

FOR SALE

I-205 BUSINESS COMPLEX

10000 BLOCK OF SE STARK ST
PORTLAND, OR



THE OPPORTUNITY

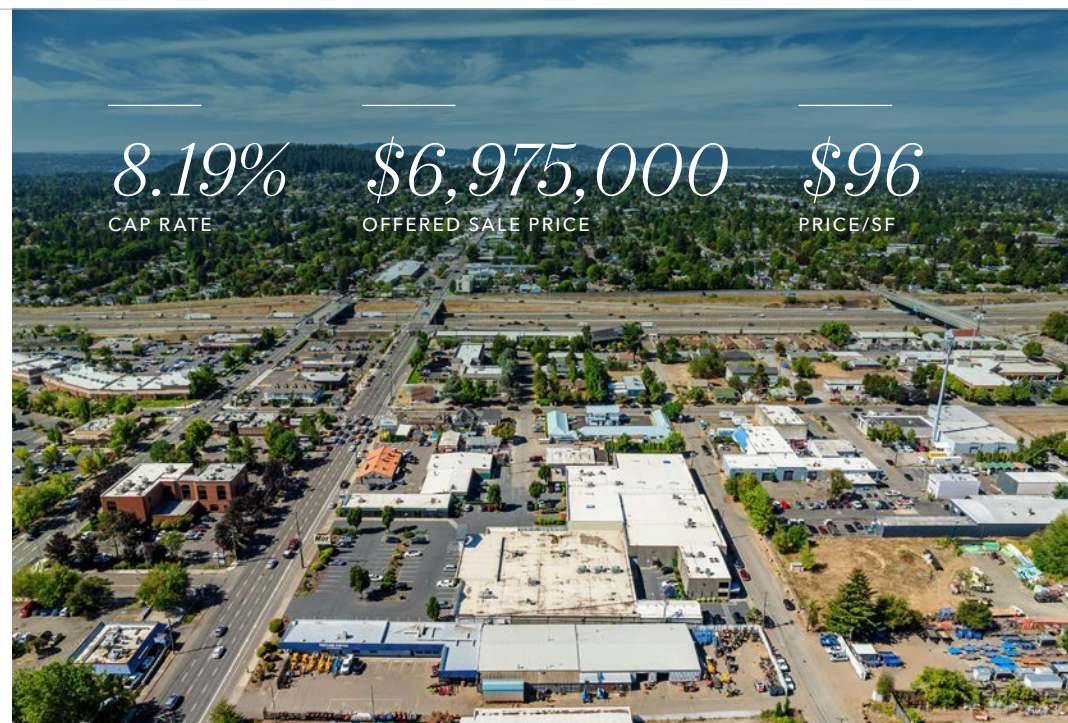
The I-205 Business Complex is a multi-building, multi-tenant property with a mix of industrial, office/service, and retail tenants. Its east Portland location is very central and accessible for the Portland/Vancouver metro region, within two blocks of a major Interstate 205 interchange. This location is also within the Gateway Regional Center, the City of Portland's only designated regional center and is targeted to receive a significant share of the city's growth.

The property is anchored by two larger, long-term tenants, Automotive-Industrial Marketing Corporation (AIMCO) and Mor Furniture for Less (Mor Furniture). These companies (or related entity) have occupied 94% of the project for more than 25 years, with leases for this space extending into 2028 and beyond. There is also a smaller multi-tenant office/service pad building fronting SE Stark St with one tenant and one small vacancy.

The I-205 Business Complex has a long history of effectively full occupancy providing a strong, diverse, and reliable income stream. Existing contract rents are below current market rents, providing the potential for dramatic income and value upside over time.

