



READY TO BUILD FOOD TRUCK PARK

324 DAKOTA ST, SUTHERLIN, OR 97479

SMI REAL ESTATE

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from SMI Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SMI Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SMI Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SMI Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SMI Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SMI Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
PLANS	12
PLANS1	13
FINANCIAL ANALYSIS	14
UNDERWRITING	15
LEASE COMPARABLES	16
PAD RENT COMPARABLES	17
ADVISOR BIOS	18



PROPERTY INFORMATION

0 DAKOTA ST, SUTHERLIN, OR 97479

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting a fully permitted and ready-to-build 18-space food truck park, complete with an additional 1,600 SQFT. structure ideal for a bar or extra restaurant space. Branding for the food truck park is already established, setting the stage for immediate development. This location is ideal, with new apartments under construction directly behind the property, a Tesla Supercharger station within walking distance, and upcoming residential developments less than two miles away. Please contact the broker for access to approved plans and additional documentation.

OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	0.73 Acres

ADDITIONAL INFORMATION

Build Estimate, plans and additional information available for qualified buyers.

LOCATION



LOCATION DESCRIPTION

Situated in the rapidly growing city of Sutherlin, Oregon, this property offers an exceptional opportunity for a thriving food truck park. Positioned next to Tractor Supply, the location benefits from high visibility and steady foot traffic. Adding to its appeal, a new apartment complex is under construction directly behind the property, promising a built-in customer base.

Across the street, the Tesla Superchargers provide an additional draw, attracting travelers. With Sutherlin experiencing notable growth and development, this location is perfectly poised to become a community hotspot for dining and socializing.

