

# SE 352nd & SE Compton Rd



## OFFERING MEMORANDUM

**Cory Carlson**  
Constant Commercial Real  
Estate Inc  
President  
(503) 222-0282  
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201226331

12721 SE 352nd & 35070 SE Compton Rd  
Boring, OR 97009

**CCRE**  
CONSTANT COMMERCIAL REAL ESTATE INC.

# SE 352nd & SE Compton Rd

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*Exclusively Marketed by:*



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Brokerage License No.: 201250517  
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01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	12721 SE 352nd & 35070 SE Compton Rd Boring OR 97009
COUNTY	Clackamas
BUILDING SF	5,320 SF
LAND ACRES	12.3 acres
YEAR BUILT	1965
APN	24E03 02101 & 24E03 02100
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,750,000
PRICE PSF	\$516.92
NOI (Stabilized)	\$169,710
CAP RATE (Stabilized)	6.17%
CASH ON CASH (CURRENT)	-16.34%
CASH ON CASH (Stabilized)	4.23%
GRM (Stabilized)	11.18

## PROPOSED FINANCING

Conventional - Broker Verified

LOAN TYPE	Amortized
DOWN PAYMENT	\$825,000
LOAN AMOUNT	\$1,925,000
INTEREST RATE	5.75%
ANNUAL DEBT SERVICE	\$134,804
LOAN TO VALUE	70%
AMORTIZATION PERIOD	30 Years

CCRE

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5200 Meadows Rd #150, Lake Oswego, OR 97035

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	1,307	11,629	32,025
2026 Median HH Income	\$115,920	\$112,181	\$115,805
2026 Average HH Income	\$156,929	\$135,632	\$140,844



- Rare income-producing estate on 9.96 + adjoining 2.34 acres with huge live-and-earn, multi-generational and investment potential. The manor residence is 5,320 SF with the main level offering 3 spacious bedrooms, 2 full baths, large kitchen and dedicated office. Lower level has an additional 2 bedrooms, 1 bath, full kitchen and ample living/flex space. On the property are multiple income streams: 3,200 SF shop, 4 manufactured/mobile homes, 5 storage bays rented to residents and adjoining lot features 7 mobile homes. This unique property offers massive upside in updating the large residence and improving the existing infrastructure. Seller financing available!



02

Location

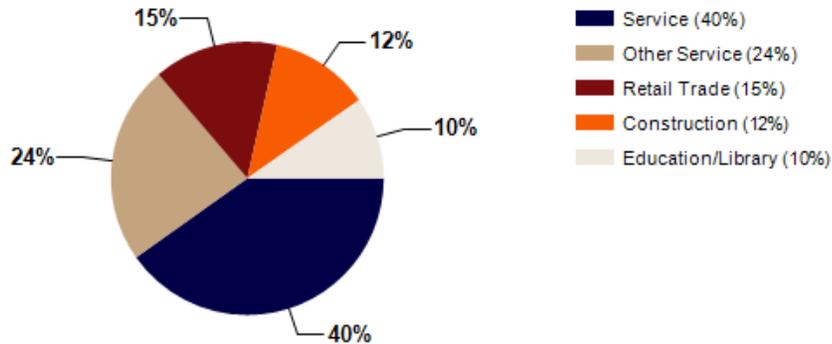
- Location Summary
- Local Business Map

## Location Infrastructure & Community Profile

- The subject properties are located in a stable, established rural corridor of Boring, Oregon (97009). The location offers a strategic blend of high-utility land and immediate access to community infrastructure.

Household Composition: Average household size is 2.8 persons, with a 5.1% growth rate in family units as of recent reporting periods.

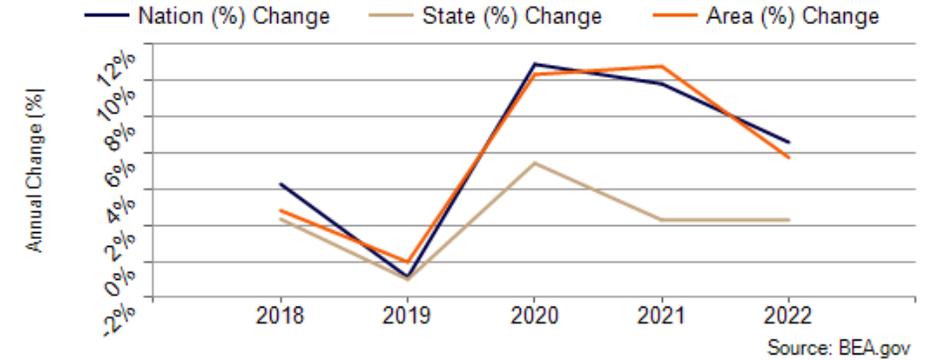
### Major Industries by Employee Count



### Largest Employers

St. Charles Health System	4,791
Mt. Bachelor	1,117
Les Schwab Headquarters & Tire Centers	985
Bright Wood Corporation	975
Safeway (includes Albertson's)	964
Sunriver Resort	950
Summit Medical Group	736
BASX Solutions	661

