

OWNER/USER OR INVESTMENT SALE

Lafayette Building

1219 SE Lafayette Street
Portland, Oregon 97202



For information, please contact:

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NEWMARK

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Building Features

Year Built: 1947 (Remodeled in 2002)

Zoning: CM2 - Commercial Mixed Use

Abundant natural light

Quiet walkable neighborhood, close to public transit

Ample neighborhood street parking

Main floor features offices, conference room, kitchen, & 2 ADA restrooms

Mezzanine has 2 spacious offices with skylights and exposed beams

Garage/Studio space has sound proofing features and roll-up grade door for warehousing or light industrial



Lafayette Building

6,000 SF
Lot size 0.14 AC

Sale Price: \$2,100,000 (\$350 PSF)

A rare find that will go fast! This unique office building will surprise you as you enter. Comfortable inside with great light and exposed beams, it features a modern conference room, shared kitchen/bathrooms, and a finished garage area with exterior door for warehousing or to use as a studio. Beautiful natural light throughout with most offices on the ground floor and two offices in the upstairs mezzanine.

NEWMARK

Shared Conference Room

Office

Office

Office

Office

Office

Office

Kitchen/Restroom

Garage/Studio

Open Office

Office

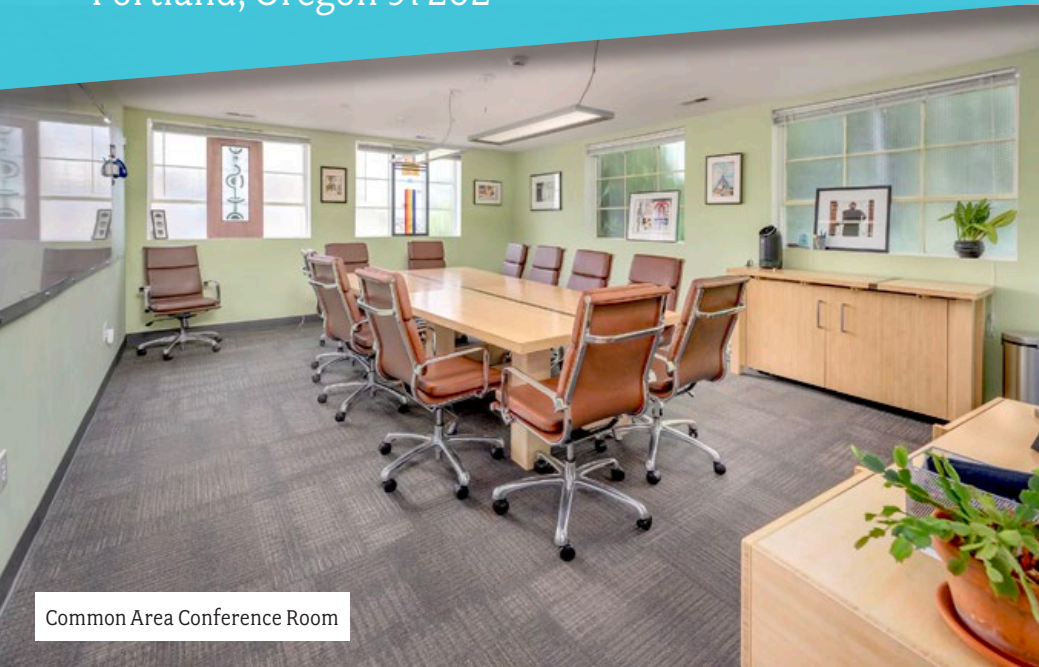
ROLL-UP DOOR

The floor plan shows a rectangular layout. At the top is a large grey area labeled "Unfinished Area". Below this, on the left, is a light blue area labeled "Mezzanine Office 1". To its right is another light blue area labeled "Mezzanine Office 2". Between these two offices is a central orange-colored staircase area. Below the offices and staircase is another large grey area labeled "Unfinished Area". The bottom portion of the entire plan is a solid black area, which is not labeled.

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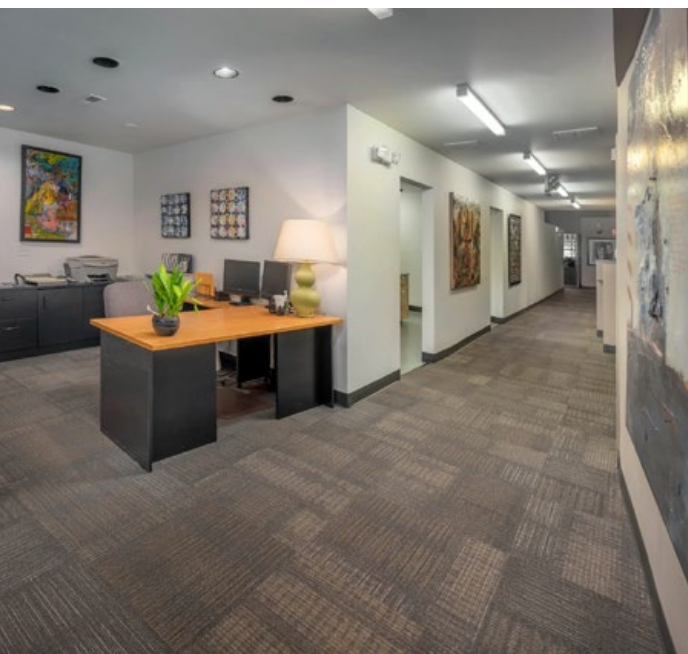
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Common Area Conference Room



