



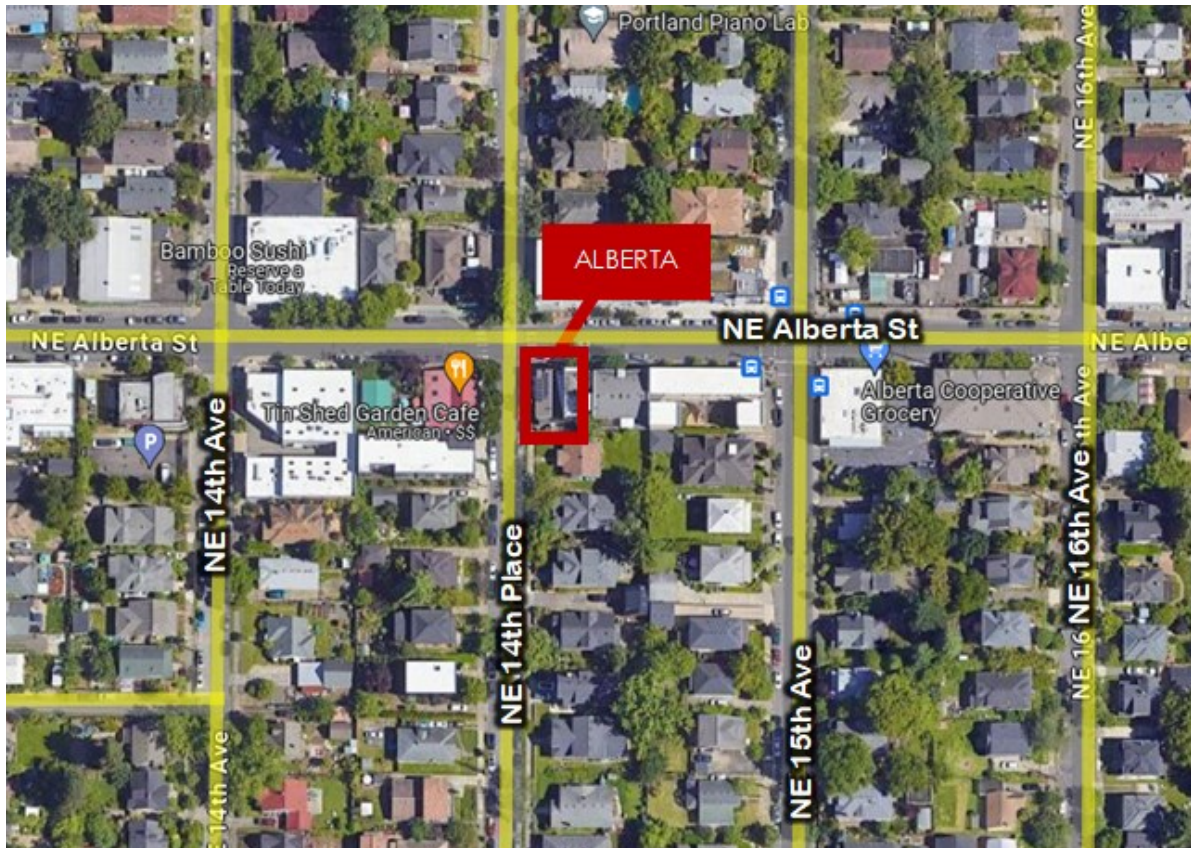
FOR SALE

1452 NE Alberta Street
Portland, Or 97211

Adiam Mehretab
Oregon Principal Broker
(503) 522-2632
adiamm@kw.com

James Gillespie
Oregon Principal Broker
(503) 890-5775
jimgillespie@kw.com

EXECUTIVE SUMMARY



 Location

 Main Roads

LEASE OVERVIEW

Address 1452 NE Alberta St

Sale Price \$1,475,000

Cap Rate 5.6% (Proforma)

Lot Size 0.06 acres (2,500 Sq Ft)

