



THE
MOGHAREBIGROUP
MULTIFAMILY INVESTMENT ADVISORY

a Mogharebi - Ozen Company



DAVIS STREET APARTMENTS

46 Units | Built 2004 | \$7,900,000

1100 North Davis Street, Cornelius, OR 97113



THE
MOGHAREBIGROUP

EXCLUSIVELY LISTED BY :

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INVESTMENT OVERVIEW

The Mogharebi Group is pleased to present the opportunity to acquire Davis Street Apartments, a 46-unit garden-style apartment community located at 1100 North Davis Street in Cornelius, Oregon. This Class B asset benefits from a consistent unit mix of two-bedroom floorplans, each approximately 750 square feet in size. The property offers a range of amenities designed to enhance resident satisfaction, including large windows that allow ample natural light, spacious bathrooms, electric ranges, and carpeting. Community features comprise a picnic area, basketball court, courtyard, laundry facilities, BBQ grill, on-site parking, and 24-hour maintenance services. Strategically situated in Cornelius, the property is within walking distance to downtown, offering residents easy access to coffee shops, boutiques, and the library. The location boasts a Walk Score of 58, indicating that some errands can be accomplished on foot, and a Bike Score of 74, reflecting very bikeable conditions. Proximity to public transportation is another advantage, with multiple bus stops located within 0.3 miles, facilitating convenient commutes to surrounding areas. The area is experiencing growth, with ongoing infrastructure improvements enhancing its appeal to potential tenants. Given its desirable unit mix, comprehensive amenities, and prime location, Davis Street Apartments represents a compelling investment opportunity with strong potential for tenant retention and value appreciation.



Investment Highlights



Delivered 100% Occupied

Davis Street Apartments is fully occupied with immediate rental upside which can be quickly achieved through rent increases on existing tenants.



Desirable Two-Bedroom Floorplans

Davis Street Apartments offers its residents an exclusive lineup of two-bedroom floorplans that are approximately 750 square feet, each unit comes with ample closet spaces, double-wide combined living/dining areas, and a fully equipped kitchen stocked with essential appliances.



Walking Distance to Local Schools and Parks

Located within walking distance to Echo Shaw Elementary and Harleman Park, the property appeals to families seeking accessibility to schools and outdoor amenities.



Attractive Submarket with Minimal New Supply

Cornelius and surrounding areas have seen limited new multifamily construction, positioning Davis Street Apartments to benefit from strong demand and minimal competition.



Affordable Alternative to Portland Metro Core

Davis Street Apartments offers affordability relative to Portland's urban core, which is just 25 miles away, making it an attractive option for cost-conscious renters with regional job ties.

Amenities

KITCHEN

- Granite Style Laminate Countertops
- Hardwood Flooring
- Refrigerator
- Dishwasher
- Electric Range / Oven
- Hood-Fan

UNIT

- Carpet Flooring in Bedrooms and Living Areas
- Large Windows
- Spacious Open Layouts
- Hardwood / Tile Flooring in Bath Areas

COMMON AREA

- Laundry Facilities
- Basketball Court
- Playgrounds
- Picnic Area with Grills
- 24-Hour Maintenance
- On-Site Mangement
- Courtyard
- On-Site Parking
- Leasing Office
- 3 - Storage Rooms

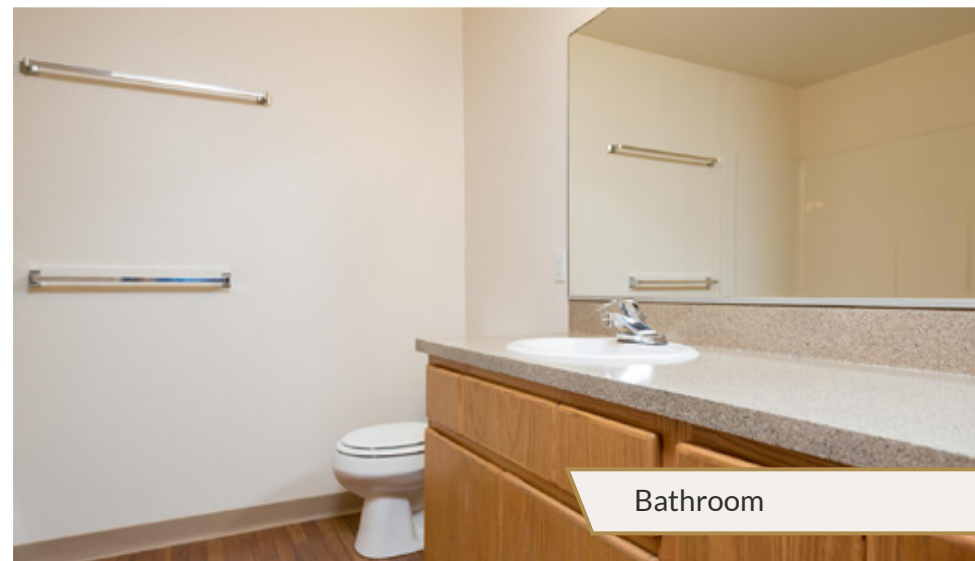




Kitchen



Bedroom

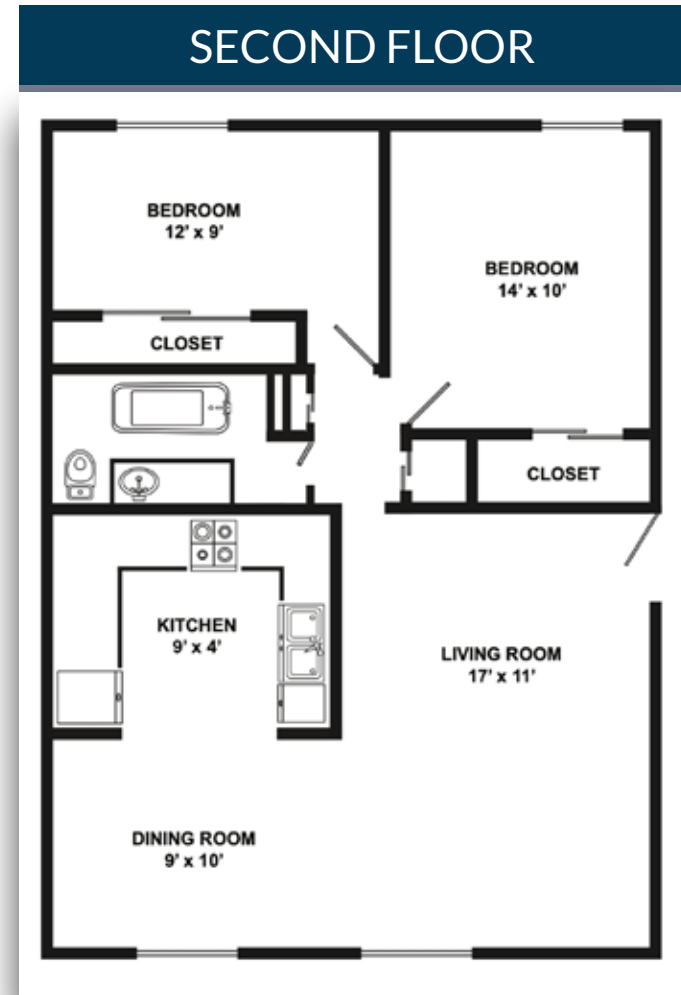
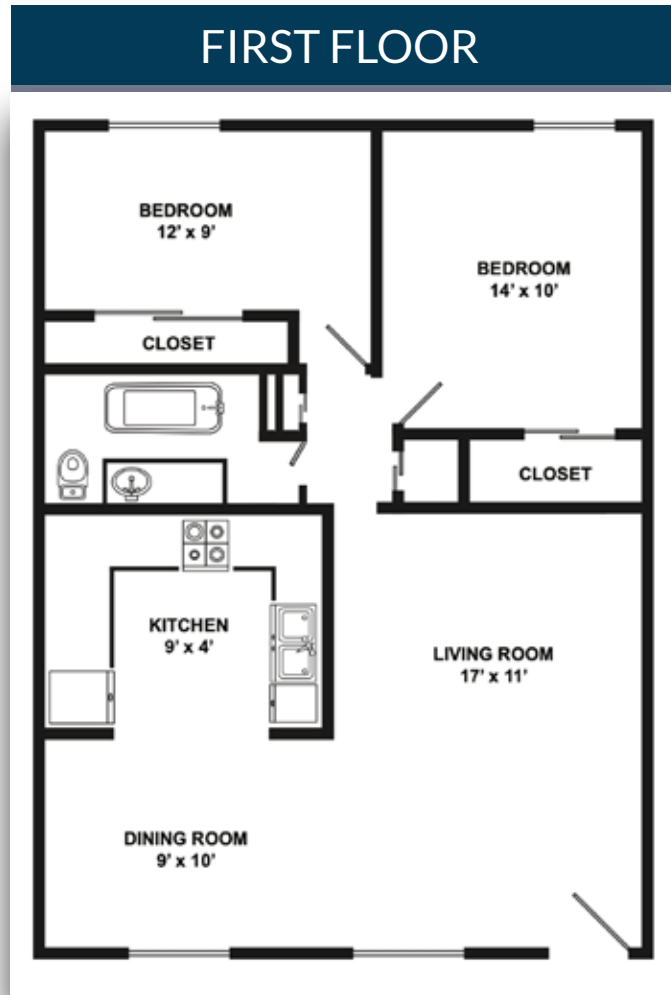