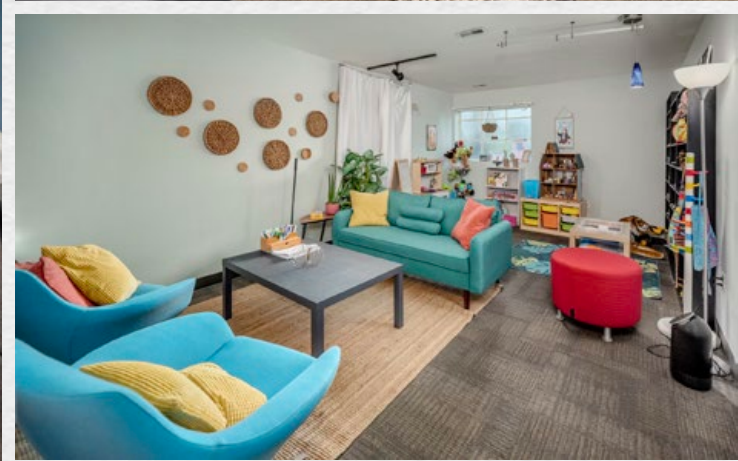
Common Break Area/Kitchenette



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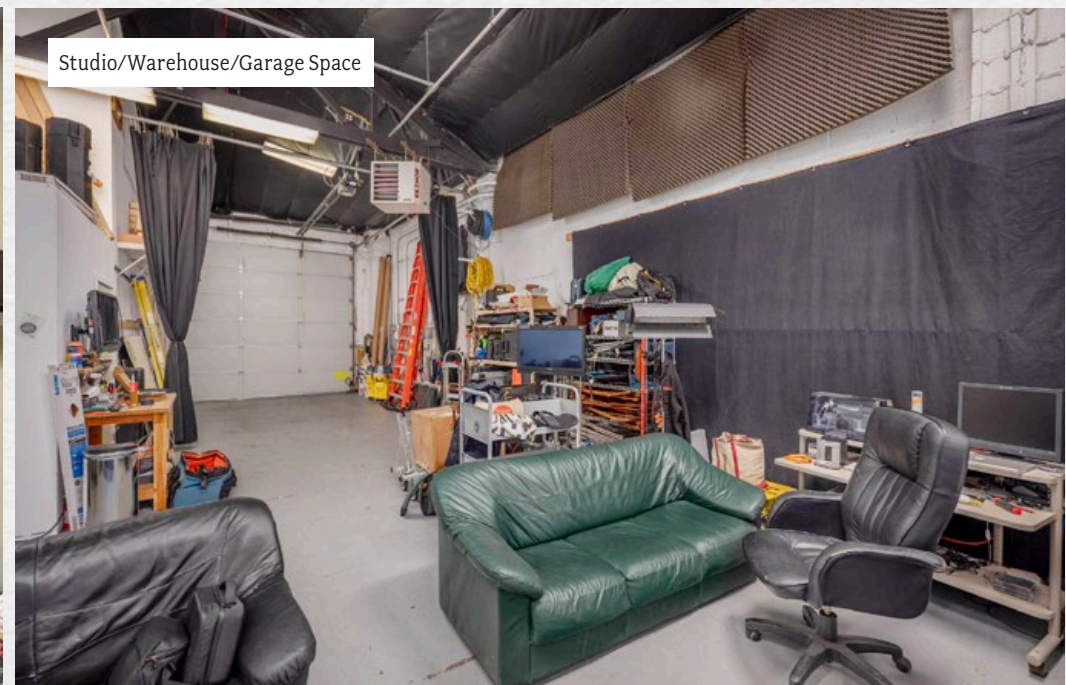
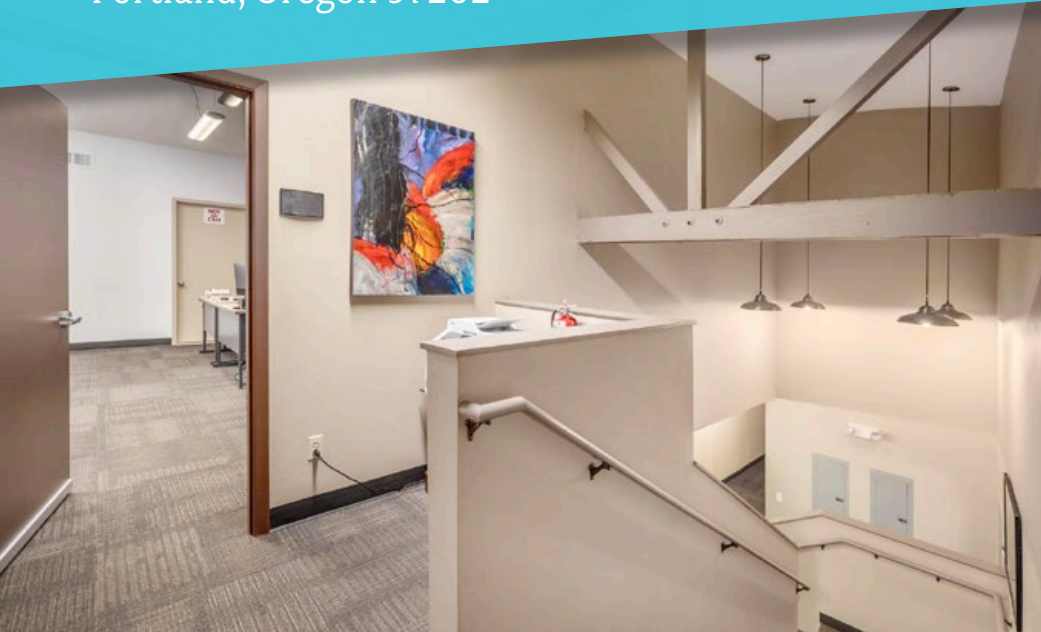
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Location