## Clackamas County GDP Trend



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SE 352nd Ave

SE 352nd Ave

SE 352nd Ave



4J's Tree  
Temporarily



03

Property Description

Property Features

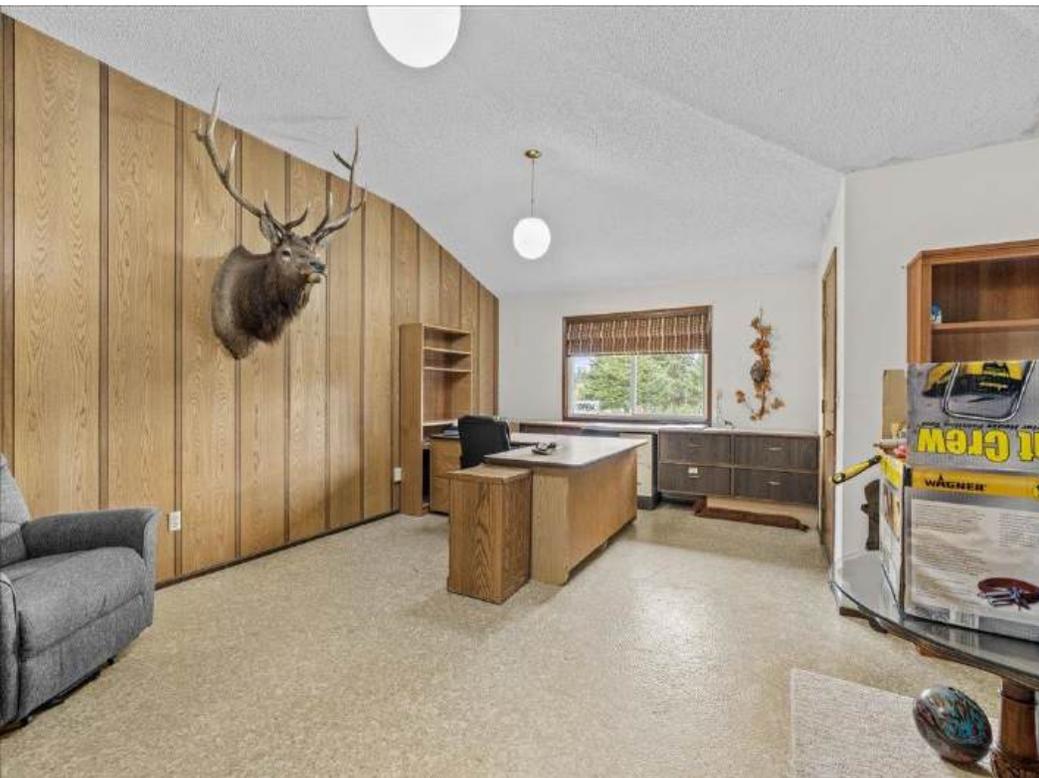
Property Images

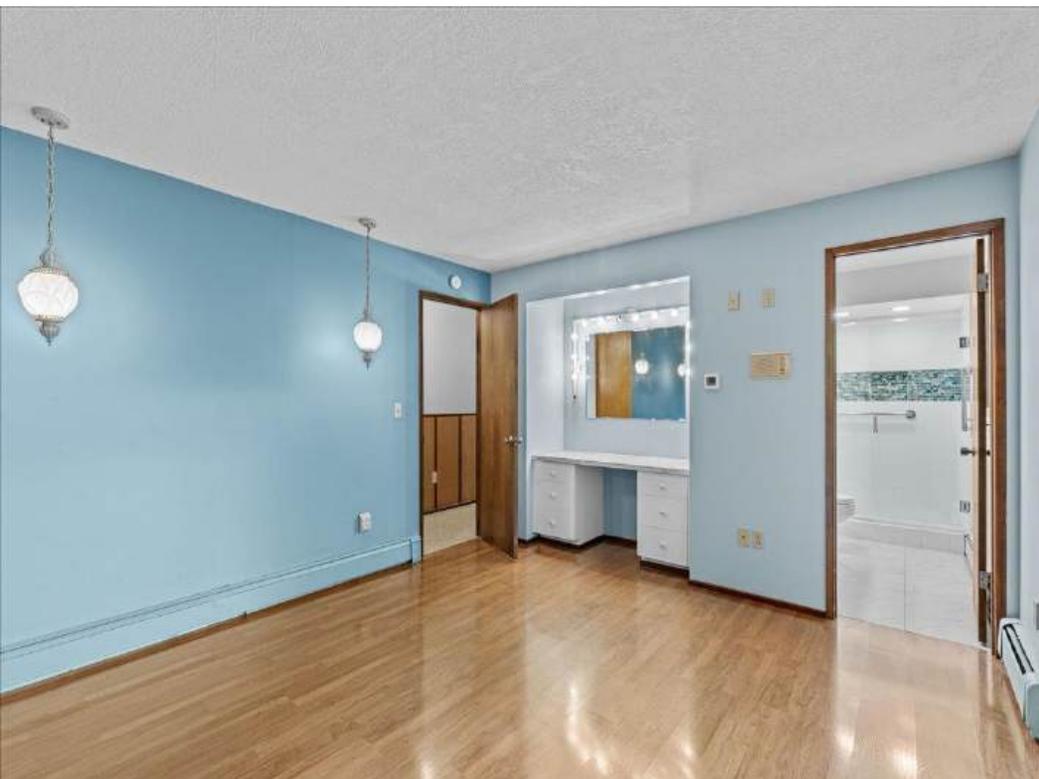
## PROPERTY FEATURES

BUILDING SF	5,320
LAND ACRES	12.3 acres
YEAR BUILT	1965
# OF PARCELS	2
ZONING TYPE	EFU
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	15

























