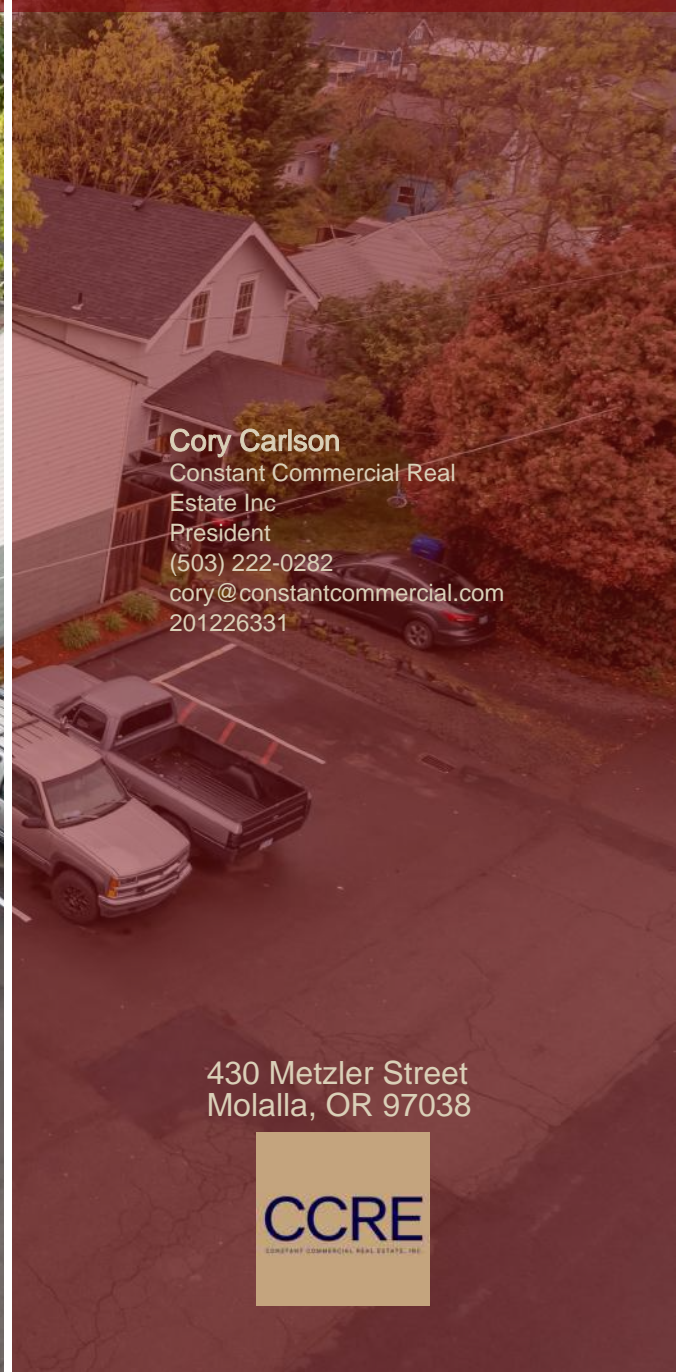


430 Metzler



OFFERING MEMORANDUM



Cory Carlson
Constant Commercial Real
Estate Inc
President
(503) 222-0282
cory@constantcommercial.com
201226331

430 Metzler Street
Molalla, OR 97038

CCRE
CONSTANT COMMERCIAL REAL ESTATE, INC.

430 Metzler

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary

03 Property Description

Property Features
Property Images

04 Rent Roll

Rent Roll

05 Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Financial Metrics

06 Demographics

General Demographics

07 Company Profile

Company Bio

Exclusively Marketed by:



Cory Carlson

Constant Commercial Real Estate Inc
President
(503) 222-0282
cory@constantcommercial.com
201226331



Brokerage License No.: 201250517
www.constantcommercial.com



01 Executive Summary

Investment Summary

Unit Mix Summary

430 METZLER

OFFERING SUMMARY

ADDRESS	430 Metzler Street Molalla OR 97038
COUNTY	Clackamas
BUILDING SF (EST)	6,500 SF
LAND SF	13,760 SF
LAND ACRES	.32
NUMBER OF UNITS	7
YEAR BUILT	1977
APN	52E08DD06600
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$975,000
PRICE PSF	\$150.00
PRICE PER UNIT	\$139,286
OCCUPANCY	95.00%
NOI (CURRENT)	\$60,222
NOI (Pro Forma)	\$82,471
CAP RATE (CURRENT)	6.18%
CAP RATE (Pro Forma)	7.44%
CASH ON CASH (CURRENT)	4.25%
CASH ON CASH (Pro Forma)	8.47%
GRM (CURRENT)	8.39
GRM (Pro Forma)	7.51

PROPOSED FINANCING

Conventional - Broker Verified	
LOAN TYPE	Amortized
DOWN PAYMENT	\$292,500
LOAN AMOUNT	\$682,500
INTEREST RATE	5.75%
LOAN TERMS	7-year Balloon
ANNUAL DEBT SERVICE	\$47,794
LOAN TO VALUE	70%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