COMPLETE HIGHLIGHTS



ADDITIONAL PHOTOS

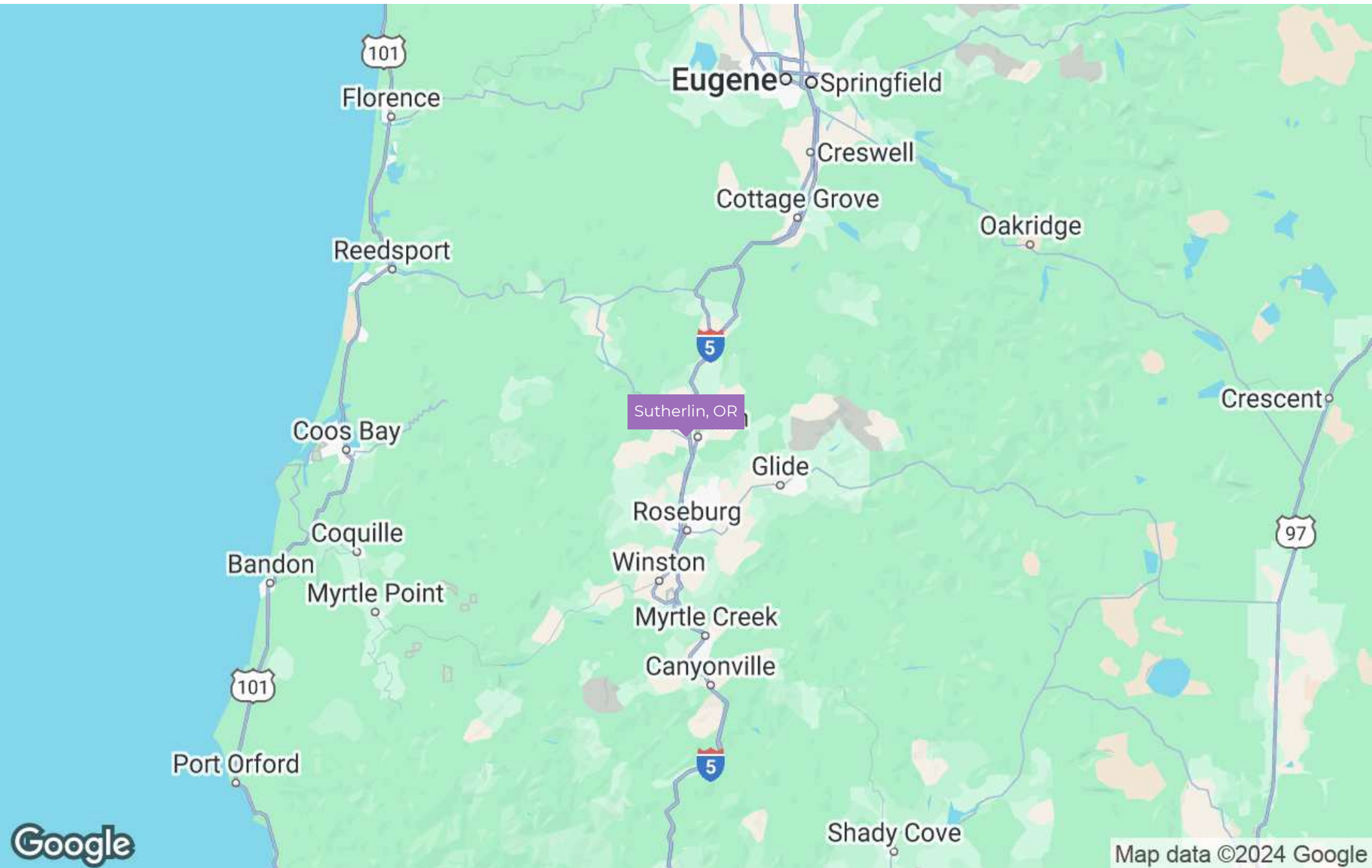




LOCATION INFORMATION