04

Rent Roll

Rent Roll

Unit	Current Rent	Market Rent	Notes
1 - Mobile Home	\$651.00	\$0.00	
2 - Mobile Home	\$654.00	\$0.00	
3 - Mobile Home		\$0.00	Vacant - Ready to develop
4 - Mobile Home	\$834.00	\$0.00	
5 - Mobile Home	\$704.00	\$0.00	
6 - Mobile Home	\$654.00	\$0.00	
7 - Mobile Home		\$730.00	
8 - Mobile Home	\$1,500.00	\$0.00	Seller owned Mobile Home
9 - Mobile Home	\$654.00	\$0.00	
10 - Mobile Home	\$1,150.00	\$0.00	Seller owned Mobile Home
11 - Mobile Home	\$750.00	\$0.00	
12 - Mobile Home	\$500.00	\$0.00	
Shop	\$4,000.00	\$0.00	
House		\$5,000.00	Projected - Vacant
Barn		\$2,000.00	Vacant
Storage Units	\$450.00	\$750.00	3/5 Occupied: \$200, \$150, \$100/mo
<b>Totals / Averages</b>	<b>\$12,501.00</b>	<b>\$8,480.00</b>	



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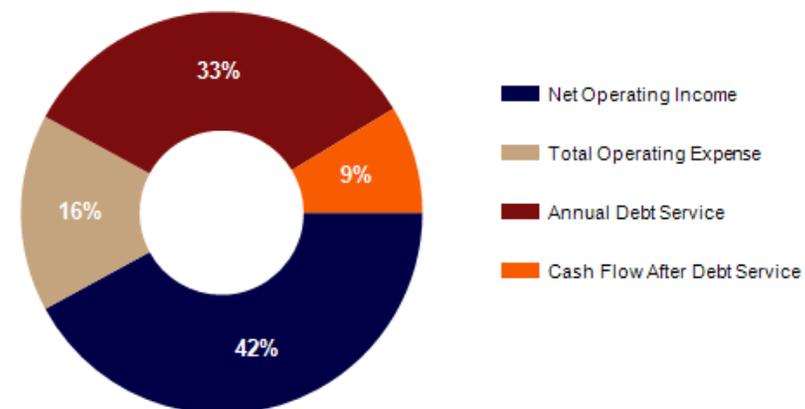
Financial Analysis

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

## REVENUE ALLOCATION

STABILIZED

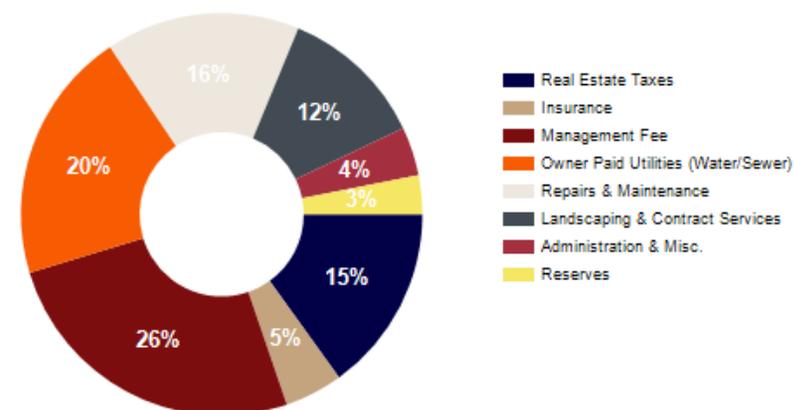
INCOME	STABILIZED	
Gross Scheduled Rent	\$246,000	
<b>Gross Potential Income</b>	<b>\$246,000</b>	
General Vacancy	-5.00%	
<b>Effective Gross Income</b>	<b>\$233,700</b>	
Less Expenses	\$63,990	27.38%
<b>Net Operating Income</b>	<b>\$169,710</b>	
Annual Debt Service	\$134,804	
<b>Cash flow</b>	<b>\$34,906</b>	
Debt Coverage Ratio	1.26	



EXPENSES	STABILIZED	
Real Estate Taxes	\$9,631	
Insurance	\$3,000	
Management Fee	\$16,359	
Owner Paid Utilities (Water/Sewer)	\$13,000	
Repairs & Maintenance	\$10,000	
Landscaping & Contract Services	\$7,500	
Administration & Misc.	\$2,500	
Reserves	\$2,000	
<b>Total Operating Expense</b>	<b>\$63,990</b>	
Annual Debt Service	\$134,804	
Expense / SF	\$12.03	
% of EGI	27.38%	

## DISTRIBUTION OF EXPENSES

STABILIZED



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



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## GLOBAL

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Price	<b>\$2,750,000</b>
General Vacancy	<b>5.00%</b>

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## INCOME - Growth Rates

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Gross Scheduled Rent	<b>3.00%</b>
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## PROPOSED FINANCING