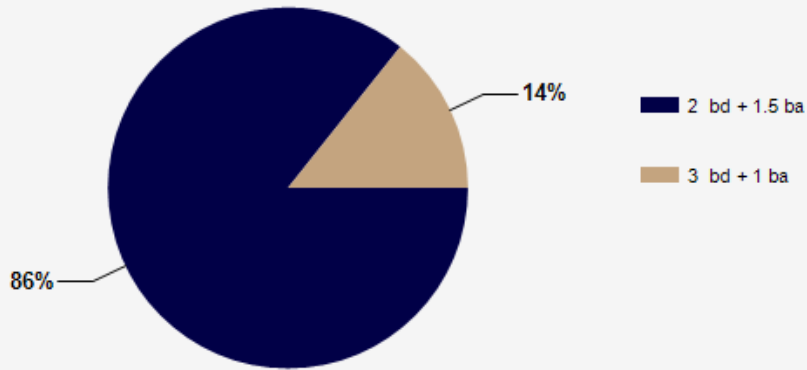
	3 MILE	5 MILE	10 MILE
2026 Population	12,649	17,195	46,551
2026 Median HH Income	\$89,382	\$95,619	\$103,069
2026 Average HH Income	\$103,812	\$110,459	\$125,121



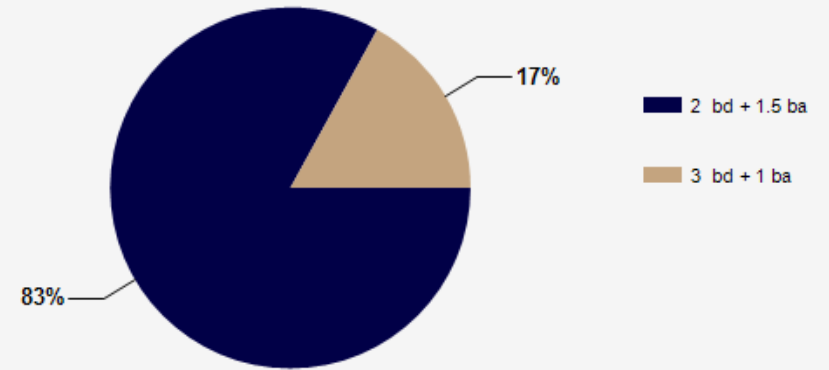
- 430 Metzler Avenue offers a 7-unit multifamily asset in Molalla, Oregon with a clear, executable value-add thesis already in motion. The property sits on a manicured 0.32-acre R3-zoned parcel and is being offered by a methodical ownership group that has invested meaningfully in the asset over the hold period. Four of six two-bedroom units and the three-bedroom unit have been updated with new cabinetry, appliances, LVP flooring, updated light fixtures, and fresh paint. In-unit laundry has been installed in five of seven units on turnover, with conversion continuing on the remaining two — a significant amenity upgrade at this price point in this submarket.
- The primary value-add drivers for an incoming owner are operational rather than capital-intensive. Owner-paid utilities represent the largest single expense line at approximately \$16,000 annually; implementing a Ratio Utility Billing System (RUBS) would shift this cost to tenants and materially improve net operating income without additional renovation spend. A recently executed lease at \$1,425/month on a renovated two-bedroom establishes the current market rate, with remaining below-market and vacant units representing identifiable near-term upside. A stabilized rent roll projects to \$9,685/month — \$116,220 annually — supporting a projected NOI of \$60,222 and a 6.18% cap rate at the offering price.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1.5 ba	6	900	\$1,070 - \$1,425	\$1.39	\$7,485	\$1,425	\$1.58	\$8,550
3 bd + 1 ba	1	1,100	\$1,495	\$1.36	\$1,495	\$1,625	\$1.48	\$1,625
Totals/Averages	7	929	\$1,283	\$1.38	\$8,980	\$1,454	\$1.57	\$10,175