FINANCIAL HIGHLIGHTS

OCCUPANCY	96%
TENANTS	AIMCO, Mor Furniture, Confi Administration Services
LEASE EXPENSE STRUCTURES	Varies from triple net to modified gross
AVG CONTRACT RENT	\$8.33/SF/Year
ANNUAL CONTRACT RENT	In-place \$604,776
NOI	\$571,373
CAPITALIZATION RATE	8.19%
OFFERED SALE PRICE	\$6,975,000 (\$96.06/SF)



ADDRESS	10003-10005 SE Stark St; 10015 SE Stark St; & 10000 SE Pine St, Portland, OR 97216
BUILDING SIZES	Office/Service (10003-10005 SE Stark): 4,350 SF Retail (10015 SE Stark): 24,170 SF Warehouse/Office (10000 SE Pine): 42,792 SF Flex/Gym (10000 SE Pine): 1,296 SF Total: 72,608 SF
SITE AREA	2.87 acres
YEAR BUILT	Early 1960's to 1990's
PROPERTY TYPE	Multi-tenant business complex
ZONING	General Employment 1 (EG1)
# OF TENANTS & SPACE SIZES	Three (1,380 SF to 42,792 SF)

INVESTMENT HIGHLIGHTS

Central regional location within 2 blocks of Interstate 205 access

Located within City of Portland designated Gateway Regional Center