0 DAKOTA ST, SUTHERLIN, OR 97479

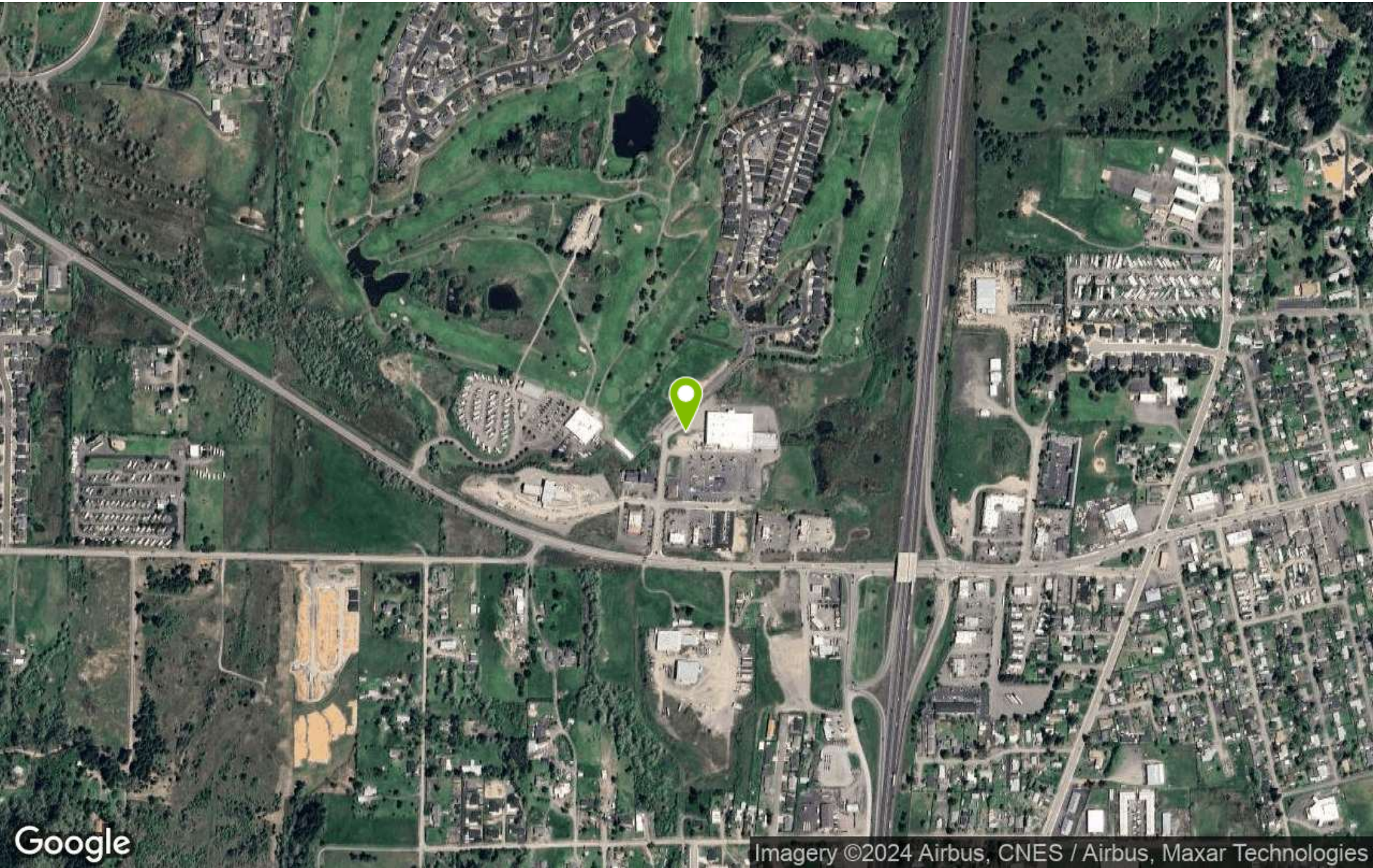
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