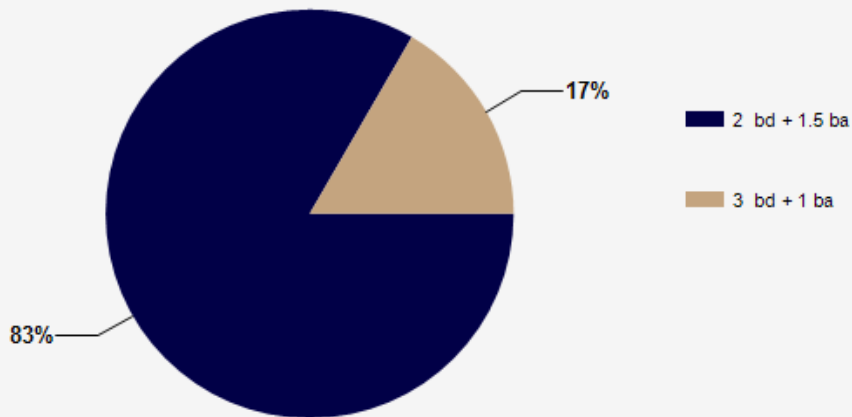
Unit Mix Summary



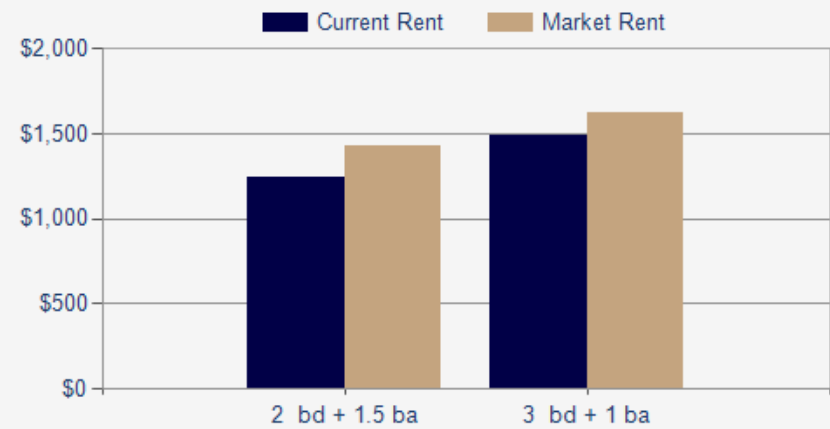
Unit Mix SF

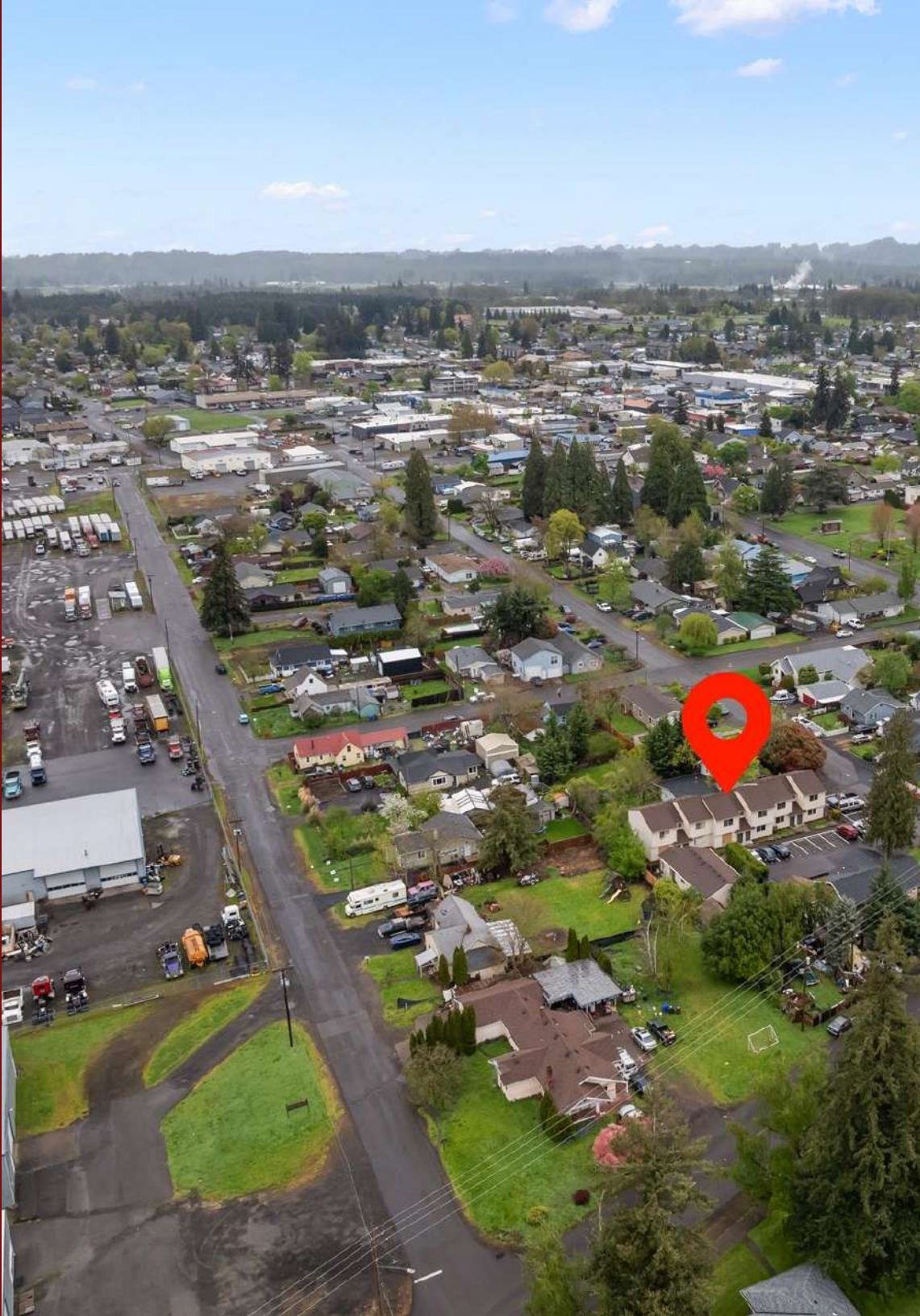


Unit Mix Revenue



Actual vs. Market Revenue





02

Location

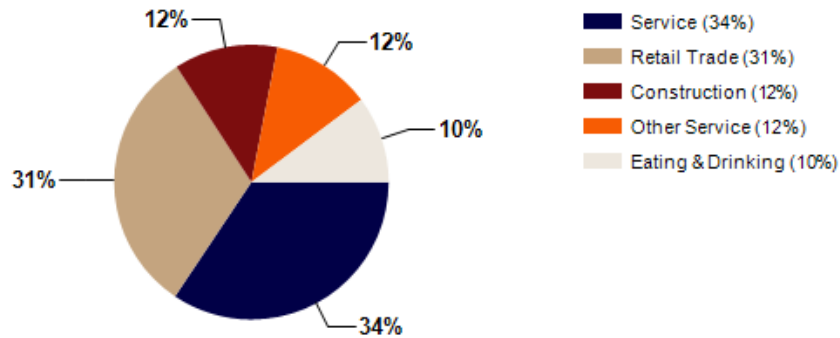
Location Summary

430 METZLER

- Molalla is an incorporated city of approximately 10,000 residents in northern Clackamas County, situated along the Highway 211 corridor roughly 30 miles southeast of Portland. The city serves as an affordable bedroom community for commuters to the greater Portland metro and the Clackamas County employment spine along I-205, with limited new multifamily supply supporting stable renter demand.

430 Metzler Avenue sits within walking distance of downtown Molalla's retail core, Molalla River School District campuses, and the Molalla Aquatic Center. R3 zoning — one of the city's highest-density residential designations — supports long-term land value stability. Oregon City, regional grocery, and Providence Willamette Falls Medical Center are all within a 20-minute drive.