96% leased to multiple tenants and uses creating a favorable diverse income stream

94% of the tenancy has occupied the property for at least 25 years

AIMCO occupies 60% of the project with a contract rent more than 30% below market

Opportunity for initial steady income stream with mid-to-long term income/value upside

Priced far below replacement cost

Population over 420,000 within five miles and 1.18 million within 10 miles

Within ¼-mile of Marketplace 205 and Plaza 205, with major tenants Target, Big Lots, Home Depot, 24-Hour Fitness and 99 Ranch Supermarket



PROPERTY OVERVIEW



SE PINE ST

AIMCO

MOR
FURNITURE

OFFICE/
SERVICE

SE OAK ST

SE 99TH AVE

SE 102ND AVE

25,501+ VPD

SE STARK ST

22,995+ VPD

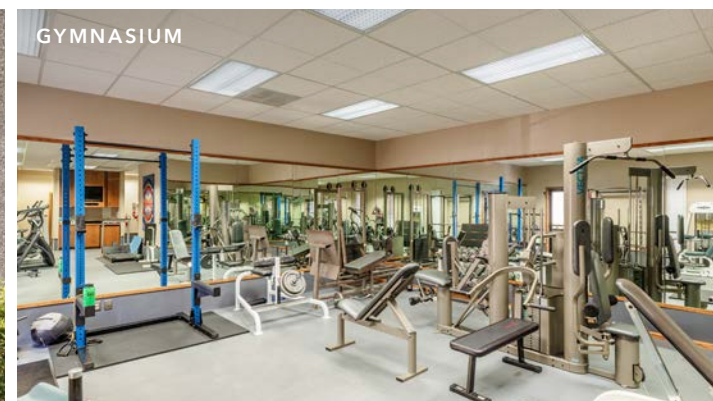
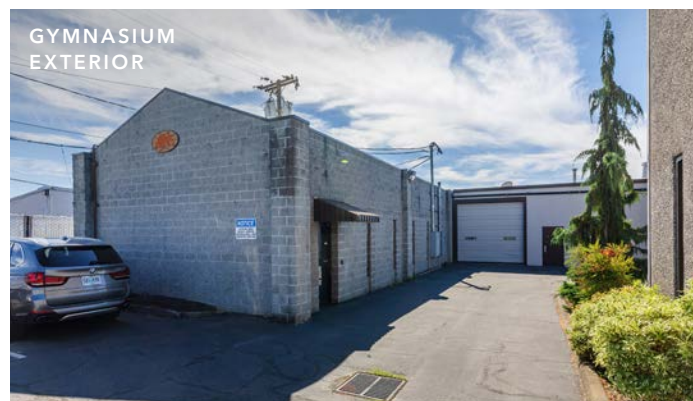
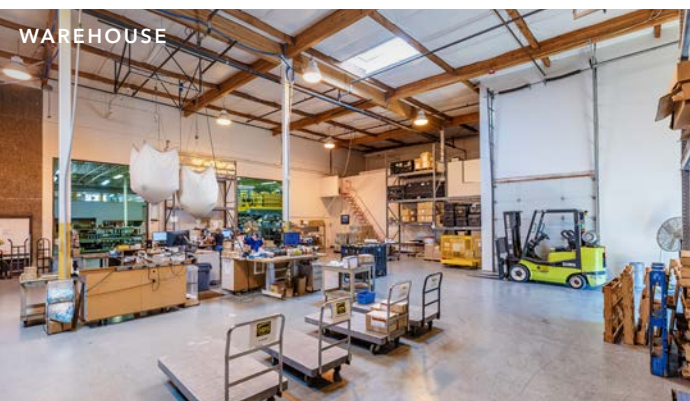
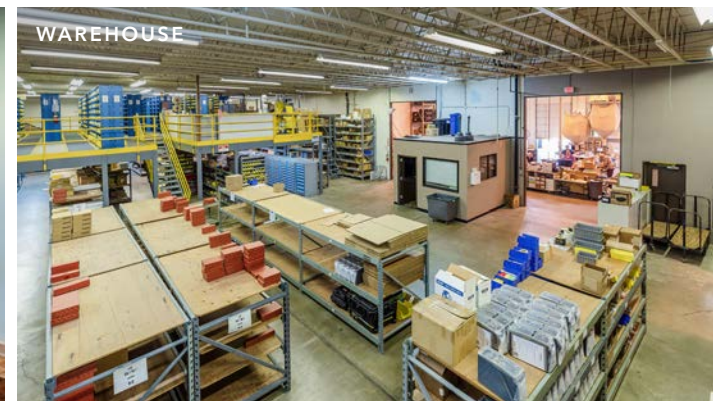
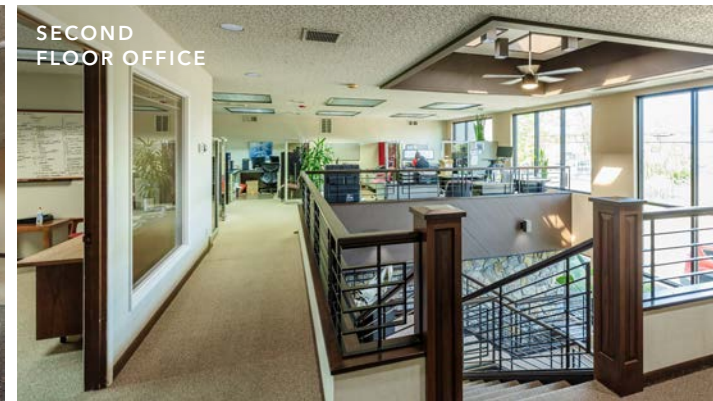
22,259+ VPD

