



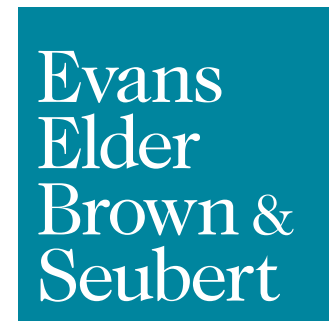
**FOR SALE**

# Mixed-Use Building

1510 Highway 99N, Eugene, Oregon 97402

## HIGH-TRAFFIC RETAIL & INDUSTRIAL BUILDING

- Zoned C-2 | Community Commercial
- ~6,219 square feet of Warehouse with Offices currently leased to Success Auto Sales
- ~2,397 square feet of Retail Space, currently Leased to Dari-Mart
- Signage on Highway 99
- \$930,000.00



COMMERCIAL REAL ESTATE

## CONTACT

**Alan Evans**  
alan@eebcre.com

**(541) 345-4860**

Licensed in the State of Oregon.

# Assesor's Information

1510 State Highway 99N, Eugene, Oregon 97402

**Evans  
Elder  
Brown &  
Seubert**

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## CONTACT

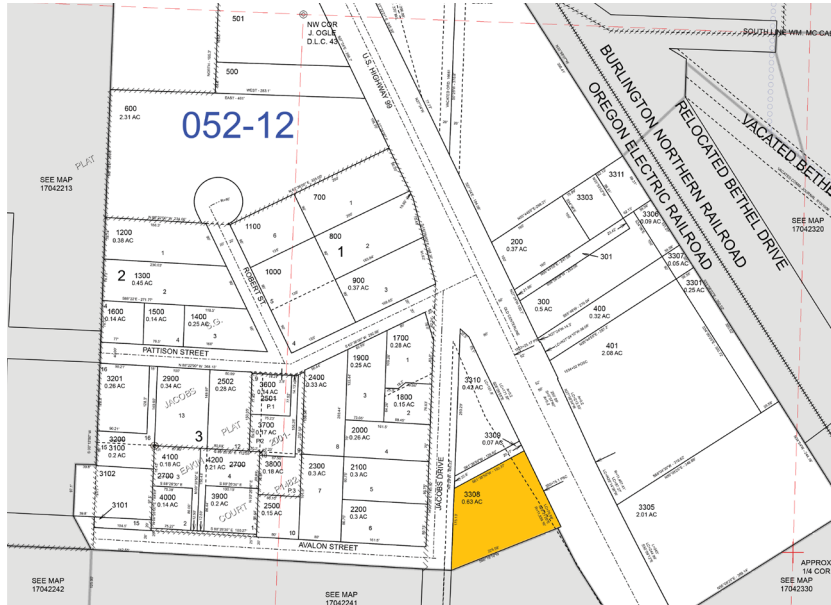
**Alan  
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**(541) 345-4860**

101 East Broadway  
Suite #101  
Eugene, OR 97401

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## Lane County Assessor's Information

### MAP & TAX LOT

17-04-22-14-03308

### SITE SIZE

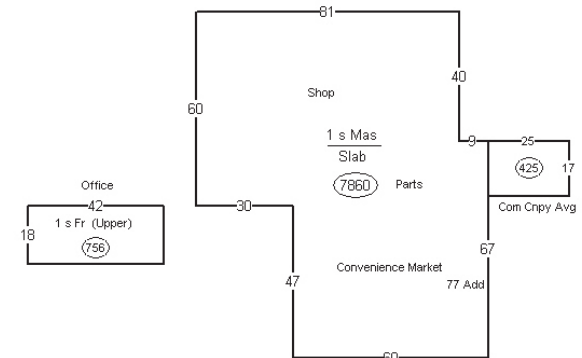
27,442 square feet | 0.63 acres

### PROPERTY TAXES

2023-2024: \$14,498.74

1241130  
Yr Blt 1970  
Total SF 8616

Grocery Cart & Headquarters 17-04-22-14-03308





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**PRICE:** ..... \$930,000  
**PRICE/SF:** ..... \$107.74  
**CAP:** ..... 7.00%

## Net Operating Income Proforma

INCOME	SF	\$/SF	AMT
Dari Mart	~2,397	\$1.57	\$46,286
Success Auto Sales	~6,219	\$0.41	\$30,000
Tax Reimbursement		\$1.57	\$13,487
Insurance Reimbursement		\$0.50	\$4,345
<b>Scheduled Gross Income</b>	<b>~8,616</b>	<b>\$10.92</b>	<b>\$94,118</b>
Less Vacancy of Residential Income (2%)			(\$1,525)
<b>Effective Gross Income</b>	<b>~8,616</b>	<b>\$10.75</b>	<b>\$92,593</b>
EXPENSES	%	\$/SF	AMT
Property Taxes		\$1.57	(\$13,487)
Insurance		\$0.50	(\$4,345)
Repair & Maintenance	4%	\$0.43	(\$3,718)
Other Fixed			0
Management	6%	\$0.41	(\$3,561)
Reserves	2%	\$0.29	(\$2,500)
<b>Total Operating Expenses</b>			<b>\$27,611</b>
<b>NET OPERATING INCOME</b>			<b>\$64,982</b>

## OPERATING EXPENSES REIMBURSEMENTS

PURCHASE PRICE	\$930,000
DOWN PAYMENT (30%)	(\$278,494)
TOTAL LOAN AMOUNT	\$649,820
INTEREST RATE	.6.50%
LOAN TERM	25
MONTHLY PAYMENT	\$4,387.63

## INVESTMENT PERFORMANCE SUMMARY

NET OPERATING INCOME	\$64,982
ANNUAL DEBT SERVICE	(\$52,652)
PRE-TAX ANNUAL CASH FLOW	\$12,330
DEBT SERVICE COVERAGE	1.23%
EXPENSE RATIO	29.82%
CASH-ON-CASH RETURN	4.43%
ACTUAL CAP RATE	7.00%
INITIAL ANNUAL YIELD	8.17%

## LEASE TERMS

TENANT	LEASE TERM	ANNUAL INCREASE
Dari Mart	10/1/2024 - 9/30/2029	2.5%
Success Auto	7/11/2024 - 7/11/2027	3%

# Photographs

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