

MONTAVILLA BUILDING

8037 SE STARK
PORTLAND, OR 97216

\$2,100,000



THE HEART OF MONTAVILLA! THE MONTAVILLA BUILDING IS A 5-UNIT RETAIL BUILDING. THIS WELL-MAINTAINED PROPERTY OFFERS INVESTORS A RARE OPPORTUNITY TO ACQUIRE A PROVEN RETAIL ASSET IN A THRIVING NEIGHBORHOOD.

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INVESTMENT OVERVIEW

The Montavilla Building is a 5-unit commercial building which offers an excellent opportunity for investors seeking a stable, income-producing asset in the heart of a thriving neighborhood. With long-term tenants in place, consistent rental income, and a strong CAP rate, the property demonstrates excellent financial performance. Located in a highly visible, community-centered location, it is very desirable amongst tenants.

The property features ample off-street parking, ensuring convenience and accessibility. This investment offers security as it is well maintained and positioned for long-term growth. This is a rare opportunity to acquire a neighborhood cornerstone with reliable returns and future value.

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PROPERTY OVERVIEW

- 5 UNITS
- 7,875 SQUARE FEET*
- 0.34 ACRES
- ZONING CM2
- PARCEL #R263864
- BUILT IN 1924
- 6.7% CAP RATE
- 12 GRM
- FENCED IN PARKING LOT WITH 14 SPOTS
- FLAT ROOF
- UNREINFORCED MASONRY CONSTRUCTION

*COUNTY RECORDS



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MONTAVILLA BUILDING

HIGHLIGHTS:

- ✓ Heart of Montavilla Neighborhood
- ✓ Excellent tenant and cash flow history
- ✓ Off-street parking

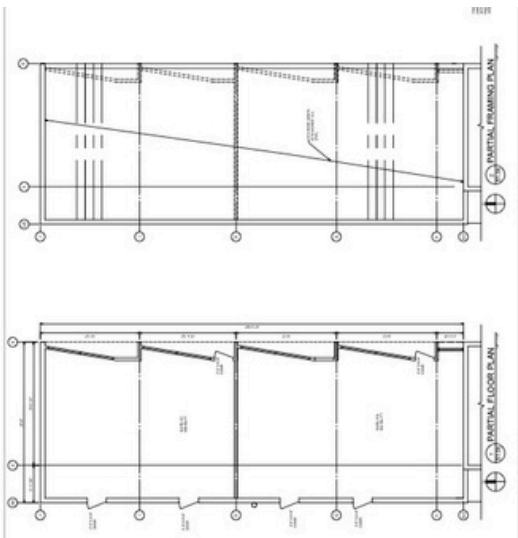
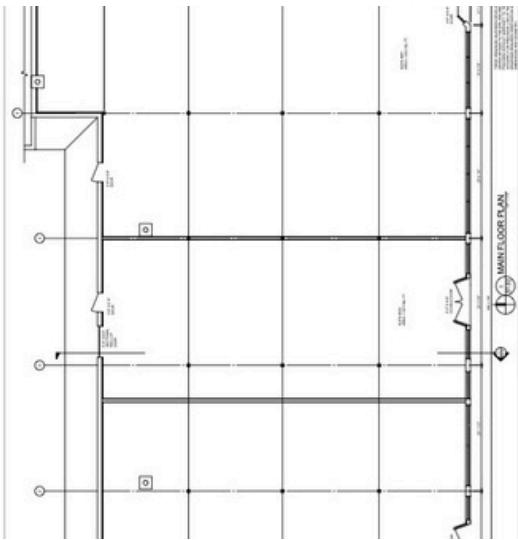
SALES PRICE INDICATORS

- 6.7% CAP Rate
- \$266 per square foot
- 12 GRM



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MONTAVILLA BUILDING FINANCIALS

Montavilla Building Proforma		
Income		
Gross Rent	\$172,990	
NNN	\$25,685	
Total Income	\$198,675	
Expenses	Estimated*	PSF
Real Estate Taxes	\$10,151	\$1.35
Insurance	\$6,942	\$0.92
Management	\$9,934	\$1.32
Electricity - Exterior	\$732	\$0.10
Water/Sewer	\$10,970	\$1.46
Garbage	\$2,664	\$0.35
HVAC	\$1,376	\$0.18
Maintenance	\$11,000	\$1.46
Landscape	\$350	\$0.05
Reserve	\$3,750	\$0.50
Total Expenses	\$ (57,869)	\$ (7.70)
Approx. Net Income	\$140,806	

NOTES:

1. THE EXPENSES ARE 2025
2. HVAC IS MAINTAINED QUARTERLY
3. 4 HVACS REPLACED IN LAST 10 YEARS.
4. ROOF IS FLAT MEMBRANE.
5. ROOF RECEIVES QUARTERLY MAINTENANCE.
6. PARKING LOT RESTRIPIED IN 2023.
7. PARKING LOT ASPHALT APPROX. 11 YEARS OLD.
8. EXTERIOR LIGHTS INSTALLED IN 2022..

MONTAVILLA LOCATION

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