SE WASHINGTON ST

KIDDER MATHEWS

FOR SALE ■ I-205 BUSINESS COMPLEX 4

PROPERTY OVERVIEW



PROPERTY OVERVIEW

OFFICE/SERVICE
BUILDING



RECEPTION



RETAIL AREA



MOR FURNITURE



SHOWROOM



SHOWROOM



LOCATION

I-205 Business Complex is located in the Gateway area of East Portland. This area is characterized by its primary regional location, within seven miles of the Portland CBD to the west, City of Gresham to the east, Clackamas area to the south, and Vancouver, WA to the North. Interstate 205 and Interstate 84 both run adjacent to the neighborhood, with the I-205/Stark Street freeway interchange being only two blocks west of the property. Over 420,000 people live within five miles and 1.18 million within 10 miles.

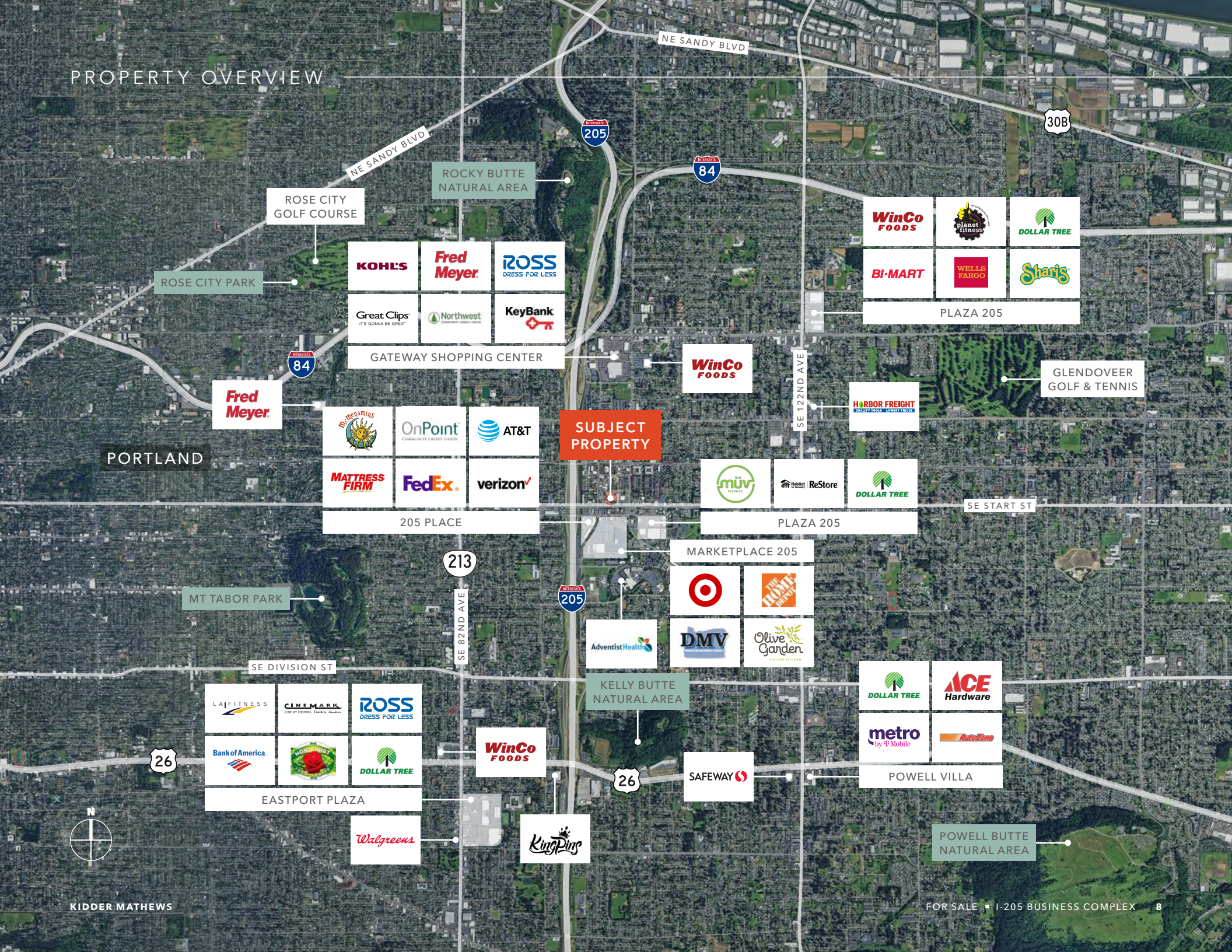
In addition to the extensive freeway and highway infrastructure, the area is heavily served by mass transit, including MAX light rail and TriMet bus service. Tri-Met bus lines 15 and 20 both run within 1 block of the property. The property is also located within one-half mile of two MAX Light rail stations and less than one-mile from the Gateway Transit Center which provides direct connections to MAX light rail lines throughout the region.

Consistent with its central regional location, large retailers in the area include Kohl's, Ross, and Fred Meyer within the Gateway Shopping Center less than one mile north of the property, and Home Depot, Big Lots, 24-Hour Fitness and 99 Ranch Supermarket less than one-half mile south. Adventist Health has a 300+ bed hospital, less than one mile south.

The immediate neighborhood is anchored by the one-way couplet of SE Stark Street flowing west and SE Washington Street flowing east from I-205 to SE 108th Avenue. This is a commercial corridor with extensive restaurants, bank branches, professional services and convenience retail, along with the larger retailers previously mentioned. Over 22,000 vehicles travel in each direction of this couplet daily, with the SE Stark Street traffic adjacent to the property.