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Conventional - Broker Verified

Loan Type	<b>Amortized</b>
Down Payment	<b>\$825,000</b>
Loan Amount	<b>\$1,925,000</b>
Interest Rate	<b>5.75%</b>
Annual Debt Service	<b>\$134,804</b>
Loan to Value	<b>70%</b>
Amortization Period	<b>30 Years</b>

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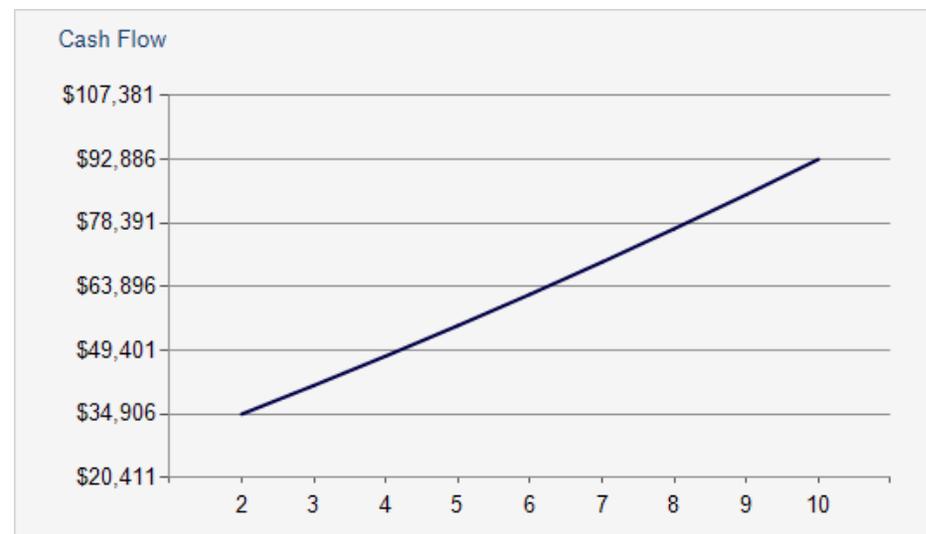
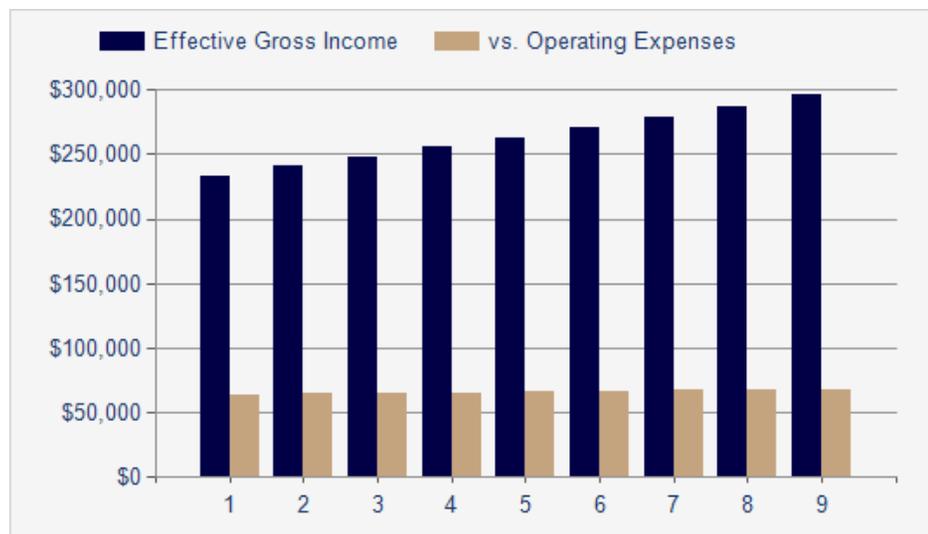
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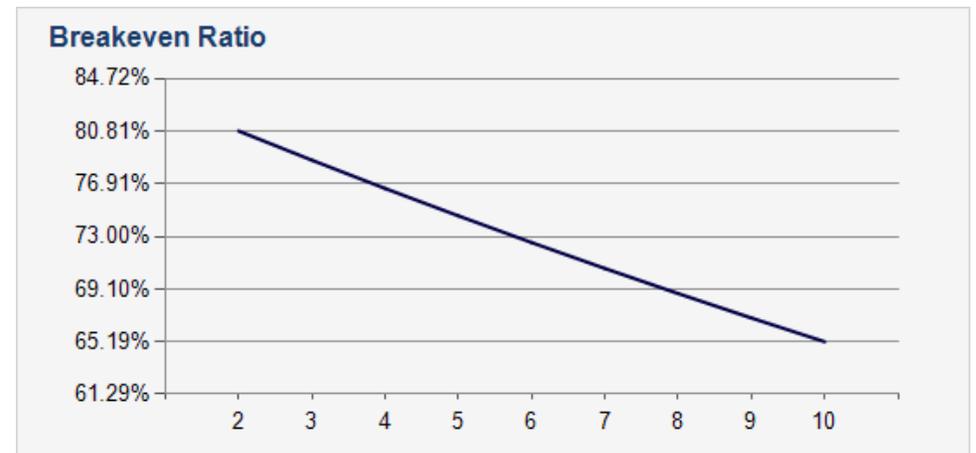
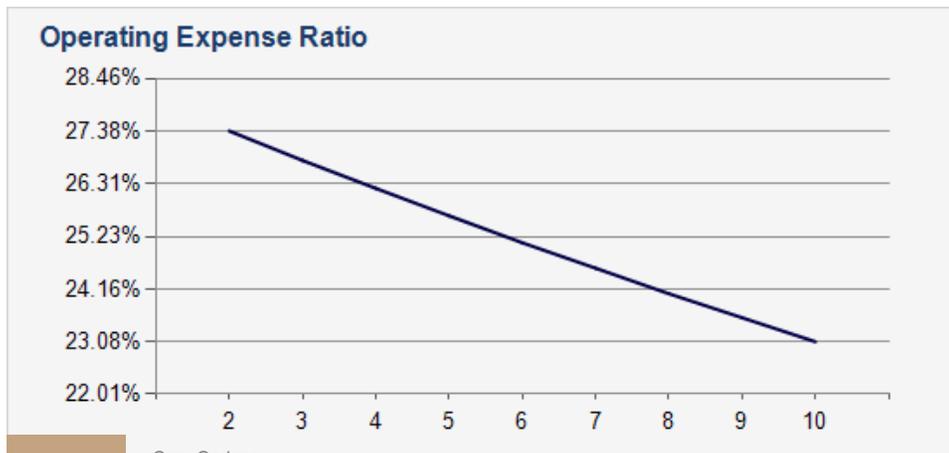
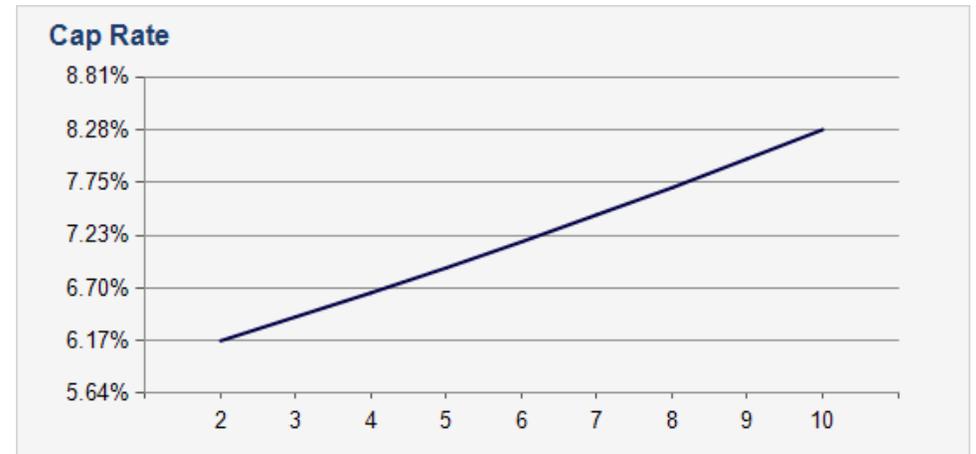
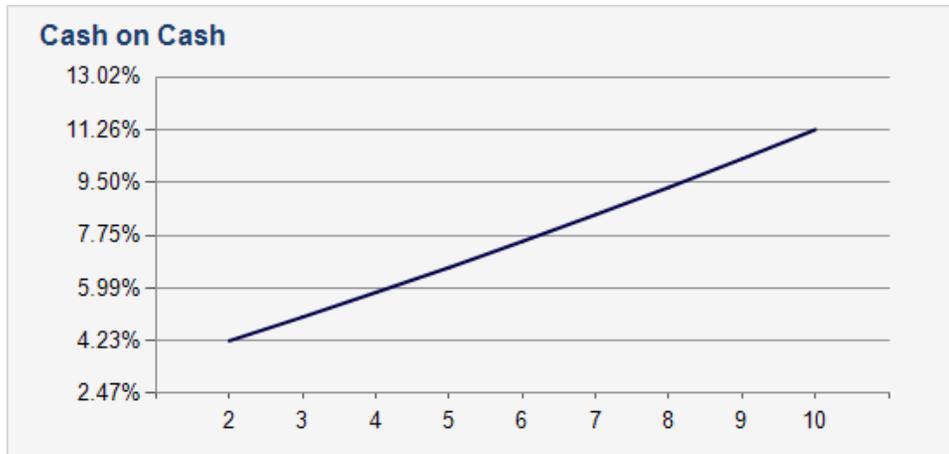
Calendar Year	Stabilized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>									
Gross Scheduled Rent	\$246,000	\$253,380	\$260,981	\$268,811	\$276,875	\$285,181	\$293,737	\$302,549	\$311,625
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
<b>Effective Gross Income</b>	<b>\$233,700</b>	<b>\$240,711</b>	<b>\$247,932</b>	<b>\$255,370</b>	<b>\$263,031</b>	<b>\$270,922</b>	<b>\$279,050</b>	<b>\$287,422</b>	<b>\$296,044</b>
<b>Operating Expenses</b>									
Real Estate Taxes	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631