This neighborhood is superb! The Lafayette Building is located in a walkable neighborhood with easy access to Rose City Coffee, restaurants, a convenience store, a park, and, of course, the Aladdin Theater.

With 7 transit lines within ½ mile, this location has an AllTransit™ Rating of 9.7. It also gets a WalkScore® rating of 90 and a BikeScore rating of 95 (both out of 100). Employee commutes into this location are excellent from anywhere in Portland and surrounding area - westside or eastside. On-street parking is easy and available.



90
WALK SCORE



58
TRANSIT SCORE



95
BIKE SCORE

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EAT. DRINK. PLAY. SHOP.

Food & Beverages

1. The Original Hotcake House
2. Brooklyn Grocery Co-Op
3. Edelweiss Sausage & Deli
4. The Place
5. Rose City Coffee Co
6. Brooklyn Park Pub
7. Ruse Brewing
8. Portland Juice Co
9. Away Days Brewing
10. Enthea Teahouse

Shopping & Entertainment

1. Aladdin Theatre
2. TomCat Bikes
3. Classic Pianos Portland
4. Shwop

Parks & Recreation

1. Brooklyn City Park
2. Brooklyn School Park
3. Powell Park
4. Brooklyn Community Garden

Historic Brooklyn Neighborhood

Brooklyn, much like many neighborhoods in Southeast Portland, prides itself on its fierce independence. It boasts a high concentration of locally owned businesses that flourish thanks to the overwhelming support from the local community. This neighborhood's dedication to sustaining local commerce creates a unique and vibrant atmosphere that truly embodies the spirit of Portland.

Residents and business owners take pride in being part of this dynamic neighborhood, where urban life meets serene, tree-lined streets. Brooklyn is an ideal community for living, working, and enjoying life, offering the vibrancy of city life alongside peaceful strolls.



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NEWMARK

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Real Estate Purchase Scenario

1219 SE LAFAYETTE

Purchase Price	\$2,100,000
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Financing Offered By:
Banc of California
Pacific Western Bank is now Banc of California

Contact:
Brad Benson | 503-784-0583
brad.benson@bancofcal.com

*The information on this sheet is not a commitment to lend. These are estimates based on basic information provided. Rates and structure subject to change as parameters are defined. Please consult your tax advisor.

SBA LOAN STRUCTURE		90%	100%
Building Purchase		\$2,100,000	\$2,100,000
Building Improvements (opt)		\$150,000	\$150,000
Appraisal & Phase 1		\$5,500	\$5,500
3rd Party Costs-Escrow, Title, Legal, Etc		\$21,500	\$21,500
Total Project Costs		\$2,277,000	\$2,277,000
Borrower Down-Payment: * as little as		\$259,000	\$10,000
PWB Loan Amount		\$2,018,000	\$2,267,000

LOAN TERMS AND CONDITIONS		
Loan Term	25 Years Fully Amortized	\$249,00 Cash Savings ^
Interest Rate:	6.71%	7.0%
Monthly Loan Payment	\$14,363	\$16,023
Owner-Occupancy:	Minimum 51%	51%

OWNERSHIP BENEFIT ANALYSIS		
Assuming 35% Tax Bracket		
Net Rental Income from Tenant (Est)	\$0	\$0
Tax Benefit - Depreciation	(\$1,548)	(\$1,548)
Average Monthly Principal Deduction (5 yrs)	(\$3,436)	(\$3,834)
Effective Monthly Ownership Costs	\$9,378	\$10,641
Effective Annual Ownership Costs Per SF	\$18.76	\$21.28