Bathroom

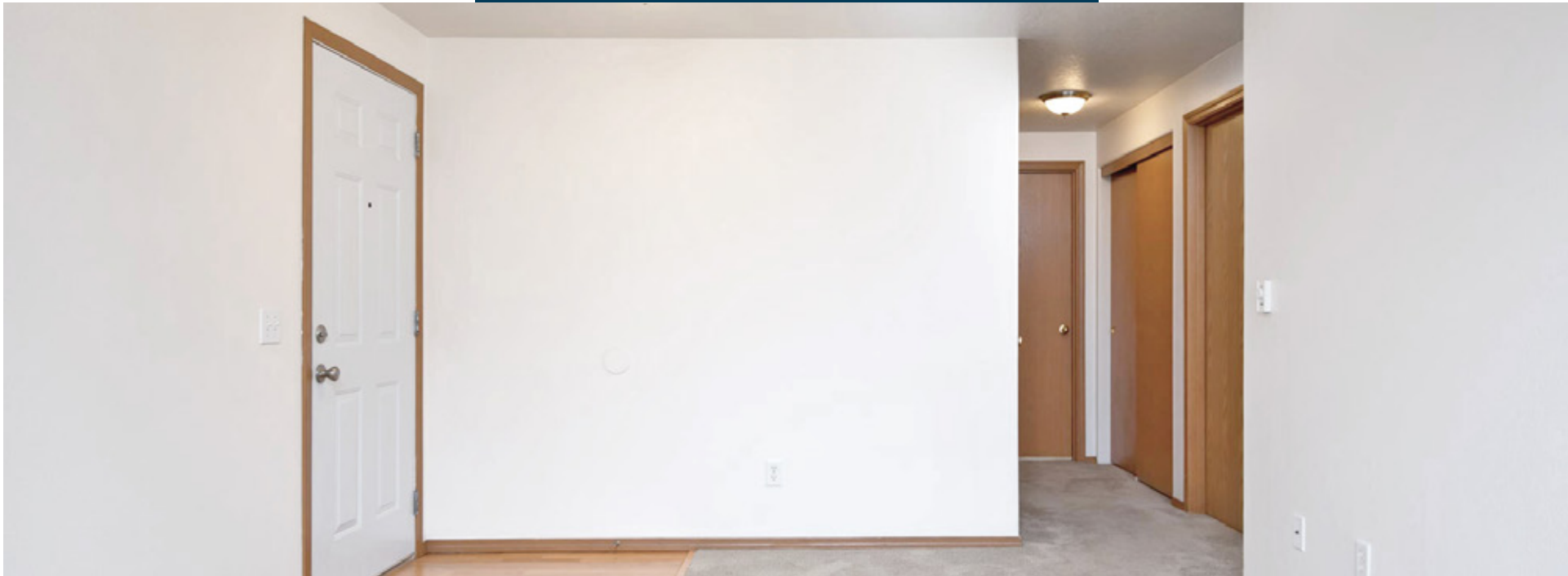


Living Room

Floor Plan



Davis Street Apartments offers its prospective residents the option between first or second floor units, both options are two-bedroom, one-bathroom floorplans with approximately 750 square feet of living space. The main distinction between the two floors is the placement of the unit's main entry door, illustrated above.



02

FINANCIAL ANALYSIS





Property Summary

OFFERING

Price	\$7,900,000
Price / Unit	\$171,739
Price Per SF	\$229
Avg In-Place Rent	\$1,409
Avg In-Place Rent / SF	\$1.88
Avg Asking Rent	\$1,575
Avg Asking Rent / SF	\$2.10
Market Proforma Cap Rate	6.96%
Current / Proforma (Stabalized) Cap Rate	6.38%
Market Proforma Cash-On-Cash	6.01%
Current / Proforma (Stabalized) Cash-On-Cash	4.12%
Market GRM	9.13
Current/Proforma (Stabalized) GRM	9.56

PROPERTY SUMMARY

Property Name	DAVIS STREET APARTMENTS
Address	1100 NORTH DAVIS STREET
City, State Zip	CORNELIUS, OR 97113
Units	46
Rentable SF	34,500
Average Unit SF	750
Year Built	2004

SITE DETAILS

APN	R752750, R2125136, R752732
Lot Size	2.28 ACRES
Density	20.2 UNITS / ACRE
Parking Spaces	73
Parking Ratio	1.59

CONSTRUCTION

Number of Buildings	6
Number of Stories	2
Foundation	CRAWL SPACE
Framing	WOOD
Exterior	FIBER CEMENT
Roof	PITCHED - COMPOSITE SHINGLE

UTILITIES

Electricity	TENANT
Water	TENANT - SEPARATELY METERED
Sewer	TENANT - SEPARATELY METERED
Trash	LANDLORD - RUBS
Cable / Internet	TENANT

MECHANICAL

HVAC	ELECT - CADET
Water Heater	ELECT



Unit Mix & Rent Schedule

Units	Floor Plan	% of Mix	Estimated Square Feet	Current Asking Rent	Total Current Asking Rent	Asking Rent Proforma (Year-1)	Asking Rent Monthly Proforma (Year-1)
46	2 / 1.0	100%	750	\$1,575	\$72,450	\$1,650	\$75,900
46			34,500		\$72,450		\$75,900

Note: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Income and Expenses are estimates. Buyer must verify the information and bears all risk for any inaccuracies.