PROPERTY OVERVIEW



ROSE CITY GOLF COURSE

ROCKY BUTTE NATURAL AREA

ROSE CITY PARK

KOHL'S	Fred Meyer	ROSS DRESS FOR LESS
Great Clips IT'S GONNA BE GREAT	Northwest Community Credit Union	KeyBank

GATEWAY SHOPPING CENTER

WinCo FOODS	Planet Fitness	DOLLAR TREE
BI-MART	WELLS FARGO	Shari's

PLAZA 205

Fred Meyer

M. Mechanisms	OnPoint COMMUNITY & BOUNTY UNION	AT&T
MATTRESS FIRM	FedEx	verizon

205 PLACE

SUBJECT PROPERTY

WinCo FOODS

HARBOR FREIGHT
TOOLS • EQUIPMENT • SUPPLIES

GLENDOVEER GOLF & TENNIS

PORTLAND

muv FITNESS	ReStore	DOLLAR TREE
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PLAZA 205

MT TABOR PARK

Target	THE HOME DEPOT
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MARKETPLACE 205

SE DIVISION ST

LA FITNESS	CINEMARK Century Theatres, Cinemas, Auditoriums	ROSS DRESS FOR LESS
Bank of America	HONG PHAT	DOLLAR TREE

EASTPORT PLAZA

AdventistHealth	DMV	Olive Garden ITALIAN KITCHEN
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KELLY BUTTE NATURAL AREA

DOLLAR TREE	ACE Hardware
metro by T-Mobile	AutoZone

POWELL VILLA

WinCo FOODS

SAFeway

Walgreens

King of Pies

POWELL BUTTE NATURAL AREA



KIDDER MATHEWS

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	19,303	188,803	409,205
2020 CENSUS	21,169	202,947	444,439
2024 ESTIMATED	20,321	193,534	427,157
2029 PROJECTED	19,585	184,978	411,741



Household Income

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$71,810	\$82,999	\$90,392
2029 MEDIAN PROJECTED	\$73,167	\$84,900	\$92,533
2024 AVERAGE	\$91,788	\$109,018	\$117,245
2029 AVG PROJECTED	\$94,450	\$112,960	\$121,919



FINANCIAL ANALYSIS

OVERVIEW

I-205 Business Complex is 96% leased to three tenants. Approximately 94% of the project has been leased to the same two tenants (or related entities) for over 25 years. The largest lease (AIMCO) is on a triple net expense basis. The other leases are varied modified net and modified gross expense structures with each tenant paying increases in real estate taxes over the base year. The following is a summary of the income, expenses, and projected net operating income for the property in-place as of October 1, 2025 per the existing leases.