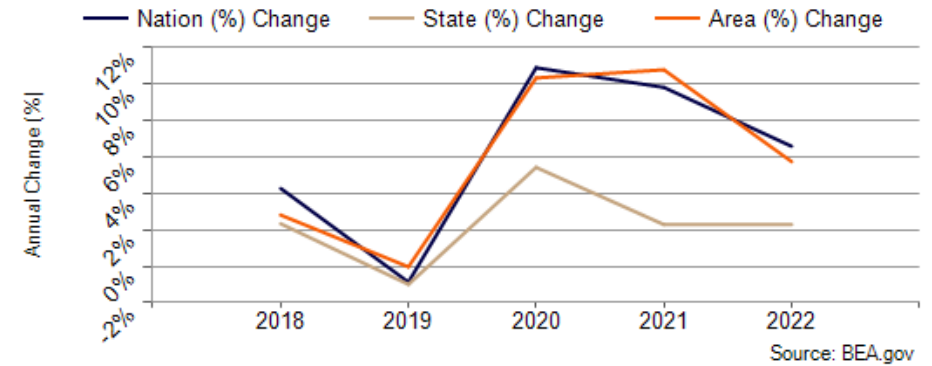
Major Industries by Employee Count



Largest Employers

Molalla River School District	500
Molalla Police Department	50
Molalla Fire Department	50
Molalla Public Works Department	30
Molalla Chamber of Commerce	20
Molalla Community Center	15
Molalla Senior Center	10
Molalla Library	10

Clackamas County GDP Trend





03 Property Description

Property Features

Property Images

430 METZLER

PROPERTY FEATURES

NUMBER OF UNITS	7
BUILDING SF (EST)	6,500
LAND SF	13,760
LAND ACRES	.32
YEAR BUILT	1977
# OF PARCELS	1
ZONING TYPE	R3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	15
WASHER/DRYER	Hook-ups & on-site







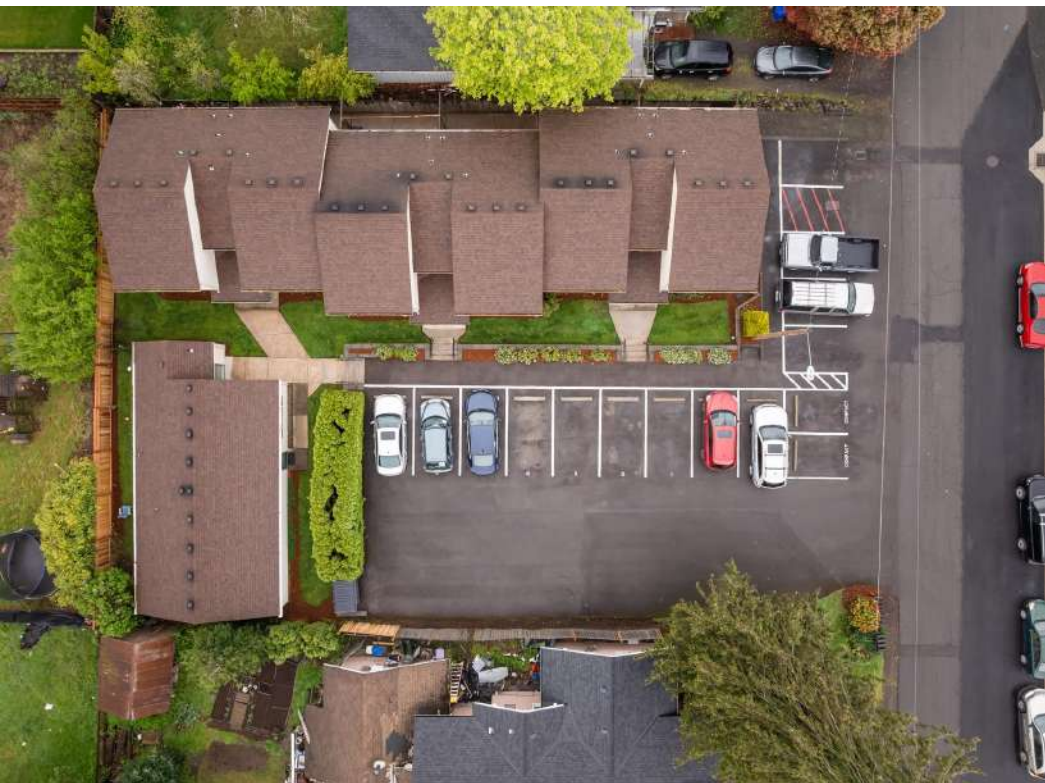














04

Rent Roll

Rent Roll

430 METZLER

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
1	2 bd + 1.5 ba	900	\$1.19	\$1,070.00	\$1,425.00	
2	2 bd + 1.5 ba	900	\$1.58	\$1,425.00	\$1,425.00	New tenant with projected mid April move-in date
3	2 bd + 1.5 ba	900	\$1.58	\$1,425.00	\$1,425.00	Vacant
4	2 bd + 1.5 ba	900	\$1.44	\$1,300.00	\$1,425.00	
5	2 bd + 1.5 ba	900	\$1.56	\$1,405.00	\$1,425.00	
6	2 bd + 1.5 ba	900	\$1.52	\$1,365.00	\$1,425.00	
7	3 bd + 1 ba	1,100	\$1.36	\$1,495.00	\$1,575.00	
Totals / Averages		6,500	\$1.46	\$9,485.00	\$10,125.00	



