

## Forest Grove Office Building

2318 Pacific Avenue  
Forest Grove, OR 97116

**Sale Price: \$695,000**



### Exclusively Listed

**Units: 2**

**Cap Rate: 5.15%**

**GIM: 13.44**

For more information on this listing, please contact:

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## Forest Grove Office Building

2318 Pacific Avenue  
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Office Suite/Hallway



Office Suite



Entryway/Hallway



Conference Room

**Tim Gray/Jarrett Gray**  
Apartments Northwest, LLC  
530 1/2 NW 23rd Ave., Portland, OR 97210  
(503) 222-3433 - (503) 828-4627

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**Forest Grove Office Building**  
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**Forest Grove, OR 97116**

**EXECUTIVE SUMMARY:**

**PRICE:** **\$695,000**

**Site:** ***1 Tax Lot; Building Zoned CA***

**Summary:** ***Well-Maintained, Single Story Office Building, Charming Multi-Tenant Property, Located in Forest Grove! Building Included Upgraded Spaces, Parking, Storage, & More, Close Proximity to Pacific University & Numerous Amenities, Short Distance to Downtown Forest Grove, Restaurants, Shops, & More,***

**Notes:** ***Great Well Kept Property; Long Term Owners; Upside in Rents & Utility Reimbursements; Easy Building to Manage!***

**PHYSICAL DATA**

Year Built:	1950	Roof:	Flat	Lot (SF): Apprx	17,860	NNN's	No
Stories:	1	Exterior:	Wood Frame	Bldg Sq Ft::	2,424	Secured Entr.	No
Sprinklers::	No	Windows:	Metal	Parking:	Off-Street	Bike Storage:	No
Elevator:	No	Heat/AC:	Yes	Bathrooms:	Yes	Wi-Fi:	No

**FINANCING:**

PROPOSED FINANCING ON SALE:			EXISTING: ( )	NEW LOAN ( X )	
Type	Balance:	Monthly Payment:	Int. Rate:	Terms	Lender
Conv.	\$417,000	\$2,303	5.25%	30 yr. Amort	Quote
Total: \$417,000		\$2,303x 12 = Annual (Net) Debt Service Of:		\$27,632	

Scheduled Gross Income:	\$49,200	Price:	\$695,000
Less: Vacancy:	\$0	Price Per Rentable Sq. Ft:	\$286.72
Plus: Other Income:	<u>\$2,500</u>	Price Per Total Sq Ft:	\$286.72
Effective Gross Income:	\$51,700	Downpayment (40%):	\$278,000
Less: Expenses:	<u>(\$15,919)</u>	Gross Income Mult:	13.44
Net Operating Income:	\$35,781	Capitalization Rate:	5.15%
Less: Loan Payments:	<u>(\$27,632)</u>	Cash Flow (%):	2.93%
Before Tax Cash Flow:	<u>\$8,149</u>		

**APARTMENT INVESTMENT ANALYSIS**

**Forest Grove Office Building**  
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PRICE: **\$695,000**  
 Price Per SF: **\$286.72**  
 CAP RATE: **5.15%**  
 G.I.M.: **13.44**

PRICE: **\$695,000**  
 Price Per SF: **\$286.72**  
 CAP RATE: **6.27%**  
 G.I.M.: **11.47**

**Total In Place Rents**
**Pro-Forma w/ Mkt Rents - 3 Years**

Tenants	Type	# Units	Est. SF	Rent	\$/SF	Monthly	Rent	\$/SF	Monthly
1	Ground Floor	1	600	\$900	\$1.50	\$900	\$1,150	\$1.92	\$1,150
1	Ground Floor	1	1,824	\$3,200	\$1.75	\$3,200	\$3,650	\$2.00	\$3,650
TOTALS:		2	2,424	Monthly Gross Rents		\$4,100			

**Scheduled Gross Income (Annual)**

**\$49,200** **\$57,600**

Less: Office Vacancy **0%** **\$0** **0%** **\$0**

**Plus: Util Fees, & Misc** **\$1,500** **\$2,000**

Plus: Reimb. Operting Exp. **\$1,000** **\$1,000**

**Effective Gross Income (Annual)** **\$51,700** **\$60,600**

Less: Estimated Expenses	% Of EGI	\$/SF/Year	\$/Unit/Year	Budget	\$/Unit/Year	Budget
R. E. Taxes - Est.	9.26%	\$1.97	\$2,393	\$4,786	\$2,465	\$4,930
Insurance - Est.	3.09%	\$0.66	\$800	\$1,600	\$824	\$1,648
Utilities Est.	5.57%	\$1.19	\$1,440	\$2,880	\$1,483	\$2,966
<b>Total Fixed Expenses</b>	<b>17.92%</b>	<b>\$3.82</b>	<b>\$4,633</b>	<b>\$9,266</b>	<b>\$4,772</b>	<b>\$9,544</b>
Management Fees	3.00%	\$0.64	\$776	\$1,551	3.00%	\$909
Repairs & Maint.	6.00%	\$1.28	\$1,551	\$3,102	\$1,818	\$3,636
Reserves/Replacements	1.93%	\$0.41	\$500	\$1,000	\$500	\$1,000
Misc. Expenses	1.93%	\$0.41	\$500	\$1,000	\$500	\$1,000
<b>Total Variable Expenses</b>	<b>12.87%</b>	<b>\$2.74</b>	<b>\$3,327</b>	<b>\$6,653</b>	<b>\$3,727</b>	<b>\$7,454</b>
<b>Total Estimated Annual Expenses</b>	<b>\$6.57</b>	<b>\$7,960</b>	<b>\$15,919</b>	<b>\$8,499</b>	<b>\$8,499</b>	<b>\$16,998</b>

**\$35,781**

**\$43,602**

**EXPENSE ANALYSIS:**  
**Estimated Net Operating Income**

% of Effective Gross:	30.79%	28.05%
\$ Per Unit/ Per Year:	\$7,960	\$8,499
\$ Per NRSF/ Per Year:	\$6.57	\$7.01

**Jarrett Gray**

Apartments Northwest, LLC

530 1/2 NW 23rd Avenue

(503) 222-2346 / (503) 828-4627