Investment Summary

Pricing Summary				
Price:				\$7,900,000
Down Payment:	31%			\$2,445,000
Rate:	6.25%			
Number of Units:			46	
Price/Unit:			\$171,739	
Net Rentable Sq.Ft.:			34,500	
Price/Sq.Ft.:			\$228.99	
		Current Proforma	TMG Proforma	
Cap Rate:		6.38%	6.96%	
GRM:		9.56	9.13	
Cash on Cash Return:		4.12%	6.01%	
		Current Proforma (Stabilized)	TMG Proforma (Market)	
Scheduled Gross Rent		\$869,400	\$910,800	
Loss-to-Lease	5.0%	(\$43,470)	5.0%	(\$45,540)
Vacancy	5.0%	(\$43,470)	5.0%	(\$45,540)
Effective Rental Income		\$782,460	\$819,720	
Laundry Revenue Collected		\$10,502	\$11,012	
Other Revenue Collected		\$10,236	\$19,693	
Total Other Revenue		\$20,737	\$30,705	
Effective Gross Income (EGI)		\$803,197	\$850,425	
Total Expenses:	37.3%	\$299,393	35.3%	\$300,432
Net Operating Income (NOI)		\$503,804	\$549,993	
Annual Debt Service:		(\$403,048)	(\$403,048)	
Pre-Tax Cash Flow:	4.1%	\$100,756	6.0%	\$146,945
Principal Reduction:		\$63,921	\$63,921	
Return Before Taxes:		6.7%	\$164,677	8.6%

Location	
1100 N Davis St	
Cornelius, OR 97113	
Financing Summary	
New First T.D.:	\$5,455,000
TERMS: Cash to New Loan, 6.25% Fixed.	
30-yr Amortization due in 10 years	
Seller to pay any penalties or defeasance	
Additional Information	
Lot Size: 2.28 acres	Year Built: 2004
Density: 20.2 du/ac	
Current Proforma Expenses	
Administrative	6,097
Professional Fees	1,150
Marketing & Advertising	3,809
Payroll Expenses	61,661
Utilities	67,579
Insurance	15,889
Management Fees	27,300
Contract Services	16,374
Repairs & Maintenance	14,950
Real Estate Taxes	56,985
Replacement Reserve	13,800
Total Expenses:	\$299,393
Per Unit:	\$6,509
Per Sq. Ft:	\$8.68

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Other Revenue Analysis

	Annualized Actual Amount	Actual Monthly Amount	T3 Annualized Amount	T3 Monthly Amount	Adjusted Annual Amount	Adjusted Monthly Amount
Laundry Revenue Collected:	\$9,631	\$803	\$10,502	\$875	\$11,012	\$918
Other Revenue:						
Recovery from Deposits	11	1	\$0	-	5,415	451
Application Fees	405	34	\$0	-	1,449	121
Cancellation Fees	3,582	298	\$0	-	869	72
Late Charges	4,539	378	\$2,095	175	3,478	290
Utility Reimbursement Revenue	7,321	610	\$7,420	618	7,562	630
Miscellaneous	600	50	\$720	60	920	77
OTHER REVENUE COLLECTED:	\$16,458	\$1,371	\$10,236	\$853	\$19,693	\$1,641
TOTAL OTHER REVENUE:	\$26,089	\$2,174	\$20,737	\$1,728	\$30,705	\$2,559

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Operating Expense Summary

EXPENDITURE	Historic Expense			Current Proforma			TMG Proforma Market		
	Per Unit	Per SF		Per Unit	Per SF		Per Unit	Per SF	
Administrative	\$7,887	\$171	\$0.23	\$6,097	\$133	\$0.18	\$6,097	\$133	\$0.18
Professional Fees	8,308	181	0.24	1,150	25	0.03	1,150	25	0.03
Marketing & Advertising	3,809	83	0.11	3,809	83	0.11	3,809	83	0.11
Payroll Expenses	61,661	1,340	1.79	61,661	1,340	1.79	61,661	1,340	1.79
Utilities	67,579	1,469	1.96	67,579	1,469	1.96	67,579	1,469	1.96
Insurance	15,889	345	0.46	15,889	345	0.46	15,889	345	0.46
Management Fees	27,300	593	0.79	27,300	593	0.79	27,199	591	0.79
Contract Services	16,374	356	0.47	16,374	356	0.47	16,374	356	0.47
Real Estate Taxes	44,220	961	1.28	56,985	1,239	1.65	58,124	1,264	1.68
Repairs & Maintenance	16,451	358	0.48	14,950	325	0.43	14,950	325	0.43
Turnover Costs	28,685	624	0.83	13,800	300	0.40	13,800	300	0.40
Replacement Reserve	13,800	300	0.40	13,800	300	0.40	13,800	300	0.40
Total Operating Expenses	\$311,963	\$6,782	\$9.04	\$299,393	\$6,509	\$8.68	\$300,432	\$6,531	\$8.71

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Rent Roll

June 20th, 2025

Unit No.	Floor Plan		Size (sf)	Actual Rent	Actual Rent/SF	Asking Rent	Asking Rent/SF	Actual Variance	Comments
1100	2.0	1.0	750	\$1,499	\$2.00	\$1,575	\$2.10	-\$76	
1102	2.0	1.0	750	\$1,479	\$1.97	\$1,575	\$2.10	-\$96	
1104	2.0	1.0	750	\$1,575	\$2.10	\$1,575	\$2.10	\$0	
1106	2.0	1.0	750	\$1,525	\$2.03	\$1,575	\$2.10	-\$50	
1108	2.0	1.0	750	\$1,704	\$2.27	\$1,575	\$2.10	\$129	
1110	2.0	1.0	750	\$1,556	\$2.07	\$1,575	\$2.10	-\$19	
1116	2.0	1.0	750	\$1,180	\$1.57	\$1,575	\$2.10	-\$395	
1118	2.0	1.0	750	\$1,525	\$2.03	\$1,575	\$2.10	-\$50	Section 8
1122	2.0	1.0	750	\$1,336	\$1.78	\$1,575	\$2.10	-\$239	Section 8
1124	2.0	1.0	750	\$1,080	\$1.44	\$1,575	\$2.10	-\$495	
1134	2.0	1.0	750	\$1,533	\$2.04	\$1,575	\$2.10	-\$42	
1136	2.0	1.0	750	\$1,475	\$1.97	\$1,575	\$2.10	-\$100	
1142	2.0	1.0	750	\$1,318	\$1.76	\$1,575	\$2.10	-\$257	
1144	2.0	1.0	750	\$1,470	\$1.96	\$1,575	\$2.10	-\$105	
1156	2.0	1.0	750	\$1,340	\$1.79	\$1,575	\$2.10	-\$235	
1158	2.0	1.0	750	\$1,315	\$1.75	\$1,575	\$2.10	-\$260	
1164	2.0	1.0	750	\$1,525	\$2.03	\$1,575	\$2.10	-\$50	
1166	2.0	1.0	750	\$1,324	\$1.77	\$1,575	\$2.10	-\$251	
1170	2.0	1.0	750	\$1,492	\$1.99	\$1,575	\$2.10	-\$83	Section 8
1174	2.0	1.0	750	\$1,150	\$1.53	\$1,575	\$2.10	-\$425	
1182	2.0	1.0	750	\$1,296	\$1.73	\$1,575	\$2.10	-\$279	
1186	2.0	1.0	750	\$1,550	\$2.07	\$1,575	\$2.10	-\$25	Section 8
1200	2.0	1.0	750	\$1,291	\$1.72	\$1,575	\$2.10	-\$284	
1202	2.0	1.0	750	\$1,259	\$1.68	\$1,575	\$2.10	-\$316	
1204	2.0	1.0	750	\$1,533	\$2.04	\$1,575	\$2.10	-\$42	
1206	2.0	1.0	750	\$1,593	\$2.12	\$1,575	\$2.10	\$18	
1208	2.0	1.0	750	\$1,475	\$1.97	\$1,575	\$2.10	-\$100	
1210	2.0	1.0	750	\$1,505	\$2.01	\$1,575	\$2.10	-\$70	
1212	2.0	1.0	750	\$1,300	\$1.73	\$1,575	\$2.10	-\$275	
1214	2.0	1.0	750	\$1,487	\$1.98	\$1,575	\$2.10	-\$88	