Cory Carlson
 President
 (503) 222-0282
 cory@constantcommercial.com
 201226331

Constant Commercial Real Estate Inc
 5200 Meadows Rd #150, Lake Oswego, OR 97035



05

Financial Analysis

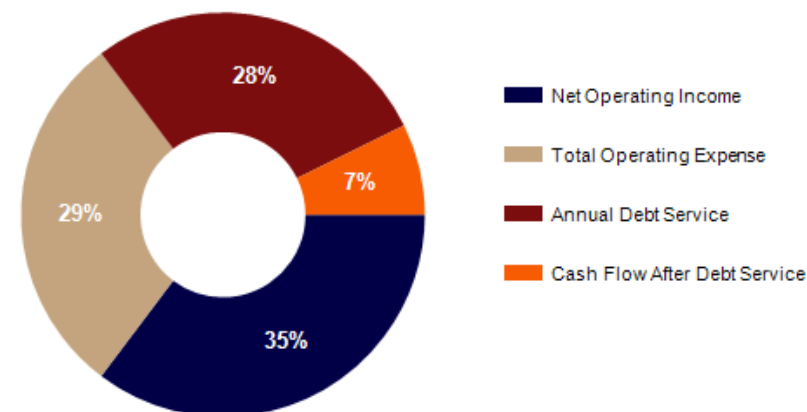
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Financial Metrics

430 METZLER

REVENUE ALLOCATION

CURRENT

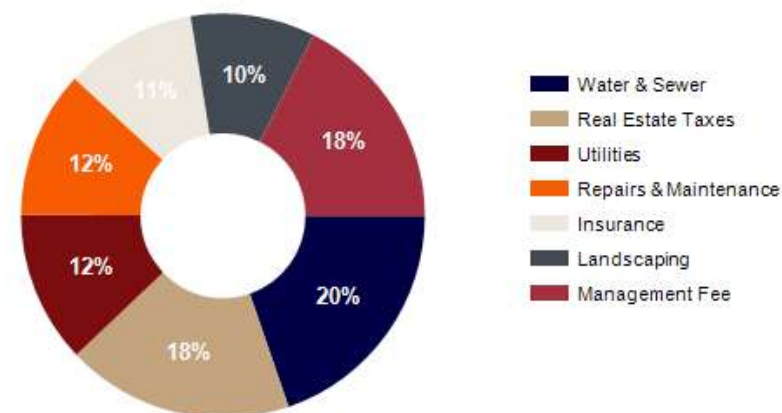
INCOME	CURRENT	PRO FORMA	
Gross Scheduled Rent	\$116,220	\$121,500	93.5%
RUBS		\$8,400	6.5%
Gross Potential Income	\$116,220	\$129,900	
General Vacancy	-5.00%	-5.00%	
Effective Gross Income	\$110,409	\$123,825	
Less Expenses	\$50,187	\$41,354	33.39%
Net Operating Income	\$60,222	\$82,471	
Annual Debt Service	\$47,794	\$47,794	
Cash flow	\$12,428	\$34,677	
Debt Coverage Ratio	1.26	1.73	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$9,134	\$1,305	\$9,134	\$1,305
Insurance	\$5,300	\$757	\$5,300	\$757
Management Fee (8.00% of EGI)	\$8,833	\$1,262		
Repairs & Maintenance	\$5,920	\$846	\$5,920	\$846
Water & Sewer	\$9,900	\$1,414	\$9,900	\$1,414
Landscaping	\$5,000	\$714	\$5,000	\$714
Utilities	\$6,100	\$871	\$6,100	\$871
Total Operating Expense	\$50,187	\$7,170	\$41,354	\$5,908
Annual Debt Service	\$47,794		\$47,794	
Expense / SF	\$7.72		\$6.36	
% of EGI	45.45%		33.39%	

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



Cory Carlson
President
(503) 222-0282
cory@constantcommercial.com
201226331

Constant Commercial Real Estate Inc
5200 Meadows Rd #150, Lake Oswego, OR 97035

GLOBAL

Price	\$975,000
MillageRate	0.94000%
General Vacancy	5.00%

INCOME - Growth Rates

Gross Scheduled Rent	3.00%
----------------------	-------

EXPENSES - Growth Rates

Real Estate Taxes	2.00%
Insurance	2.00%
Repairs & Maintenance	2.00%
Water & Sewer	2.00%
Landscaping	2.00%
Utilities	2.00%