Building Area 1,920 Sq Ft

Available Now

Market NE Portland

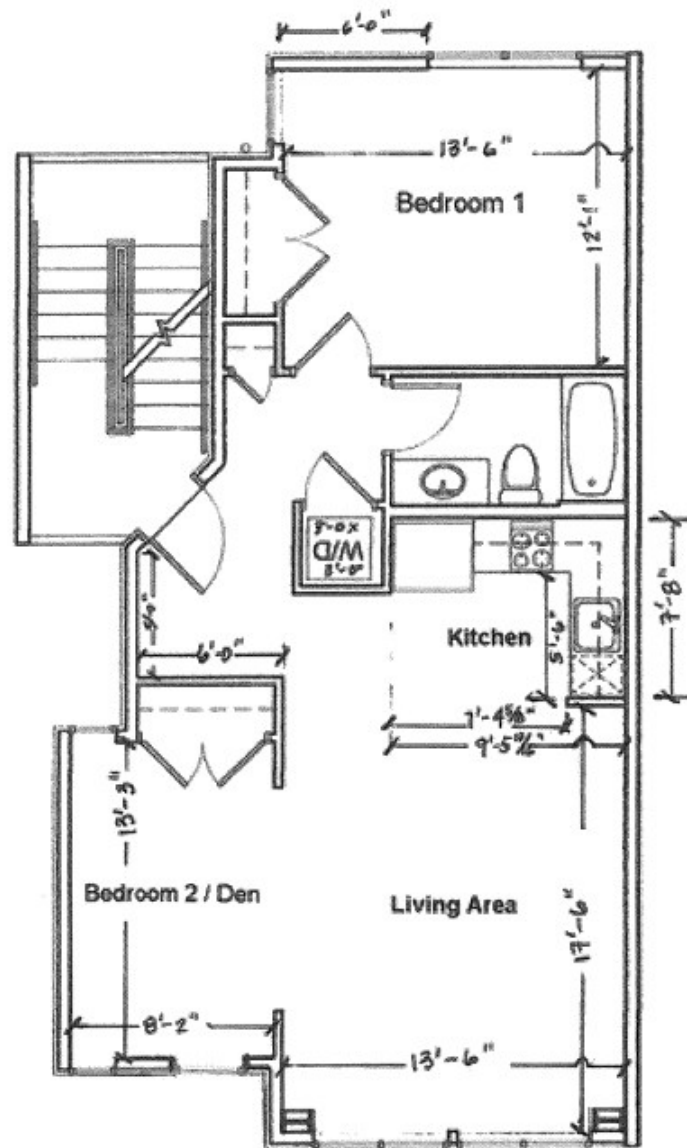
Price Reduced

ALBERTA MIXED USE
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FLOOR PLAN