PLANS

0 DAKOTA ST, SUTHERLIN, OR 97479

GENERAL LANDSCAPING AND IRRIGATION NOTES:

1. THE USE OF THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAND, TO A MAINTAIN THE LANDSCAPING AND IRRIGATION EQUIPMENT LISTED BELOW.
2. CONTRACTOR TO MAINTAIN ALL UTILITIES NOT TO LANDSCAPING AND IRRIGATION EQUIPMENT.
3. ALL UTILITIES TO BE MAINTAINED THROUGHOUT THE PROJECT.
4. ALL UTILITIES TO BE MAINTAINED THROUGHOUT THE PROJECT.
5. ALL UTILITIES TO BE MAINTAINED THROUGHOUT THE PROJECT.

VEGETATION REMOVAL AND PLANTING:

1. VEGETATION TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND LISTED ON THE VEGETATION REMOVAL AND PLANTING LIST.
2. VEGETATION TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND LISTED ON THE VEGETATION REMOVAL AND PLANTING LIST.
3. VEGETATION TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND LISTED ON THE VEGETATION REMOVAL AND PLANTING LIST.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

LANDSCAPE AREAS - REQUIRED PLANTINGS FOR INTERIOR PARKING & BUSINESS STRIP AREAS

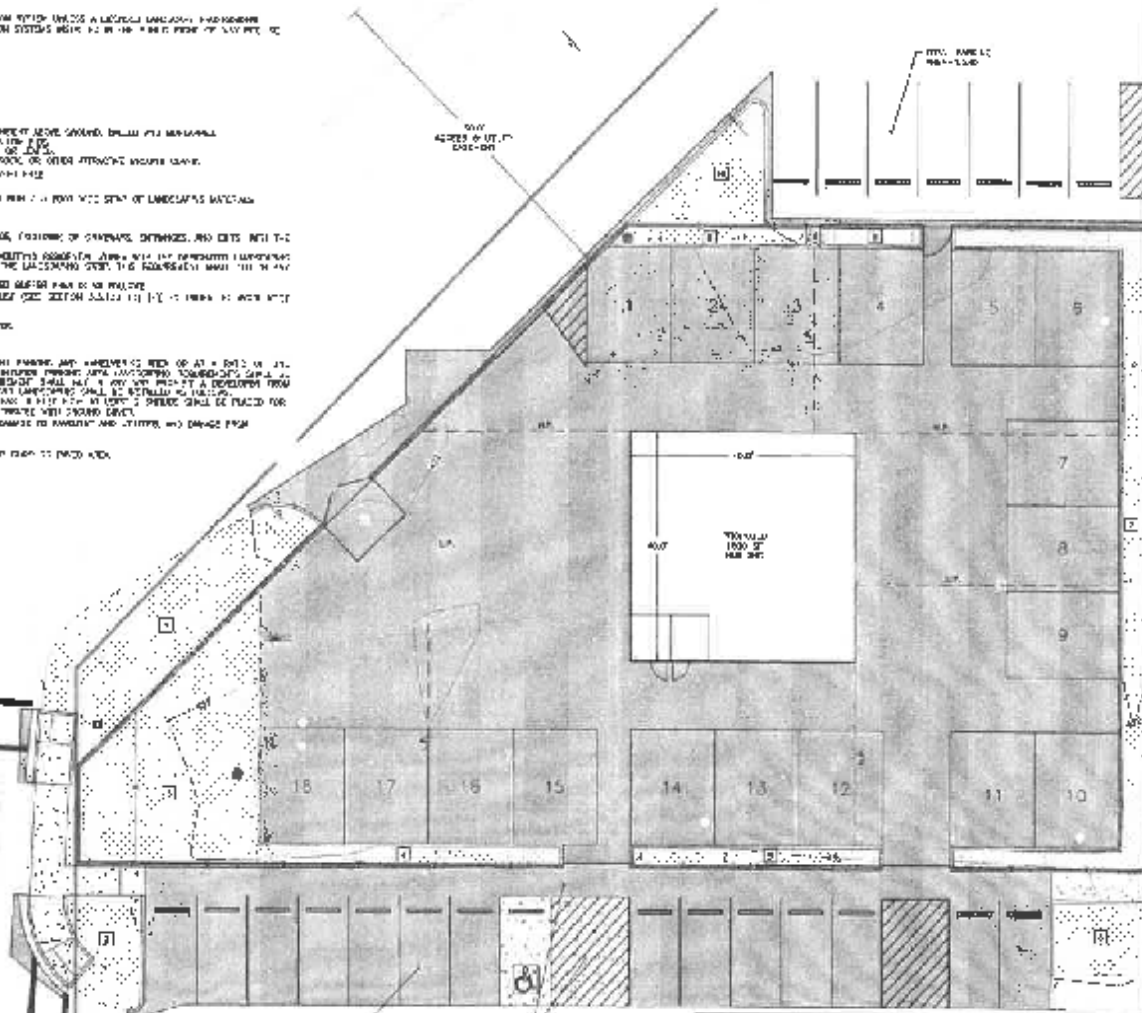
NO.	DESCRIPTION
1	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
11	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
12	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
13	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
14	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
15	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
16	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
17	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
18	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
19	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
20	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

MAP LEGEND:

[Symbol]	NEW AS
[Symbol]	NEW CONCRETE
[Symbol]	NEW LANDSCAPING
[Symbol]	EXISTING

INTERIOR PARKING AREA LANDSCAPING REQUIREMENTS

LANDSCAPING AREA: 1,125 SQ. FT. (1,125 SQ. FT. x 1.00) = 1,125 SQ. FT.
NO. OF PARKING SPACES: 237 SQ. FT.



LANDSCAPE SHEET NOTES:

1. ALL PLANTINGS TO BE INSTALLED AS SHOWN ON THIS SHEET. ALL PLANTINGS TO BE INSTALLED AS SHOWN ON THIS SHEET. ALL PLANTINGS TO BE INSTALLED AS SHOWN ON THIS SHEET.