PROPOSED FINANCING

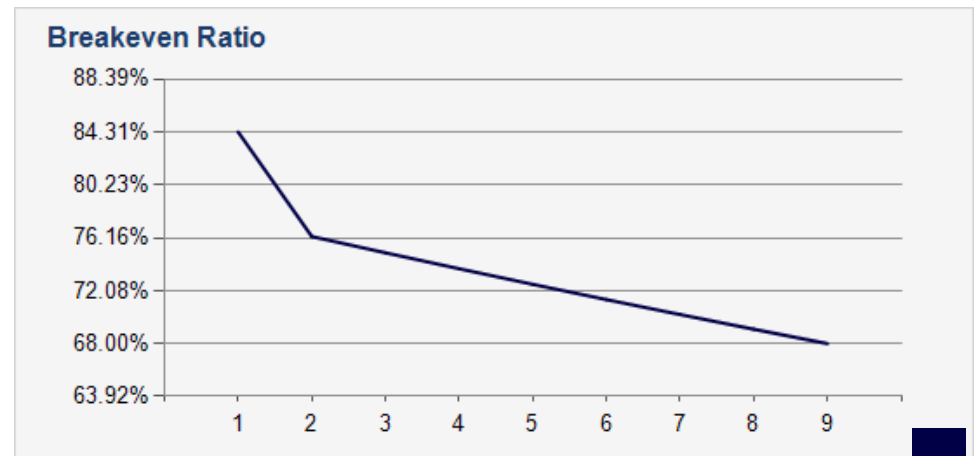
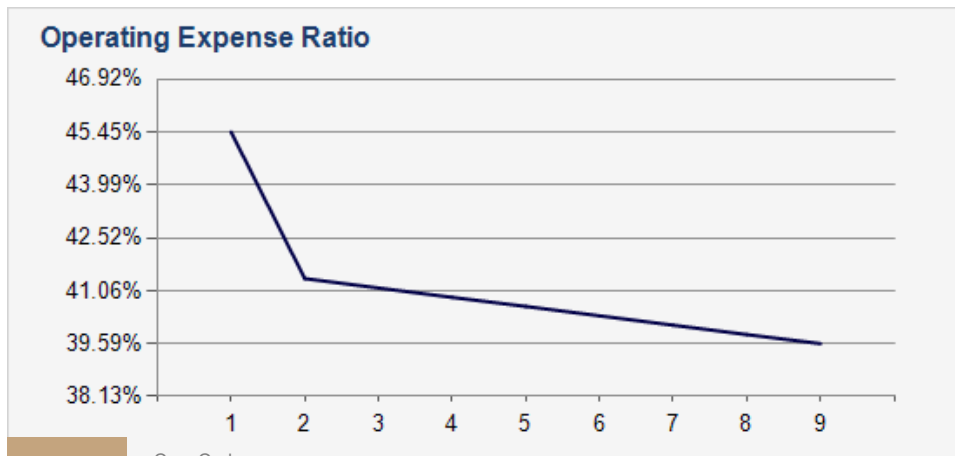
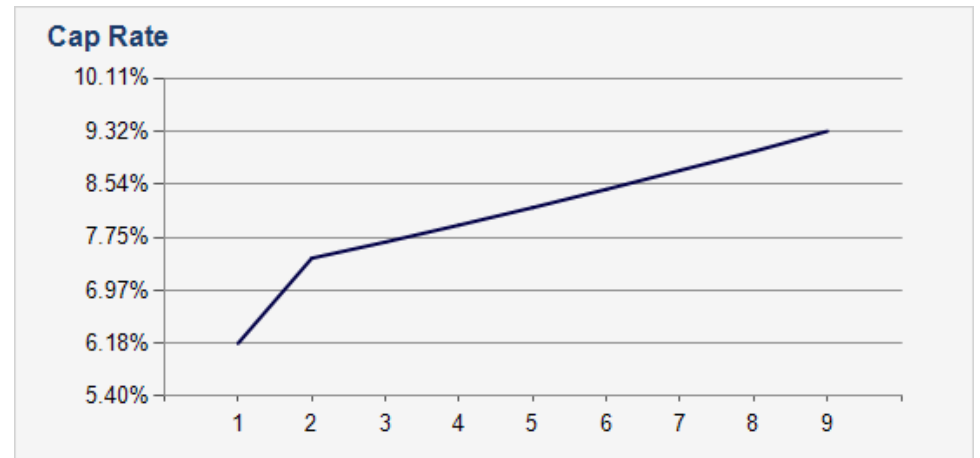
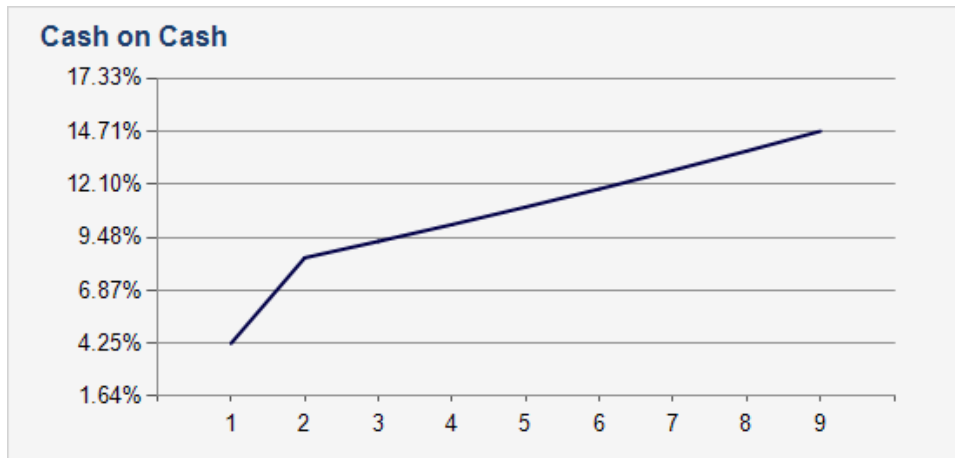
Conventional - Broker Verified

Loan Type	Amortized
Down Payment	\$292,500
Loan Amount	\$682,500
Interest Rate	5.75%
Loan Terms	7-year Balloon
Annual Debt Service	\$47,794
Loan to Value	70%
Amortization Period	30 Years

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	4.25%	8.47%	9.28%	10.11%	10.97%	11.86%	12.78%	13.73%	14.71%	15.73%
CAP Rate	6.18%	7.44%	7.68%	7.93%	8.19%	8.46%	8.74%	9.02%	9.32%	9.62%
Debt Coverage Ratio	1.26	1.52	1.57	1.62	1.67	1.73	1.78	1.84	1.90	1.96
Operating Expense Ratio	45.45%	41.39%	41.13%	40.87%	40.62%	40.36%	40.10%	39.84%	39.59%	39.33%
Gross Multiplier (GRM)	8.39	7.51	7.30	7.10	6.91	6.72	6.53	6.35	6.18	6.01
Loan to Value	70.04%	69.08%	68.11%	67.10%	66.05%	64.94%	63.77%	62.47%	61.16%	59.71%
Breakeven Ratio	84.31%	76.25%	75.00%	73.77%	72.57%	71.39%	70.24%	69.11%	68.00%	66.92%
Price / SF	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Price / Unit	\$139,286	\$139,286	\$139,286	\$139,286	\$139,286	\$139,286	\$139,286	\$139,286	\$139,286	\$139,286
Income / SF	\$16.98	\$19.05	\$19.58	\$20.13	\$20.69	\$21.27	\$21.87	\$22.49	\$23.13	\$23.78
Expense / SF	\$7.72	\$7.88	\$8.05	\$8.22	\$8.40	\$8.58	\$8.77	\$8.96	\$9.15	\$9.35

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.