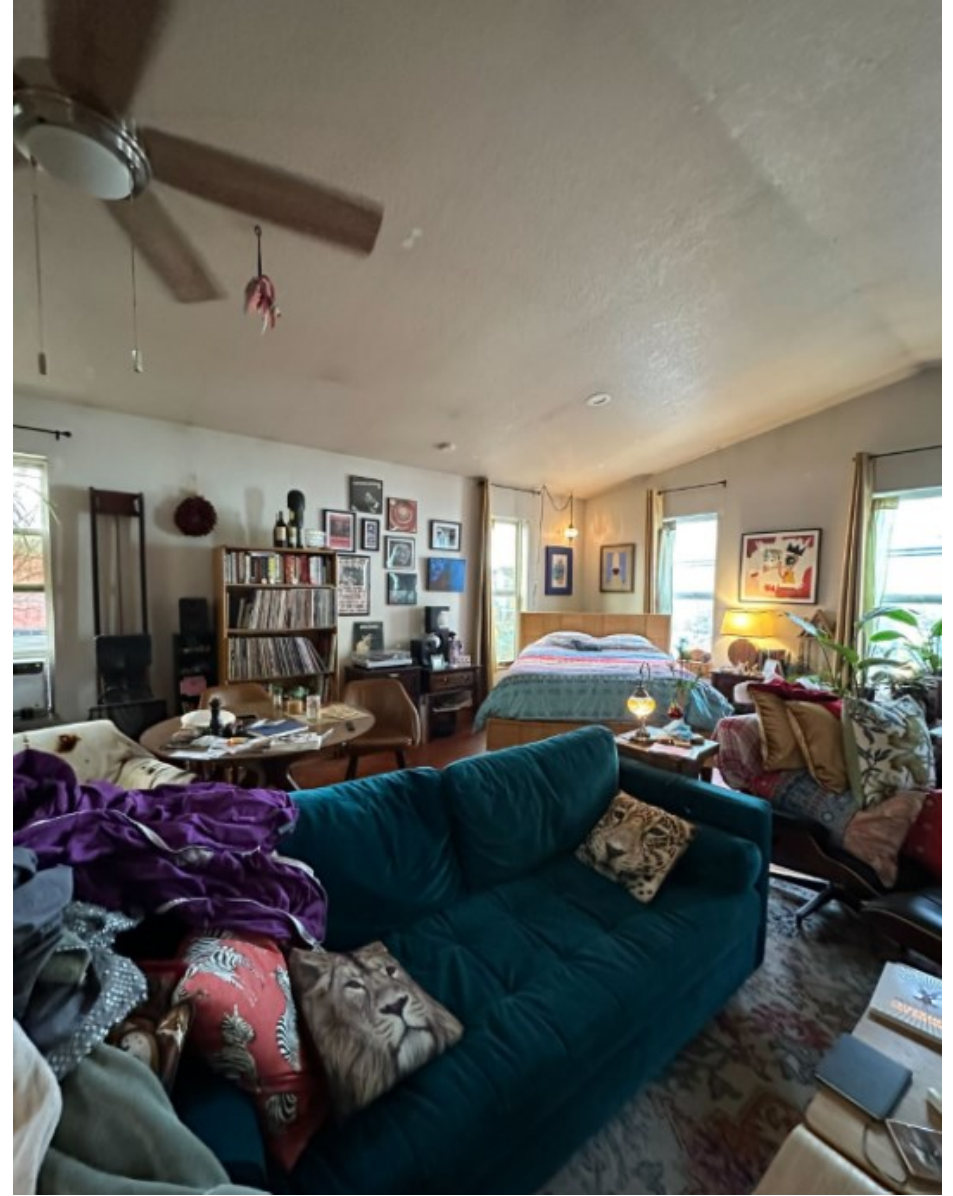


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PICTURES



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FINANCIAL SUMMARY

NET OPERATING INCOME SUMMARY

PLUS: Income	Current	Pro Forma
Scheduled Gross Rent	\$92,940	\$108,098
Less: Vacancy/Deductions	\$2,750	\$3,250
Net Rental Income	\$90,190	\$104,798
Expense Reimbursement	\$18,455	\$19,500
Effective Gross Annual Income	\$108,645	\$124,298
LESS: Operating Expenses	\$40,014	\$41,500
Net Operating Income	\$68,631	\$82,798
Total Return		
CAP Rate	4.7%	5.6%
Purchase Price	\$1,475,000	
Price per Square Foot	\$299.00	