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Rent Roll

June 20th, 2025

Unit No.	Floor Plan Bedrooms	Baths	Size (sf)	Actual Rent	Actual Rent/SF	Asking Rent	Asking Rent/SF	Actual Variance	Comments
1222	2.0	1.0	750	\$1,166	\$1.55	\$1,575	\$2.10	-\$409	
1224	2.0	1.0	750	\$1,333	\$1.78	\$1,575	\$2.10	-\$242	
1226	2.0	1.0	750	\$1,593	\$2.12	\$1,575	\$2.10	\$18	
1228	2.0	1.0	750	\$1,570	\$2.09	\$1,575	\$2.10	-\$5	
1230	2.0	1.0	750	\$1,525	\$2.03	\$1,575	\$2.10	-\$50	
1232	2.0	1.0	750	\$1,475	\$1.97	\$1,575	\$2.10	-\$100	
1234	2.0	1.0	750	\$1,407	\$1.88	\$1,575	\$2.10	-\$168	
1236	2.0	1.0	750	\$1,525	\$2.03	\$1,575	\$2.10	-\$50	
1260	2.0	1.0	750	\$1,268	\$1.69	\$1,575	\$2.10	-\$307	
1262	2.0	1.0	750	\$1,195	\$1.59	\$1,575	\$2.10	-\$380	
1264	2.0	1.0	750	\$1,400	\$1.87	\$1,575	\$2.10	-\$175	
1266	2.0	1.0	750	\$1,358	\$1.81	\$1,575	\$2.10	-\$217	
1268	2.0	1.0	750	\$1,306	\$1.74	\$1,575	\$2.10	-\$269	Section 8
1272	2.0	1.0	750	\$1,550	\$2.07	\$1,575	\$2.10	-\$25	
1274	2.0	1.0	750	\$1,130	\$1.51	\$1,575	\$2.10	-\$445	Section 8
1276	2.0	1.0	750	\$1,314	\$1.75	\$1,575	\$2.10	-\$261	
Averages			750	\$1,409	\$1.88	\$1,575	\$2.10	-10.6%	
Total	46	92.0	46.0	34,500	\$64,805	\$72,450		-\$7,645	

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Cash Flow

- Actual Scheduled Rents are derived from a June 20, 2025 Rent Roll.
- Expenses are annualized based on a 12-Month Statement from July 2024 to June 2025.
- Property Tax is based on the 2024-2025 tax bill.
- A 3% discount to the tax bill is applied for timely in-full payments.
- Current Asking Rent is derived from a June 20, 2025 rent roll.
- The projected vacancy allowance includes rollover and potential rent loss.
- Current Proforma (Stabilized) : comprises asking rent, stabilized loss-to-lease, market occupancy, T3 other income, and adjusted operating expenses.
- TMG Proforma (Market) : reflects asking rents adjusted upward by 5.00%, market loss-to-lease, market occupancy, and adjusted expenses.







Other Revenue Analysis

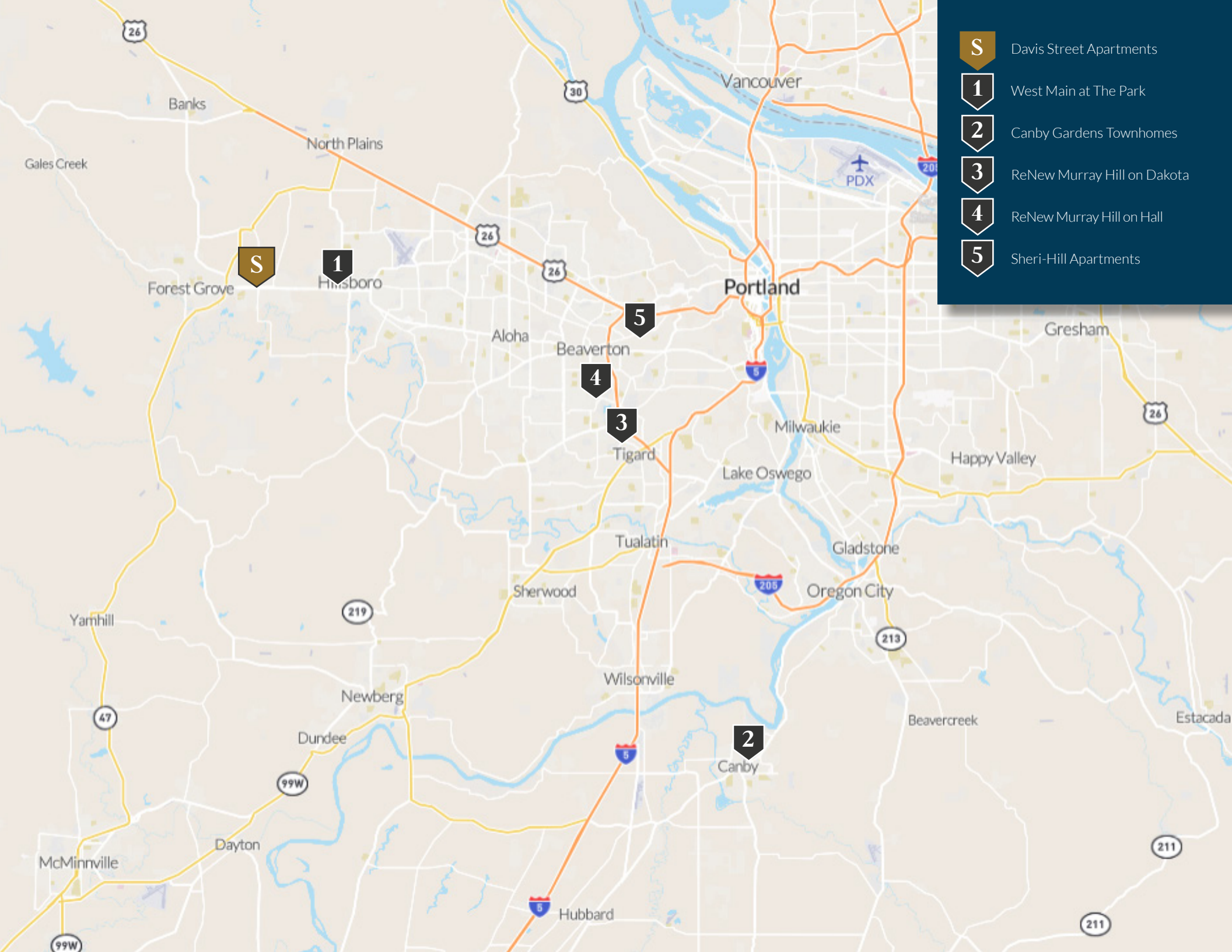
- Revenues are annualized based on a 12-Month Statement from July 2024 to June 2025.
- Laundry Revenue is estimated at 95.00% of units spending an average of \$21.00 per month.
- Recovery from Deposits estimated at 35.00% of the deposit amount, with an average \$961.00 deposit.
- Adjusted Application Fee estimated at \$45.00 per adult.
- Cancellation Fees estimated at \$1,575.00 per unit per month for 0.10% of units.
- Late Fees estimated at 4.00% of units with an average charge of \$157.50.
- Utility Reimbursement Revenue is for trash expenses.
- Utility Reimbursement Revenue is estimated at 100.00% of units with an average charge of \$13.70 per month.

