



HOME DEPOT AT MARKETPLACE 205

10120 SE Washington St, Portland, OR 97216

Asking Price: \$41,000,000 | Cap Rate: 5.65%*



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INVESTMENT HIGHLIGHTS

- ◇ Home Depot just exercised two options early, resulting in an extension to January 2037.
- ◇ Top-performing location ranked in the 87th percentile nationally (per Placer.AI).
- ◇ Investment-grade credit rating (S&P: A).
- ◇ Scheduled 7% rent increases every five years, including at the start of each of the 7, 5-year remaining extension options, increases yield an estimated 420 basis points over the term and option periods.
- ◇ Freeway location at the corner of two major transportation routes connecting to I-205.
- ◇ High-density surrounding residential base with over 448,000 residents within a 5-mile radius, earning an average of \$116,000 annually.
- ◇ Home Depot is directly responsible for the maintenance, repair, and replacement of their roof.
- ◇ 1.1 million store visits between October 2023 and September 2024. (Placer.ai).
- ◇ 89% of all Home Depot locations are corporately owned.

*Seller is in the process of finalizing a parcelization with the city, estimated to be finalized in November 2024. Land area is estimated.



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