Insurance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Management Fee	\$16,359	\$16,850	\$17,355	\$17,876	\$18,412	\$18,965	\$19,534	\$20,120	\$20,723
Owner Paid Utilities (Water/Sewer)	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000
Repairs & Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Landscaping & Contract Services	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Administration & Misc.	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Reserves	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
<b>Total Operating Expense</b>	<b>\$63,990</b>	<b>\$64,481</b>	<b>\$64,986</b>	<b>\$65,507</b>	<b>\$66,043</b>	<b>\$66,596</b>	<b>\$67,165</b>	<b>\$67,751</b>	<b>\$68,354</b>
<b>Net Operating Income</b>	<b>\$169,710</b>	<b>\$176,230</b>	<b>\$182,946</b>	<b>\$189,863</b>	<b>\$196,988</b>	<b>\$204,327</b>	<b>\$211,886</b>	<b>\$219,671</b>	<b>\$227,690</b>
Annual Debt Service	\$134,804	\$134,804	\$134,804	\$134,804	\$134,804	\$134,804	\$134,804	\$134,804	\$134,804
<b>Cash Flow</b>	<b>\$34,906</b>	<b>\$41,426</b>	<b>\$48,142</b>	<b>\$55,059</b>	<b>\$62,184</b>	<b>\$69,523</b>	<b>\$77,082</b>	<b>\$84,867</b>	<b>\$92,886</b>