Operating Expense Summary

- Expenses are annualized based on a 12-Month Statement from July 2024 to June 2025.
- Actual off-site management equates to 3.35% of EGI and is adjusted to 3.20%.
- Utilities include expenses for electricity, gas, water, sewer, and trash.
- Adjusted Insurance is to market rate.
- Property Tax is based on a on the 2024-2025 tax bill.
- A 3% discount to the tax bill is applied for timely in-full payments.
- Current Occupancy reported at 100.0%.

Comparable Property Sales

	PROPERTY	YEAR BUILT	UNITS	SIZE (SF)	PRICE	PRICE / UNIT	PRICE / SF	CAP	SALE DATE
S	 Davis Street Apartments 1100 N Davis St Cornelius, OR 97113	2004	46	34,500	\$7,900,000	\$171,739	\$229	6.38%	-
1	 West Main at The Park 1025 W Main St Hillsboro, OR 97123	1994	40	31,780	\$7,200,000	\$180,000	\$227	5.35%	2/5/25
2	 Canby Gardens Townhomes 645 N Pine St Canby, OR 97013	1971	34	34,816	\$7,200,000	\$211,765	\$207	5.65%	12/17/24
3	 ReNew Murray Hill on Dakota 10399 SW North Dakota St Beaverton, OR 97008	1988	40	40,000	\$8,025,000	\$200,625	\$201	3.40%	4/12/23
4	 ReNew Murray Hill on Hall 7850 SW Hall Blvd Beaverton, OR 97008	1979	37	41,048	\$6,725,000	\$181,757	\$164	4.10%	4/12/23
5	 Sheri-Hill Apartments 3435 SW 87th Ave Portland, OR 97225	1968	19	15,710	\$3,420,000	\$180,000	\$218	5.20%	2/24/23
AVERAGE						\$190,829	\$203	4.74%	

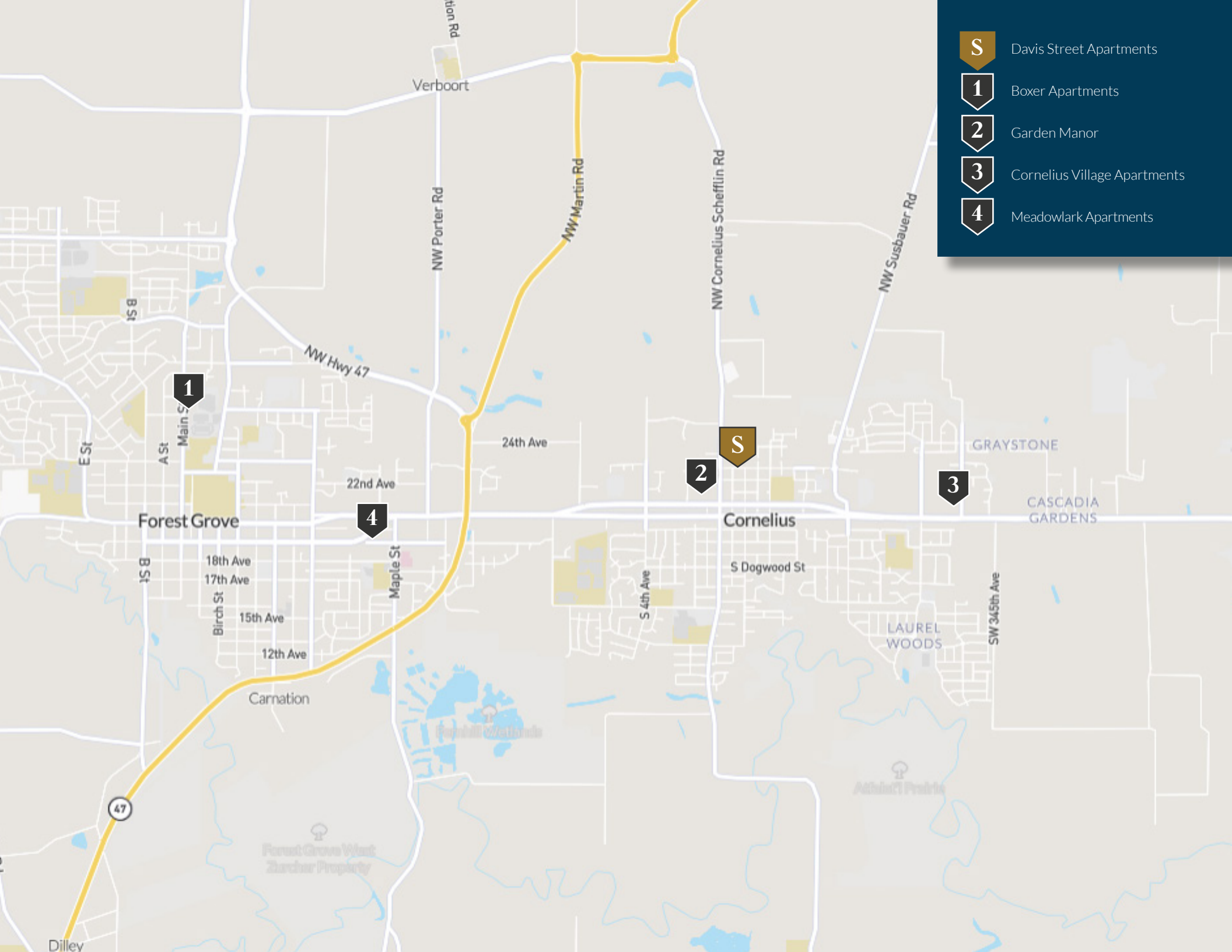


- S** Davis Street Apartments
- 1** West Main at The Park
- 2** Canby Gardens Townhomes
- 3** ReNew Murray Hill on Dakota
- 4** ReNew Murray Hill on Hall
- 5** Sheri-Hill Apartments

Comparable Property Rents

2 / 1.0

	1	2	3	4	AVERAGES	S	
							
	Boxer Apartments	Garden Manor	Cornelius Village Apartments	Meadowlark Apartments		Davis Street Apartments	
ADDRESS	2701 Main St	267 N Tenth Ave	133 N 29th Ave	3045 19th Ave		1100 North Davis Street	
CITY	Forest Grove	Cornelius	Cornelius	Forest Grove		Cornelius	
BUILT	1970	1980	2004	1996	1988	2004	
UNITS	100	45	14	56	54	46	
OCC.	94%	99%	85%	98%	94%	100%	
						Actual	Asking
AVG RENT	\$1,558	\$1,613	\$1,674	\$1,525	\$1,592	\$1,412	\$1,575
AVG SF	576	813	960	824	793	750	750
RENT/SF	\$2.70	\$1.98	\$1.74	\$1.85	\$2.07	\$1.88	\$2.10



