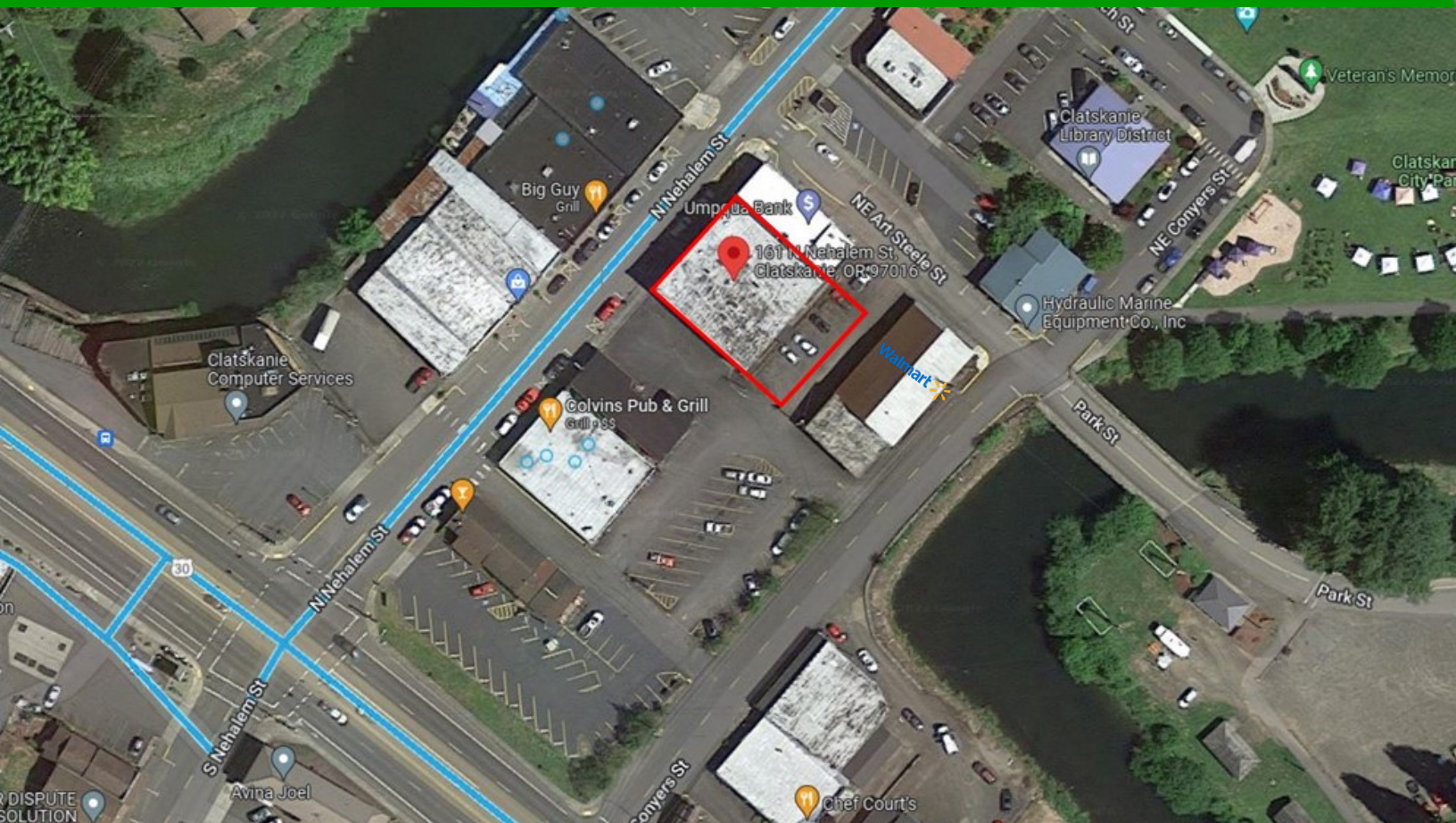
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PROPERTY OVERVIEW



PROPERTY DEMORGRPHICS

PRICE:	\$649,000
BUILDING SF:	12,320 SF +/-
TAX PARCEL:	0501074080420410000
ZONING:	Commercial



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
COMM-A	\$762	\$1,500
COMM-B	\$350	\$700
RESI 1-A	\$425	\$795
RESI #1	\$400	\$795
RESI #2	\$625	\$1,050
RESI #3	\$400	\$795
RESI #4	\$650	\$1,050
RESI #5	\$450	\$795
RESI #6	\$375	\$795
Office/Storage	\$135	\$200
	\$4,572	\$8,475
Income	Actual Income	Proforma Income
Scheduled Gross Annual Income:	\$54,864	\$101,700
Less: Vacancy Factor (3%):	(\$0)	(\$3,050)
Effective (Adjusted) Gross Income:	\$54,864	\$98,650
Expenses	Current Expenses	Proforma Expenses
Property Taxes	\$7,099	\$7,200
Water, Sewer, Storm, Garbage, Electricity	\$12,194	\$12,500
Maintenance & Repairs	\$3,763	\$4,000
Insurance	\$4,719	\$4,900
Janitorial	\$732	\$1,000
Total Est. Annual Expenses	\$28,570	\$29,600
NET Operating Income	\$26,354	\$69,050
Financial Indicators	Current	Proforma
Capitalization Rate:	4.1%	10.6%
Gross Rent Multiplier:	11.83%	6.4%
Debt Coverage Ratio:		

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EXECUTIVE SUMMARY

LISTING SUMMARY

Price:	\$649,000
Price Per Square Foot:	\$52.68
Combine Lot Square Foot (Boundary Line Adjustment In Process:	10,000 SF
Current CAP Rate:	4.1%
Proforma CAP Rate	10.6%

PHYSICAL INFORMATION

Total Rentable Square Footage:	12,320 SF
Roof Type:	Torchdown
Exterior:	Brick/Wood Products/Concrete
Original Years Built:	1927
Years Updated:	Updated Over the Years as Needed

PROPOSED FINANCING

Down Payment:	\$260,000
Percent Down:	40%
Loan Amount:	\$389,000
Interest Rate:	6.0%
Terms (Years)	25
Monthly Loan Payment:	\$2,506
Annual Loan Payment:	\$30,076
Proforma Annual Net Cash Flow:	\$38,974

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PHOTOS



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