IN-PLACE INCOME ANALYSIS

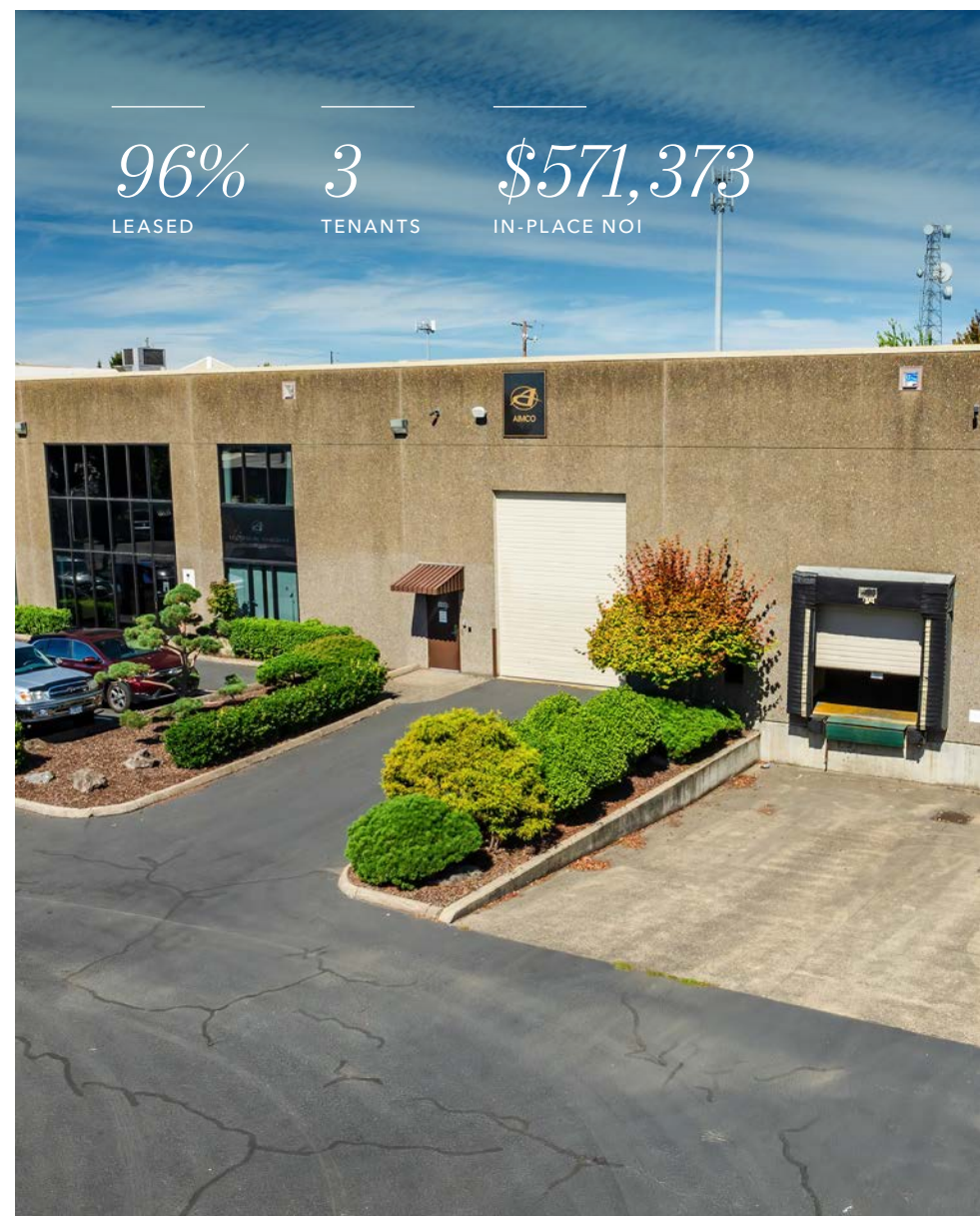
Current lease rates represent a broad range from \$5.96/SF/Year to \$17.40/SF/Year, with an average of \$8.33/SF. The broad range in rents is reflective of the broad variance in property/use type. The AIMCO industrial building lease is \$5.96/SF/Year, or \$.497/SF/Month. This contract lease rate is dramatically below current market rent levels in the \$.75/SF/Month range. This low contract rent is a product of historical related party lease agreements. The annualized gross contractual rental income as of October 1, 2025 is \$604,776. Reimbursable expense income is estimated at approximately \$147,680, resulting in total potential gross income of \$752,456.

Operating Expenses

Historical expense information was reviewed for the property. These historical expenses, actual property taxes, actual insurance expense, and market standards have been utilized to estimate operating expenses for the property. The estimated annual expenses total \$181,073, or \$2.49/SF. Note that the largest tenant AIMCO pays most of their building repair, maintenance and security expenses directly to vendors.

Net Operating Income

Based upon the above income and expense projections, the estimated in-place net operating income (NOI) for the property is \$571,373. A summary of income and expenses are presented on the following page.