S

Davis Street Apartments

1

Boxer Apartments

2

Garden Manor

3

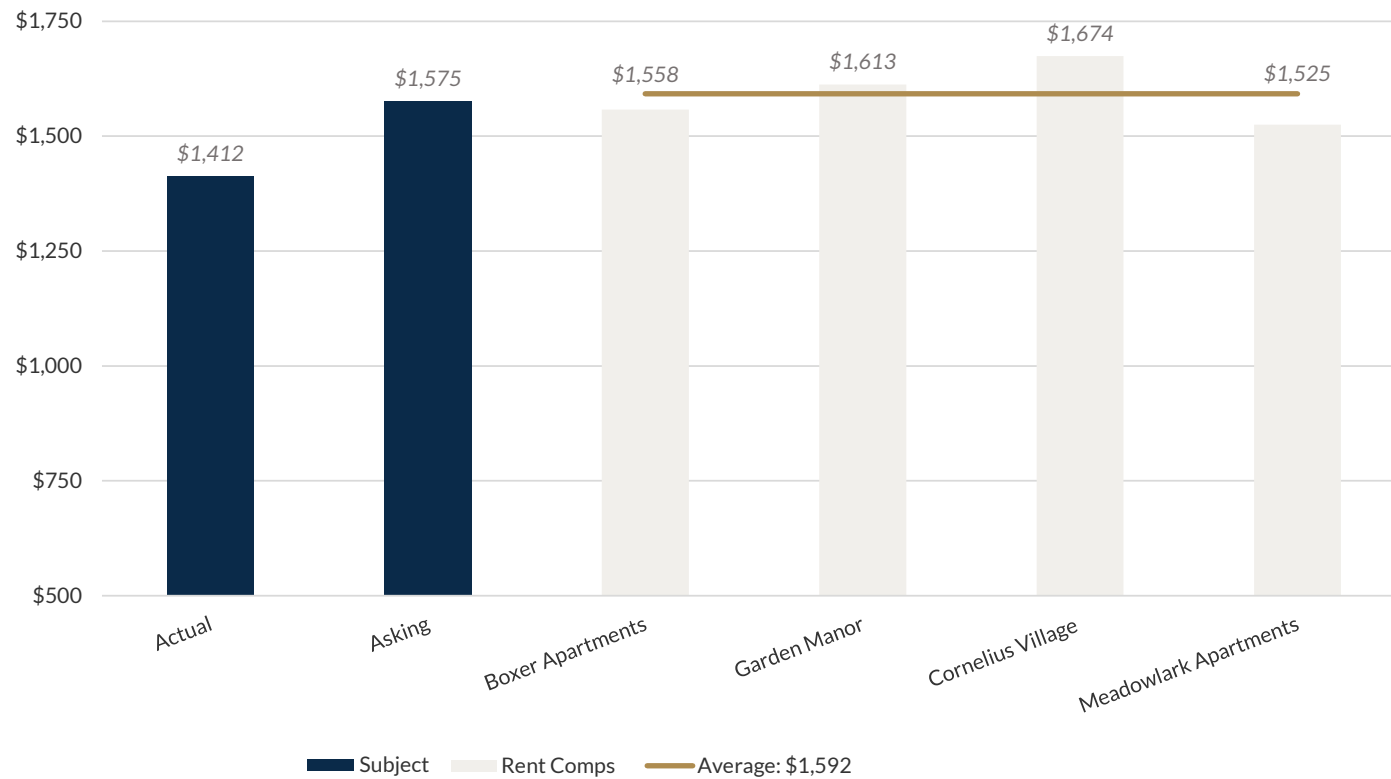
Cornelius Village Apartments

4

Meadowlark Apartments

Rent Analysis

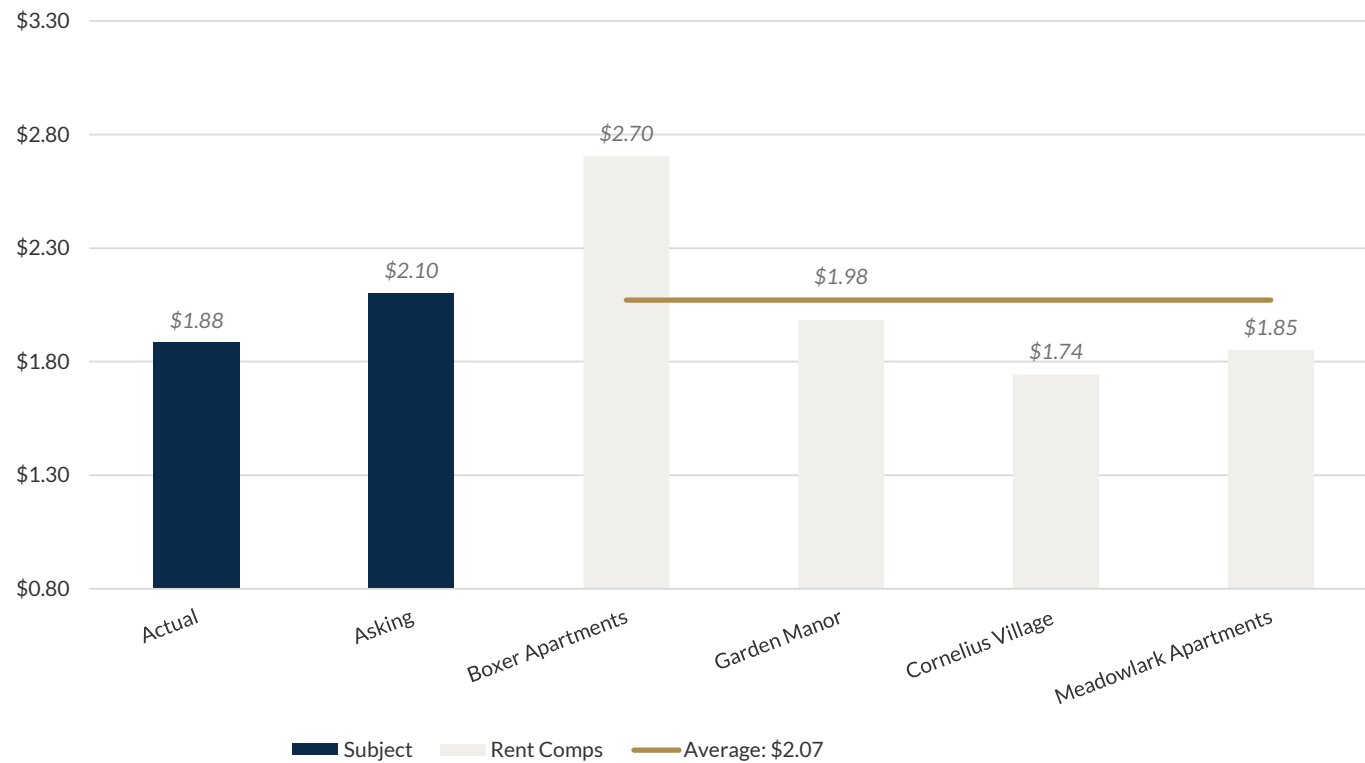
Two Bedroom, One Bath



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Rent / SqFt Analysis

Two Bedroom, One Bath



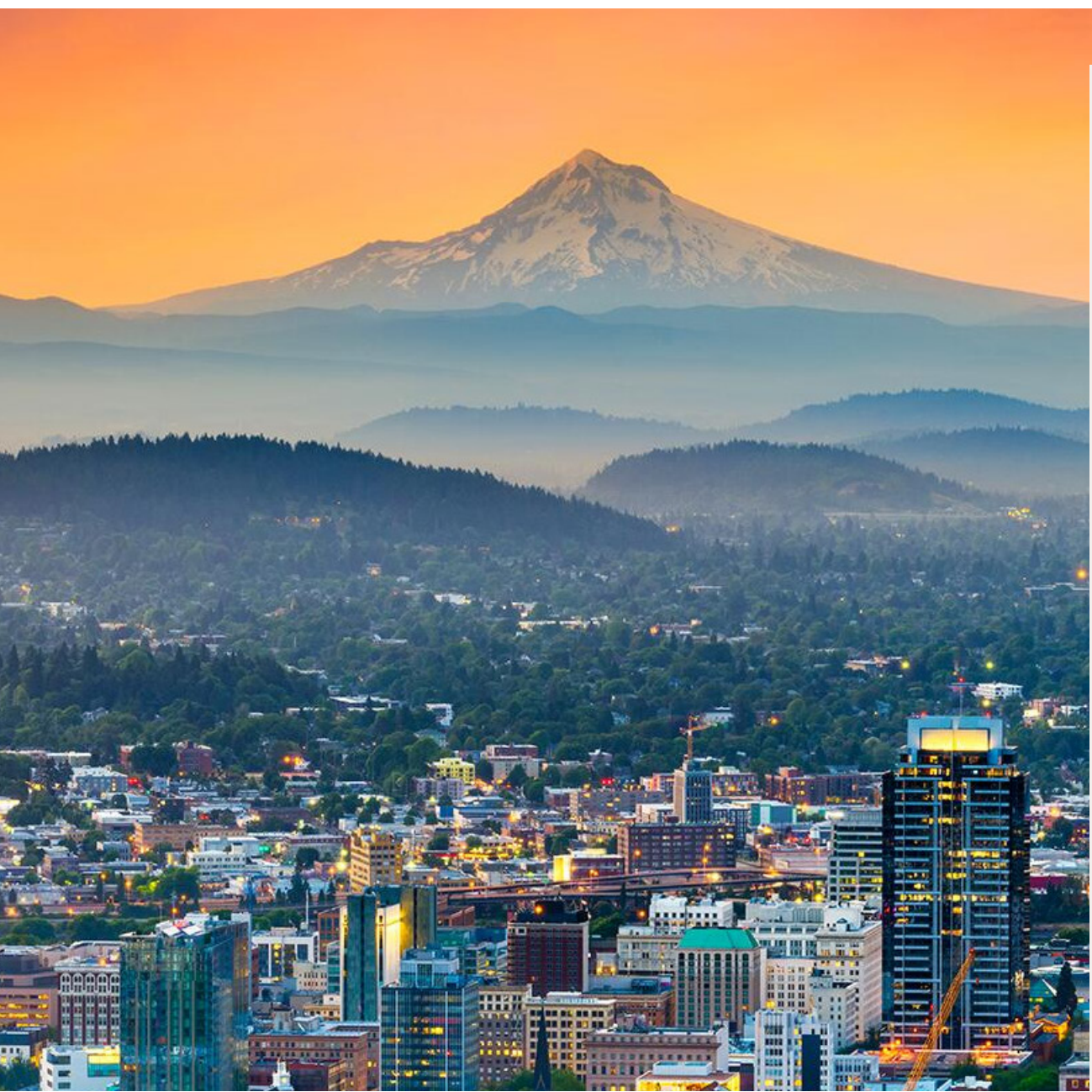
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03

MARKET OVERVIEW

Situated in the Tualatin Valley region of Oregon, Cornelius is known for its rich agricultural heritage. Cornelius lies along Tualatin Valley Highway between Forest Grove to the west and Hillsboro to the east. The city is positioned approximately 25 miles west of Portland, providing residents with convenient access to the employment, entertainment, and educational centers throughout the region. Cornelius's easy access to regional amenities is aided further by a robust matrix of highways and public transportation, most notably Tualatin Valley Highway (Oregon Route 8). Cornelius is located in the Portland Metropolitan Statistical Area (MSA), regularly recognized for its vibrant culture and economic opportunities.





1.1M
COMMUTABLE JOBS
(Hour Drive from Davis Street Apartments)



\$89K
AVERAGE HOUSEHOLD INCOME
(5 Mile Radius from Davis Street Apartments)



\$579K
MEDIAN HOME VALUE
(5 Mile Radius from Davis Street Apartment)



96%
OCCUPANCY RATE
(Outlying Washington County Submarket)