CALL BEFORE YOU DIG
ONE CALL 800-4-A-DIG
OR 214-621-3100
OR 800-4-A-DIG



ie

100%
100%
100%

100%
100%
100%

100%
100%
100%

REV.	DATE	DESCRIPTION

SOUTHERN FOOD TRUCK PARK

100%
100%
100%

C.6



FINANCIAL ANALYSIS

0 DAKOTA ST, SUTHERLIN, OR 97479

INCOME	Pro Form	Per Site	Year 2	Per Site	Notes
GROSS POTENTIAL RENT	\$205,200	\$11,400	\$215,460	\$11,970	Year 2 rents assume a 5% increase.
<i>Average Lot Rent/Month</i>	\$950		\$998		
Other Rent	\$0		\$0		
Vacancy/Collections	-\$10,260	-\$570	-\$10,773	-\$599	
<i>% Vacancy/Collections</i>	5%		5%		
COMMERCIAL INCOME	\$38,400	\$0	\$42,240	\$0	1,600 SQFT. food pavillion rented at \$3,200/ Month
Vacancy/Collections	-\$1,920	\$0	-\$2,112	\$0	
<i>% Vacancy/Collections</i>	5%		5%		
EFFECTIVE RENTAL INCOME	\$231,420	\$0	\$244,815	\$0	
EFFECTIVE GROSS INCOME	\$231,420	\$12,857	\$244,815	\$13,601	
<i>% EGI</i>					
EXPENSES	Scheduled	Per Site	Pro Forma	Per Site	
Real Estate Taxes	\$22,828	\$1,268	\$23,741	\$1,319	Estimated
Insurance	\$12,500	\$694	\$13,000	\$722	Estimated
Total Utilities	\$45,000	\$2,500	\$47,250	\$2,625	Estimated
Repair/Maintenance	\$10,000	\$556	\$10,400	\$578	Estimated
Grounds	\$7,500	\$417	\$7,725	\$429	Estimated
License/Permits	\$1,200	\$67	\$1,236	\$69	Estimated
Advertising	\$12,000	\$667	\$12,360	\$687	Estimated
Operating Reserves	\$1,350	\$75	\$1,391	\$77	\$75/site
Management	6.00% \$13,885	\$771	\$14,689	\$816	Estimated
TOTAL EXPENSES	\$81,263	\$4,515	\$84,542	\$4,697	
<i>% Expense Ratio</i>	35.12%		34.53%		
NET OPERATING INCOME	\$150,157	\$8,342	\$160,273	\$8,904	
Cap Rate	10.01%		10.68%		Based off of \$649k purchase price + \$851K Build Price
Debt Service	\$73,675		\$73,675		
Price Per Site	\$4,093		\$4,093		
<i>DSCR</i>	2.04		2.18		
BEFORE TAX CASH FLOW	\$76,482		\$86,598		



PAD RENT COMPARABLES

0 DAKOTA ST, SUTHERLIN, OR 97479

PAD RENT COMPARABLES

Name	Address	Carts	Pad Rent
The Yard Food Park	4106 State St, Salem, OR	18	\$900-\$1,200
Corral Taproom	791 NW 3rd St, Prineville, OR	3	\$750
Beehive Station	1510 Fabry Road SE, Salem, OR	14	\$800
General Duffys Food Trucks	404 SW Forest Ave, Redmond, OR	12	\$1,200



ADVISOR BIOS

0 DAKOTA ST, SUTHERLIN, OR 97479

ADVISOR BIO 1



JORDAN LUNDSTROM

Broker

jordan.lundstrom@smire.com

Direct: **503.390.6060** | Cell: **503.701.8179**

OR #201228946

SMI Real Estate

7412 SW Beaverton Hillsdale Hwy Suite 203
Portland, OR 97225
503.390.6060



503.390.6060 | SMIRE.COM

3625 RIVER ROAD N, SUITE 250 | KEIZER, OR 97303

937-1 GEARY ST SE | ALBANY, OR 97322

7412 SW BEAVERTON HILLSDALE HWY, SUITE 203 | PORTLAND, OR 97225