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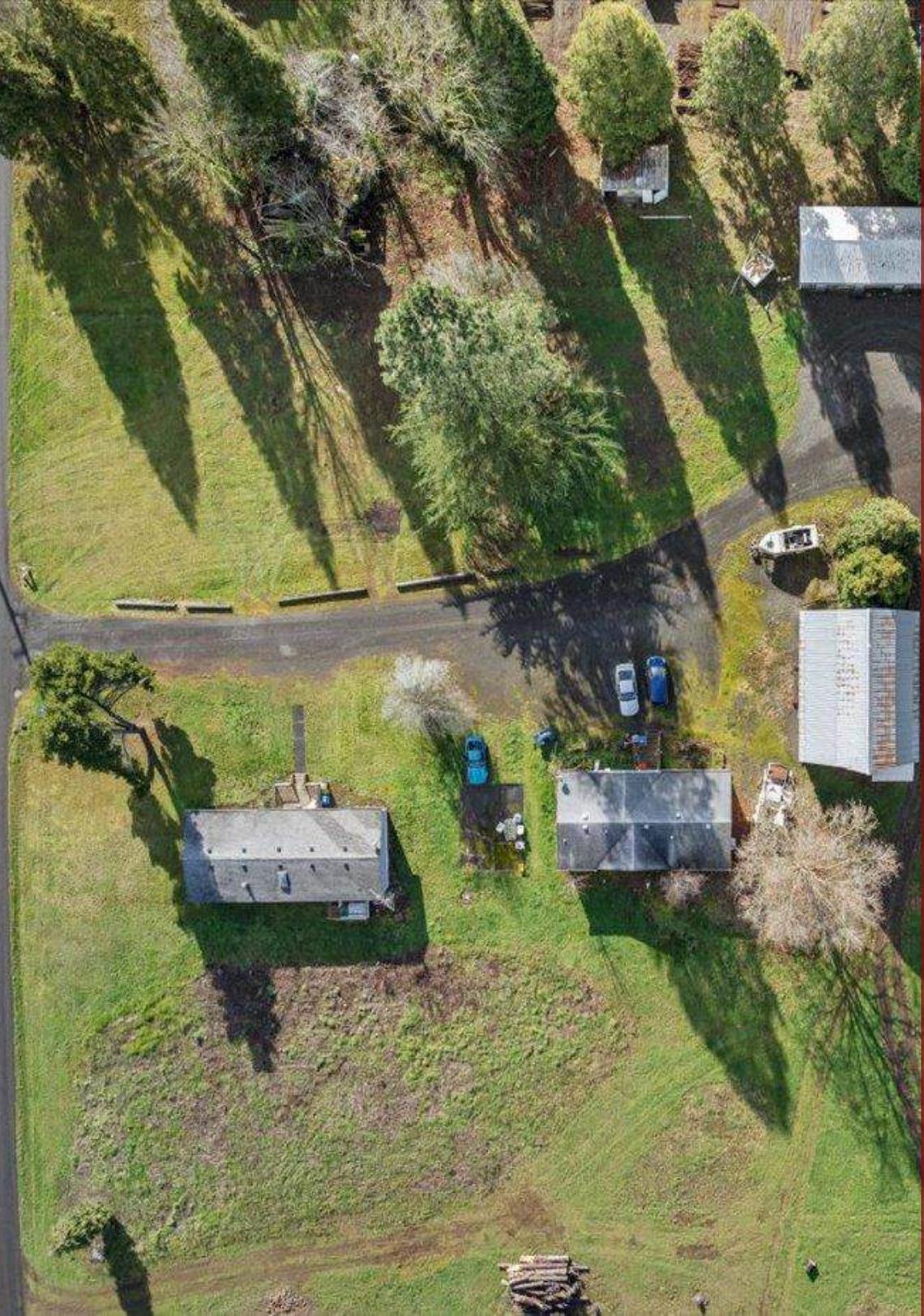
Calendar Year	Stabilized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	4.23%	5.02%	5.84%	6.67%	7.54%	8.43%	9.34%	10.29%	11.26%
CAP Rate	6.17%	6.41%	6.65%	6.90%	7.16%	7.43%	7.70%	7.99%	8.28%
Debt Coverage Ratio	1.26	1.31	1.36	1.41	1.46	1.52	1.57	1.63	1.69
Operating Expense Ratio	27.38%	26.78%	26.21%	25.65%	25.10%	24.58%	24.06%	23.57%	23.08%
Gross Multiplier (GRM)	11.18	10.85	10.54	10.23	9.93	9.64	9.36	9.09	8.82
Loan to Value	69.09%	68.17%	67.11%	66.03%	64.91%	63.74%	62.44%	61.15%	59.71%
Breakeven Ratio	80.81%	78.65%	76.55%	74.52%	72.54%	70.62%	68.76%	66.95%	65.19%
Price / SF	\$516.92	\$516.92	\$516.92	\$516.92	\$516.92	\$516.92	\$516.92	\$516.92	\$516.92
Income / SF	\$43.92	\$45.24	\$46.60	\$48.00	\$49.44	\$50.92	\$52.45	\$54.02	\$55.64
Expense / SF	\$12.02	\$12.12	\$12.21	\$12.31	\$12.41	\$12.51	\$12.62	\$12.73	\$12.84