06

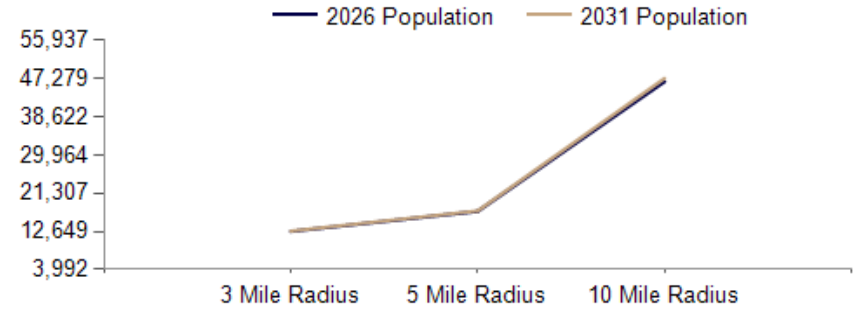
Demographics

General Demographics

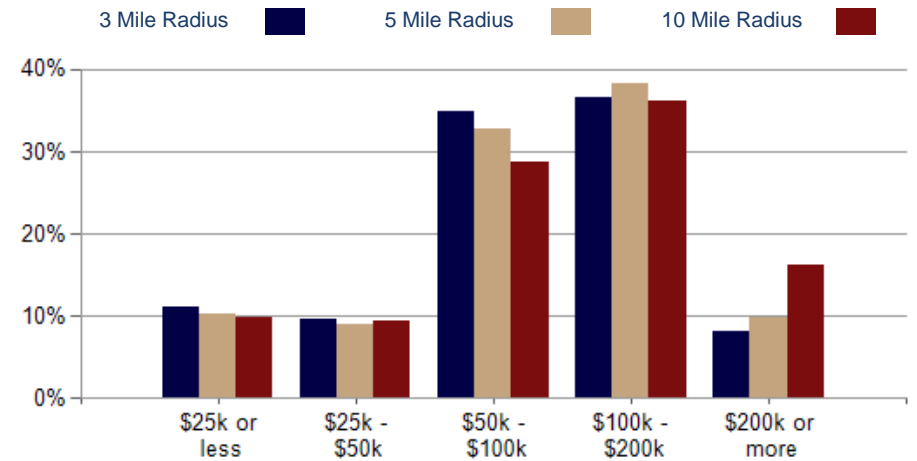
430 METZLER

POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	8,176	12,766	38,579
2010 Population	10,757	15,141	42,440
2026 Population	12,649	17,195	46,551
2031 Population	12,727	17,299	47,279
2026 African American	68	86	213
2026 American Indian	122	169	449
2026 Asian	138	185	546
2026 Hispanic	2,002	2,307	6,642
2026 Other Race	1,002	1,127	3,166
2026 White	10,002	13,896	37,206
2026 Multiracial	1,278	1,688	4,891
2026-2031: Population: Growth Rate	0.60%	0.60%	1.55%

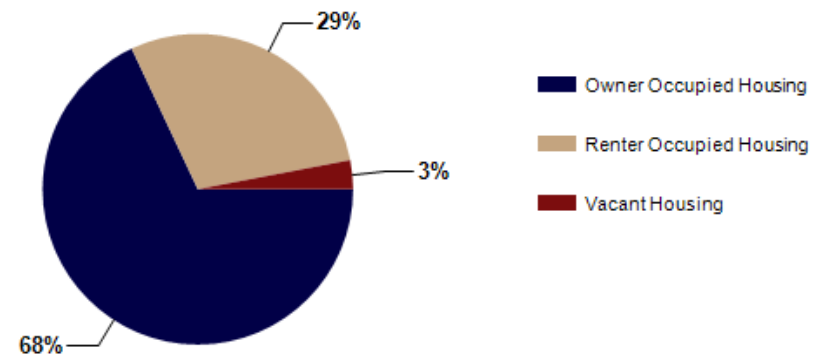
2026 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	187	211	613
\$15,000-\$24,999	313	424	1,019
\$25,000-\$34,999	129	185	622
\$35,000-\$49,999	304	377	955
\$50,000-\$74,999	896	1,147	2,732
\$75,000-\$99,999	681	876	2,086
\$100,000-\$149,999	1,202	1,671	4,129
\$150,000-\$199,999	455	703	1,917
\$200,000 or greater	365	605	2,699
Median HH Income	\$89,382	\$95,619	\$103,069
Average HH Income	\$103,812	\$110,459	\$125,121