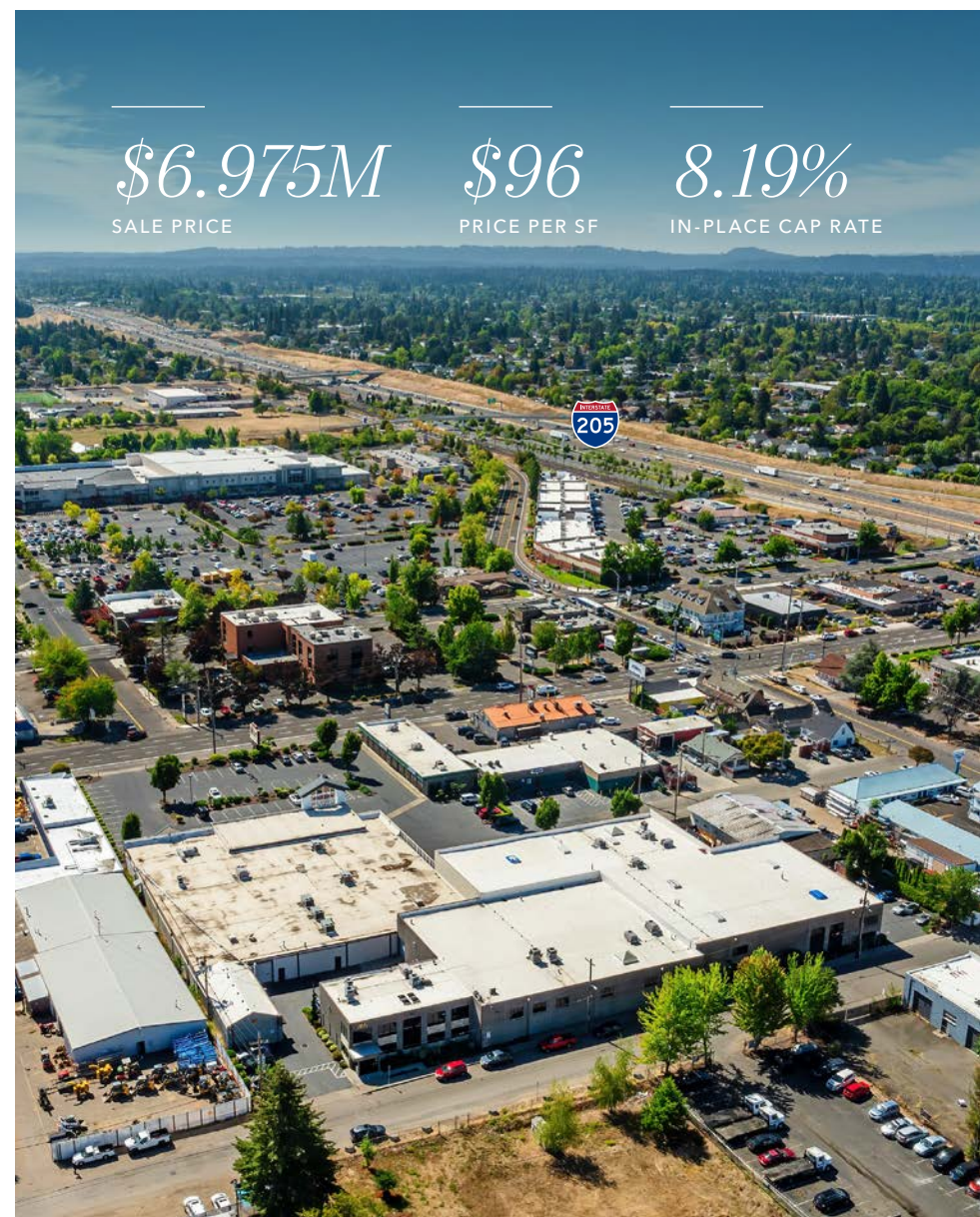
FINANCIAL HIGHLIGHTS

INCOME

	Per SF	In-Place 10/1/25
Rental Income		
CONFI ADMINISTRATION SERVICES	\$17.40	\$24,012
VACANT SPACE	\$0.00	\$0.00
MOR FURNITURE FOR LESS	\$13.16	\$318,000
AIMCO BUILDING	\$5.96	\$255,041
AIMCO GYM	\$5.96	\$7,723
Total Potential Gross Rental Income	\$8.33	\$604,776
CONFI - BASE YEAR TAX PASS-THROUGH		\$285
VACANT SPACE		\$0
MOR - BASE YEAR TAX PASS-THROUGH		\$12,428
MOR- OTHER EXPENSES		\$25,188
AIMCO - PRORATA NNN EXPENSES	\$2.49	\$109,779
Total Reimbursable Expense Income		\$147,680
Total Potential Gross Income		\$752,456

EXPENSES

PROPERTY MANAGEMENT	4%	\$30,098
PROPERTY TAXES	\$1.45	\$105,400
INSURANCE	\$0.25	\$18,072
UTILITIES	\$0.03	\$2,100
GENERAL REPAIRS & MAINTENANCE	\$0.35	\$25,413
Total Operating Expenses	\$2.49	\$181,083
Net Operating Income		\$571,373





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