Multifamily Market

Multifamily market fundamentals in Cornelius are generally strong and present a favorable investment environment for future owners. Historically high occupancy rates and a steadily increasing rental industry hint at this favorable potential. As it stands, multifamily occupancy in the area sits steadily at 96%, while the local rental market has seen a rent increase of 2.4% over the last three years and 2.2% over this past year. These market trends are expected to continue, driven by a combination of factors such as a growing population, strong economy, and more affordability compared to neighboring cities.









Economy

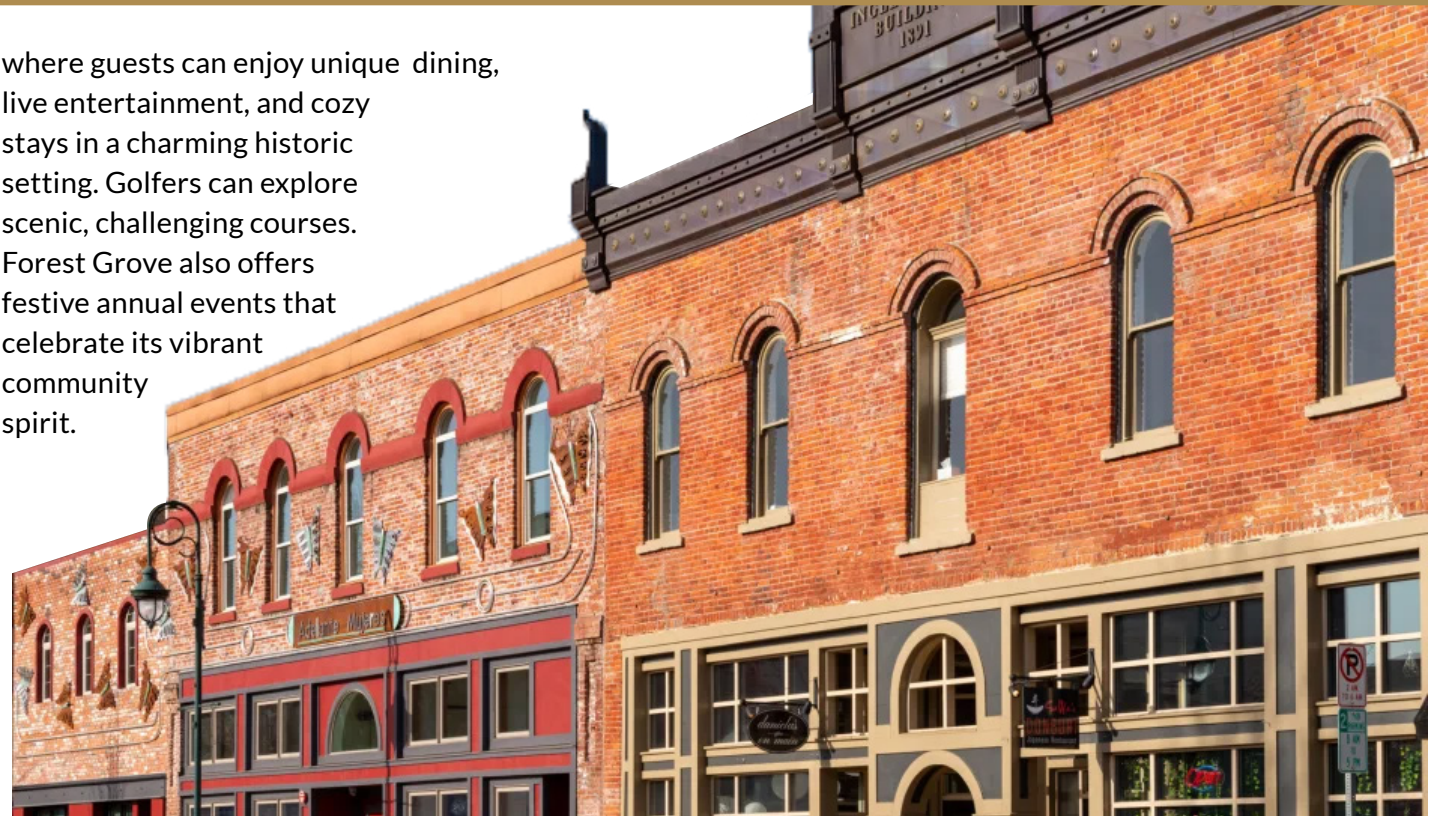
The city of Cornelius, Oregon is driven by a wide range of economic industries including manufacturing, retail trade, healthcare, and social assistance. These provide stable employment and contribute to the growing demand for quality city housing. Cornelius offers a desirable draw for would-be commuters thanks to its ideal proximity to high-income jobs, being just 31 minutes from the Portland area and 15 minutes from Hillsboro, Beaverton, and Forest Grove. The area has also fostered a strong culture of agriculture and community engagement. Major city employers include Virginia Garcia Memorial Health Center, Sheldon Manufacturing, and Centro Cultural de Washington County, while major county employers are led by Intel and Nike.