2026 Household Income



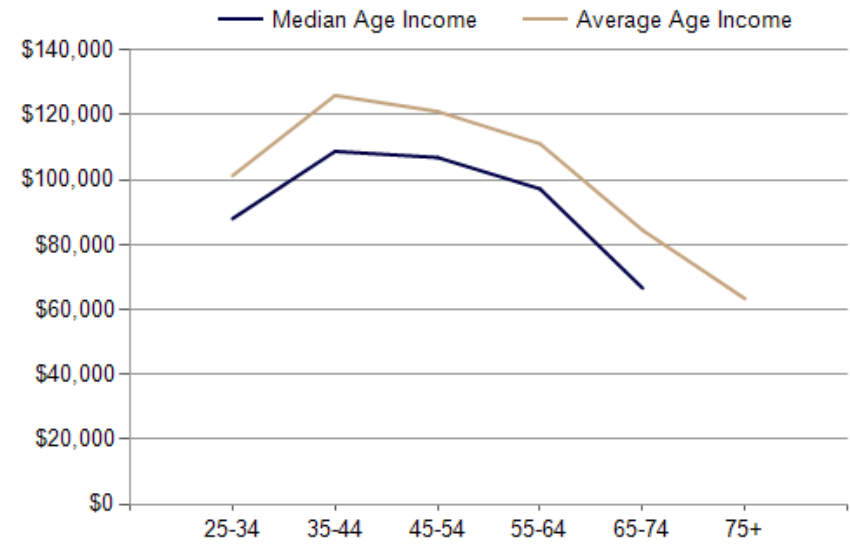
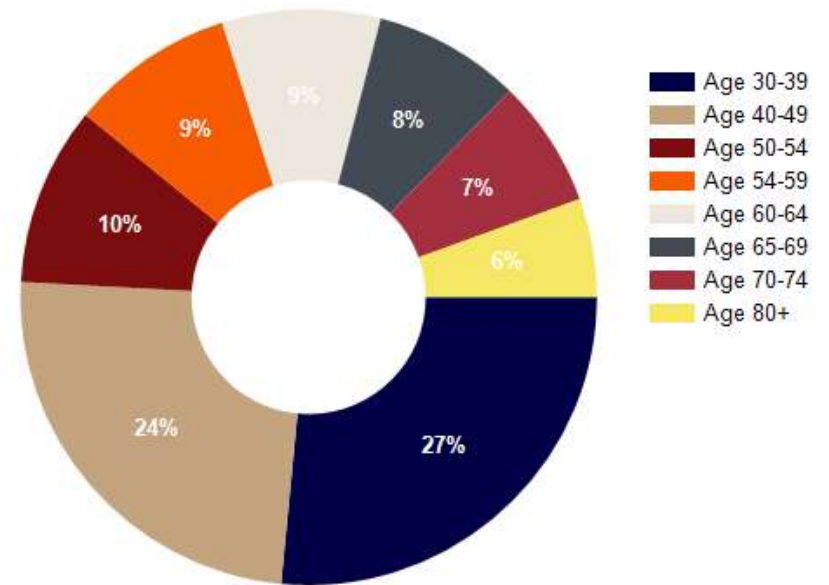
2026 Own vs. Rent - 3 Mile Radius



2026 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2026 Population Age 30-34	989	1,240	2,966
2026 Population Age 35-39	928	1,169	2,971
2026 Population Age 40-44	948	1,250	3,154
2026 Population Age 45-49	809	1,089	2,901
2026 Population Age 50-54	727	1,024	2,793
2026 Population Age 55-59	667	970	2,766
2026 Population Age 60-64	642	1,027	2,940
2026 Population Age 65-69	597	957	2,927
2026 Population Age 70-74	518	825	2,642
2026 Population Age 75-79	400	644	2,072
2026 Population Age 80-84	227	365	1,300
2026 Population Age 85+	184	266	939
2026 Population Age 18+	9,427	13,123	36,481
2026 Median Age	37	39	42
2031 Median Age	38	40	43

2026 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$88,051	\$93,147	\$105,871
Average Household Income 25-34	\$101,285	\$106,994	\$131,002
Median Household Income 35-44	\$108,779	\$112,755	\$123,684
Average Household Income 35-44	\$126,031	\$132,107	\$152,178
Median Household Income 45-54	\$106,900	\$111,758	\$122,826
Average Household Income 45-54	\$121,074	\$130,803	\$151,276
Median Household Income 55-64	\$97,214	\$103,794	\$112,997
Average Household Income 55-64	\$111,126	\$121,121	\$139,981
Median Household Income 65-74	\$66,629	\$74,292	\$84,159
Average Household Income 65-74	\$84,490	\$93,328	\$107,009
Average Household Income 75+	\$63,341	\$68,313	\$72,585

Population By Age



430 METZLER

07 Company Profile

Company Bio

CCCRE

CONSTANT COMMERCIAL REAL ESTATE, INC.

Investment Brokerage | Commercial & Multifamily Financing | Consulting & Advising



Cory Carlson

President & Founder

Oregon Principal Brokers License # 201226331

Born and raised in the Portland metro area, Cory embraces an active lifestyle rooted in his Pacific Northwest upbringing. As a dedicated father to 3 kids, he values the lessons learned through parenthood.

Cory's entrepreneurial spirit emerged early, leading him to pursue a degree in Business Management and Entrepreneurship. His diverse background spans industries such as construction, emergency medical services, firefighting, whitewater guiding, and small business ventures—including automotive sales, landscaping, and officiating lacrosse.

Cory founded Constant Commercial Real Estate Inc., a brokerage dedicated to providing strategic, analytical, and consultative real estate investment services. He is passionate about helping investors build wealth through customized strategies while fostering long-term client relationships. Owning and managing a business allows Cory to balance entrepreneurship, family life, and the pursuit of meaningful financial outcomes for his clients.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Constant Commercial Real Estate Inc and it should not be made available to any other person or entity without the written consent of Constant Commercial Real Estate Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Constant Commercial Real Estate Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Constant Commercial Real Estate Inc has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Constant Commercial Real Estate Inc has not verified, and will not verify, any of the information contained herein, nor has Constant Commercial Real Estate Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Cory Carlson

Constant Commercial Real Estate Inc
President
(503) 222-0282
cory@constantcommercial.com
201226331



Brokerage License No.: 201250517
www.constantcommercial.com