

FOR SALE

\$1,250,000
6.66 Cap Rate



718 NW 21st Ave
Portland, OR 97209

Located in the popular alphabet district

Property Highlights

- 4,044 sq ft bldg
- 1 retail + 2 apartment units
 - Commercial kitchen
 - Fenced backyard
- Residential units recently upgraded



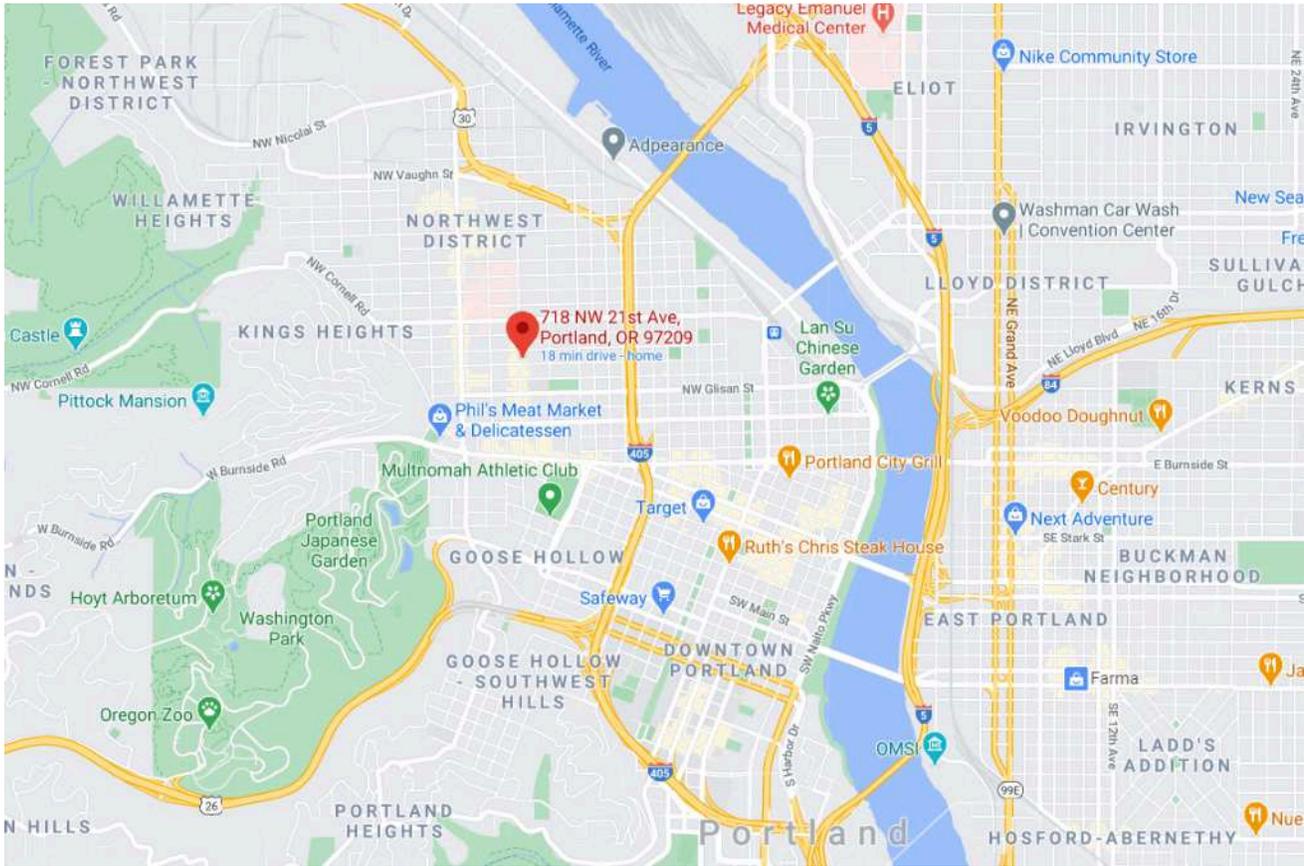
718 NW 21st Ave Proforma		
Retail	716	\$3,312.60
3 Bd 1 Bth	Up	\$2,595.00
1 BD 1 Bth	Down	\$1,700.00
NNN Reim		\$1,424.18
Total		\$108,381.36
Exp		
Tax		\$9,861.04
Insurance		\$3,405.00
Garbage		\$650.00
Utlities		\$7,500.00
Maint		\$1,000.00
Total		\$22,416.04
Vac		-\$2,700.00
NOI		\$83,265.32
Cap		6.66%
Value		\$1,250,000.00

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COMMERCIAL REALTY



21st Ave is a main commercial district for dining and entertainment with popular restaurants, bars, and an independent theatre.

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