Downtown Forest Grove

The **Forest Grove Downtown Historic District** spans one parcel north of 21st Avenue on the north, Ash Street on the east, two parcels south of Pacific Avenue on the south, and “A” Street on the west. This vibrant area offers a wealth of lifestyle amenities that cater to residents and visitors alike. Outdoor enthusiasts can explore the scenic beauty of Hagg Lake, a popular destination for fishing, boating, and hiking. History and hospitality come together at the iconic McMenamins Grand Lodge,

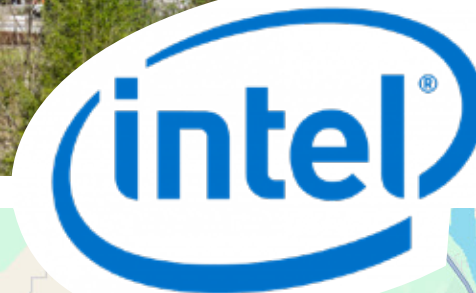
where guests can enjoy unique dining, live entertainment, and cozy stays in a charming historic setting. Golfers can explore scenic, challenging courses. Forest Grove also offers festive annual events that celebrate its vibrant community spirit.





Located just eight miles east of The Davis Street Apartments, **Intel's** Oregon operations span six campuses west of downtown Portland, making it the largest and most advanced site for the computer chip manufacturer worldwide. Serving as a global hub for semiconductor research and manufacturing, this extensive facility plays a pivotal role in driving technological innovation and serves as a cornerstone of Oregon's economy.

As of December 2024, Intel employs over 20,000 Oregonians, making it the state's largest for-profit private employer. Spanning manufacturing to software, these jobs offer competitive wages and fuel an estimated \$16.84 billion in positive annual economic impact.



Noteable Local Employers



Walmart Supercenter



Fred Meyer



Sheldon Manufacturing



Centro Cultural de Washington County



Virginia Garcia Memorial
HEALTH CENTER

Virginia Garcia Memorial Health Center



City of Cornelius



Cornelius 10 Cinemas



The Higher Taste Ltd.



EAGLE PRECISION
SHEET METAL

Eagle Precision Sheetmetal Inc.



Dutch Bros

Walmart

HIGHER  TASTE™

SHELDON
MANUFACTURING, INC.

CITY OF
Cornelius
Oregon's family town

cinema
TREASURES

CITY OF
Cornelius
Oregon's family town

S



Virginia Garcia Memorial
HEALTH CENTER


CENTRO



DUTCHBROS
Coffee

Fred Meyer



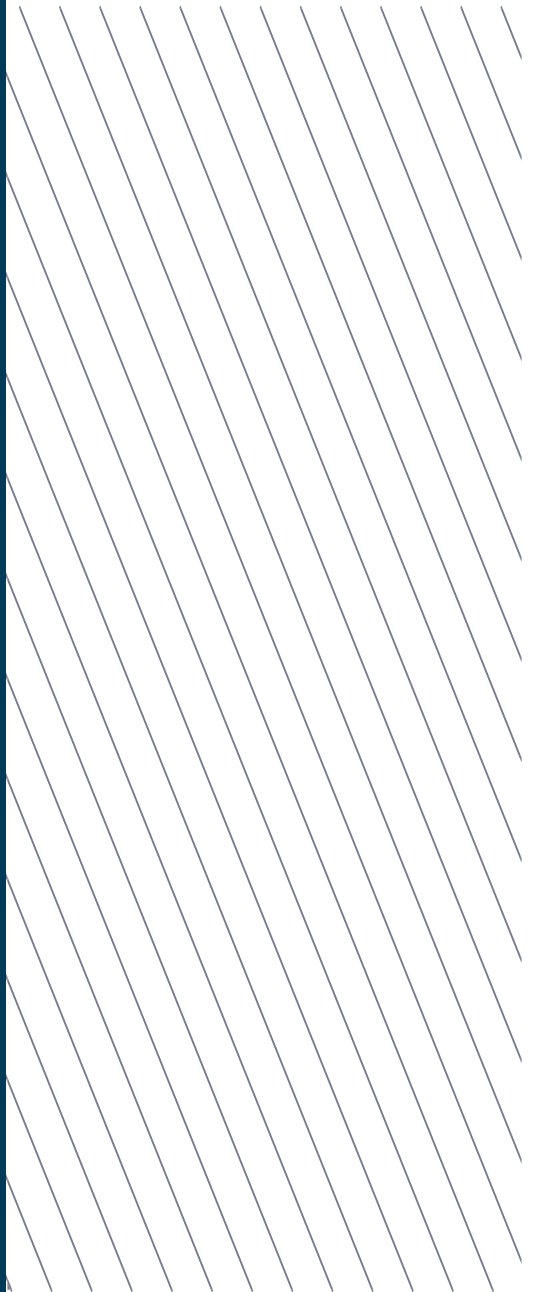


Education

Education is an integral part of culture and commerce for the city of Cornelius as it is home to a variety of educational centers. These include acclaimed institutions for higher education such as Pacific University and Portland Community College. Most notably is Pacific University as its one of the largest local universities with an annual enrollment of more than 3,500 students. Pacific University's nearly 500 staff members and educators help to facilitate Cornelius's growing student base while also providing a boost to the local economy and population of the surrounding areas. Additionally, an abundance of elementary and primary schools occupy the region and help to supply ample education centers for new and emerging family residents.

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CONFIDENTIALITY & DISCLAIMER





Confidentiality & Disclaimer

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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 The Mogharebi Group in compliance with all applicable fair housing and equal opportunity laws.



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