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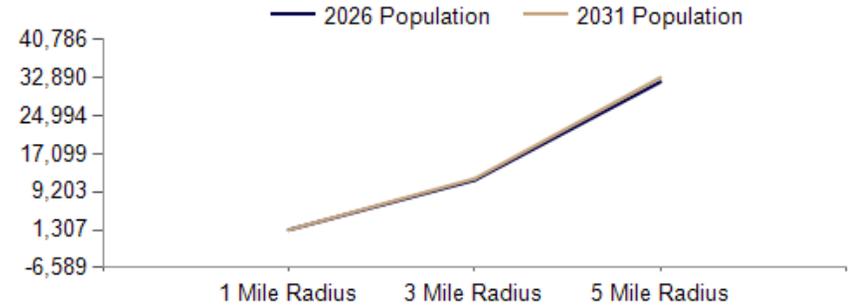
06 Demographics

General Demographics

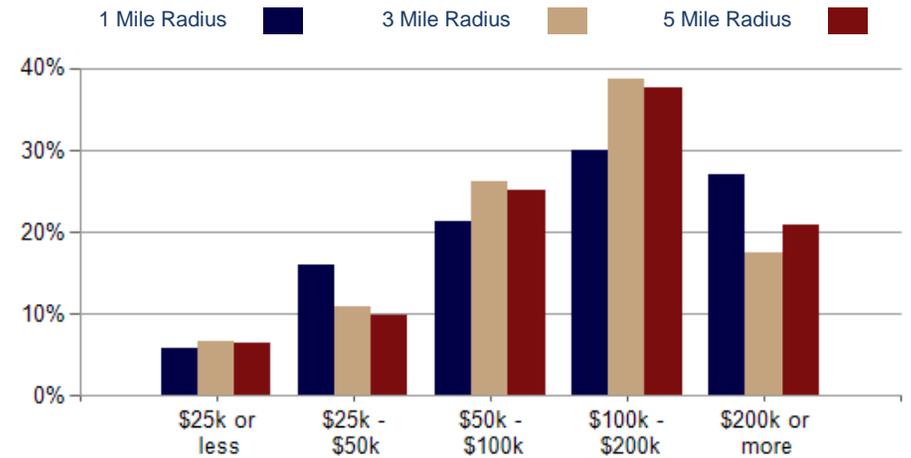


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,234	8,241	21,518
2010 Population	1,234	9,564	26,829
2026 Population	1,307	11,629	32,025
2031 Population	1,315	11,929	32,890
2026 African American	4	55	250
2026 American Indian	28	165	370
2026 Asian	23	207	690
2026 Hispanic	208	1,205	3,008
2026 Other Race	102	493	1,183
2026 White	1,028	9,610	26,472
2026 Multiracial	121	1,084	2,999
2026-2031: Population: Growth Rate	0.60%	2.55%	2.65%

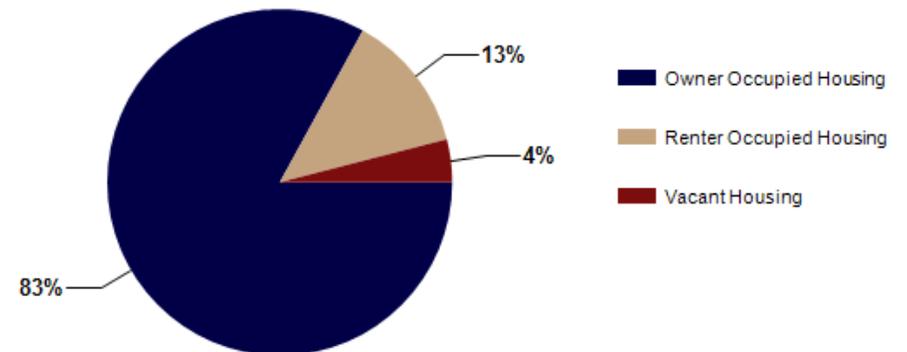
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5	165	453
\$15,000-\$24,999	23	114	291
\$25,000-\$34,999	19	120	310
\$35,000-\$49,999	59	340	814
\$50,000-\$74,999	65	562	1,433
\$75,000-\$99,999	38	535	1,440
\$100,000-\$149,999	77	1,010	2,635
\$150,000-\$199,999	69	613	1,657
\$200,000 or greater	131	737	2,382
Median HH Income	\$115,920	\$112,181	\$115,805
Average HH Income	\$156,929	\$135,632	\$140,844