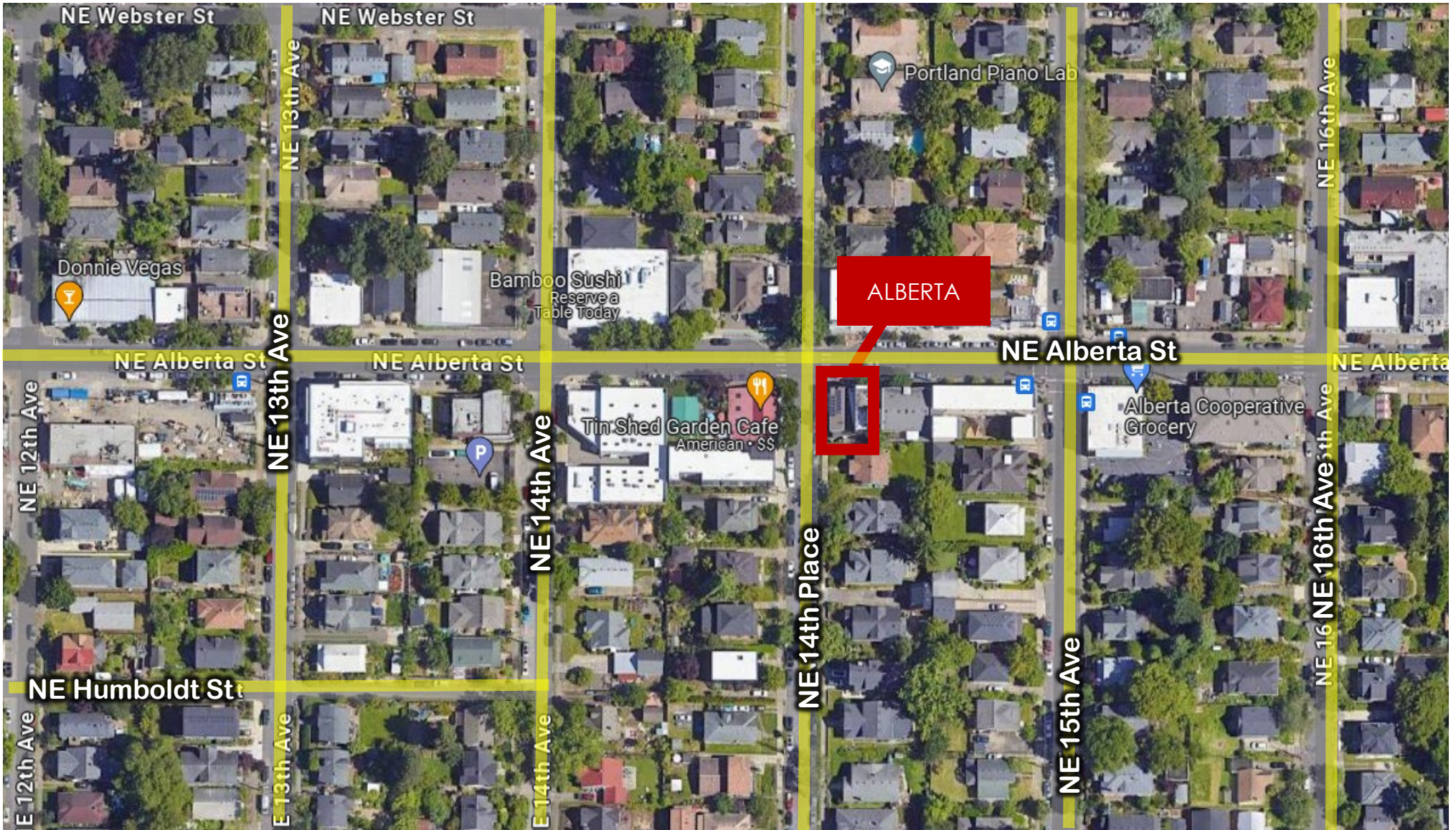
LESS: Expenses	Current	Pro Forma
Fixed Expenses		
Property Tax	\$14,399	\$15,000
Utilities - Electric	\$7,721	\$7,800
Insurance	\$8,360	\$8,500
Variable Expenses		
Management	\$4,537	\$4,750
Landscaping		
Repairs & Maintenance	\$2,226	\$2,400
Operating Reserves	\$2,777	\$2,800
Total Annual Operating Expenses	\$40,020	\$41,250

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AERIAL OVERVIEW



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Alberta Mixed Use

1452 NE Alberta

PORTLAND, OR 97211

Exclusively Listed By:

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