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

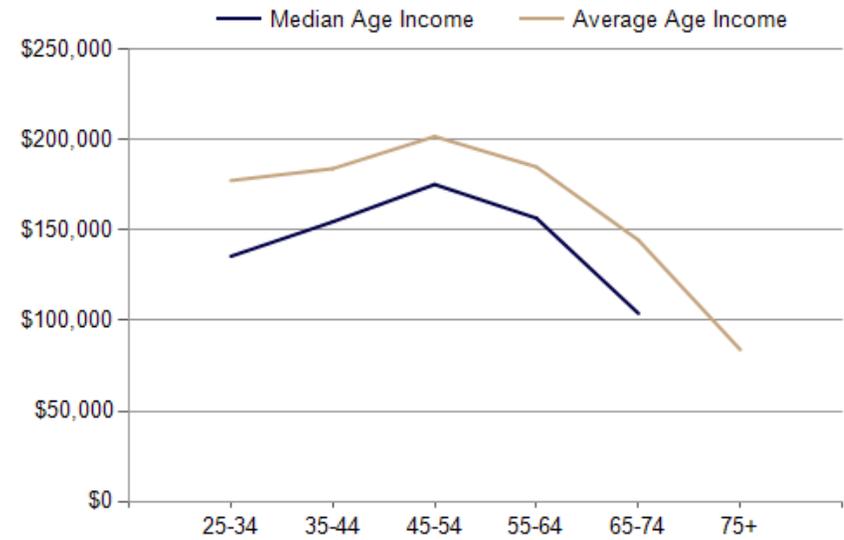
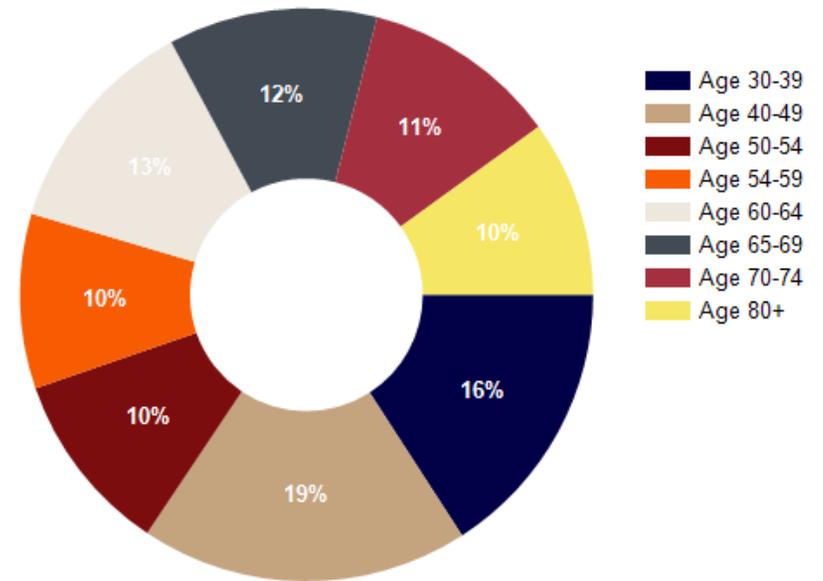


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	63	687	1,936
2026 Population Age 35-39	69	794	2,168
2026 Population Age 40-44	76	819	2,339
2026 Population Age 45-49	78	793	2,211
2026 Population Age 50-54	86	681	1,923
2026 Population Age 55-59	82	654	1,752
2026 Population Age 60-64	105	764	1,979
2026 Population Age 65-69	98	717	1,963
2026 Population Age 70-74	92	646	1,729
2026 Population Age 75-79	83	511	1,228
2026 Population Age 80-84	39	297	768
2026 Population Age 85+	32	230	576
2026 Population Age 18+	1,058	9,166	24,971
2026 Median Age	48	42	41
2031 Median Age	48	43	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$135,603	\$112,695	\$116,498
Average Household Income 25-34	\$177,524	\$139,421	\$143,449
Median Household Income 35-44	\$154,684	\$125,922	\$132,786
Average Household Income 35-44	\$184,111	\$151,761	\$159,022
Median Household Income 45-54	\$175,362	\$128,640	\$137,909
Average Household Income 45-54	\$201,912	\$159,996	\$167,202
Median Household Income 55-64	\$156,668	\$123,805	\$126,034
Average Household Income 55-64	\$185,022	\$153,462	\$154,494
Median Household Income 65-74	\$104,000	\$95,001	\$95,667
Average Household Income 65-74	\$144,557	\$124,870	\$125,761
Average Household Income 75+	\$83,918	\$79,159	\$86,259

Population By Age





07

## Company Profile

Company Bio

# CCRE

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.