

Woodstock
LAUNDRY

OFFERING MEMORANDUM

WOODSTOCK LAUNDRY

4740 SE WOODSTOCK BLVD, PORTLAND, OR 97206

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INVESTMENT OVERVIEW

Fulcrum Pacific is excited to market for sale Woodstock Laundry on SE Woodstock Blvd. in Southeast Portland, Oregon. The offering is the fee simple ownership of a single-family home (SFH), and a standalone Laundromat located on the same parcel. Located in Southeast Portland, Oregon, this property is strategically positioned on Woodstock Boulevard and is surrounded by numerous new multifamily developments and houses the only laundromat on the street. The Woodstock Laundry property provides an investor with the opportunity to acquire a well-located commercial property with upside in future rent growth and redevelopment.

INVESTMENT HIGHLIGHTS

△ BUILT-IN DIVERSIFICATION OF INCOME:

Both Commercial and Residential Income potential

△ STRONG SUSTAINED RENT GROWTH POTENTIAL:

The SFH will be delivered vacant allowing an investor to lease at market rates while the Laundromat has a short term lease in place that is well below market rates.

△ OWNER/USER AND LIVE/WORK POTENTIAL:

Current Laundromat operator is open to selling the business in conjunction with the Real Estate. Please inquire with Agent for details.

△ FUTURE REDEVELOPMENT POTENTIAL:

Attractive CM2 Zoning coupled with the short term lease allows for future redevelopment of the site.





OFFERING SUMMARY

WOODSTOCK LAUNDRY

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TOTAL OFFERING PRICE

\$850,000



Listing Price	\$850,000
Down Payment	\$340,000
Down Payment Percentage	40%
NOI (Current)	\$8,032
NOI (Proforma)	\$34,252
Price Per Square Foot	\$320.63
Rentable Square Feet	2,651 SF
Lot Size	0.11 Acres
Zoning	CM2

ZONING: The CM2 zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

RETAILER MAP



RETAILER MAP

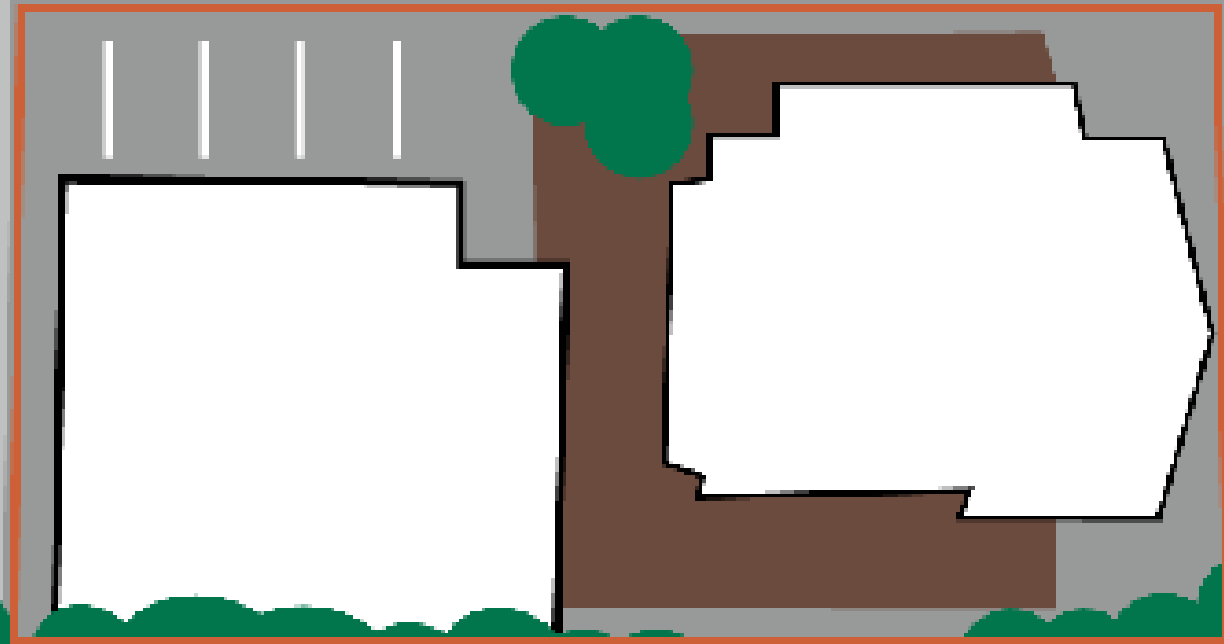
405 DOWNTOWN PORTLAND



SE 48TH AVE

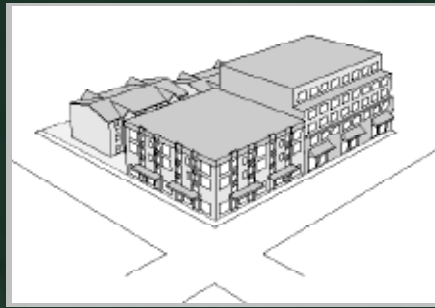
SE 48TH AVE

SE WOODSTOCK BLVD



*PROPERTY LINES ARE APPROXIMATE

COMMERCIAL MIXED USE 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

QUICK FACTS

Locations This zone is generally applied on prominent streets that are well served by transit, such as NW 23RD, SE Foster, N Lombard and NE Sandy.

45' **maximum height**, which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.

2.5:1 FAR increasing to 4:1 with bonus provisions.

Parking is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

SOURCE: www.portlandmaps.com



PRICING DETAIL

SUMMARY

PRICE	\$850,000	
Down Payment	\$850,000	100%
# of Apartment Units	1	
# of Commercial Suites	1	
Price Per Sq Ft	\$320.63	
Lot Size (Acres)	0.11	
Rentable Sq Ft	2,651 SF	
Approx. Year Built	1892	

# OF SUITES	TYPE	GLA	CURRENT RENT	PROFORMA RENT
1	Retail	1,551 SF	\$1,750	\$1,750

# OF UNITS	UNIT TYPE	SF/UNIT	CURRENT RENTS	MARKET RENTS
1	2 Bedroom 1 Bathroom	1,100 SF		\$2,300



OPERATING DATA

INCOME	CURRENT		PROFORMA	
MULTIFAMILY				
Gross Scheduled Rent		\$0		\$27,600
All Other Income		\$0		\$0
Vacancy	0%	(\$0)	5.0%	(\$1,380)
EFFECTIVE GROSS INCOME		\$0		\$26,220
RETAIL SUITES				
Gross Scheduled Rent		\$21,000		\$21,000
Expense Reimbursements		\$0		\$0
All Other Income		\$0		\$0
Vacancy	5.0%	(\$1,050)	5.0%	(\$1,050)
EFFECTIVE GROSS INCOME		\$19,950		\$19,950
COMBINED EFFECTIVE GROSS INCOME		\$19,950		\$46,170
Less: Expenses		(\$11,918)		(\$11,918)
Net Operating Income		\$8,032		\$34,252
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$8,032		\$34,252
Debt Service		(\$38,872)		(\$38,872)
Net Cash Flow After Debt Service	-9.07%	(\$30,840)	-1.36%	(\$4,620)
Principal Reduction		\$9,283		\$9,841
TOTAL RETURN	-6.34%	(\$21,556)	1.54%	\$5,222
EXPENSES				
Real Estate Taxes		\$4,918		\$4,918
Insurance		\$4,000		\$4,000
Utilities - Combined		\$0		\$0
Operating Expenses - Combined		\$2,500		\$2,500
Operating Reserves		\$500		\$500
Management Fee		\$0		\$0
TOTAL EXPENSES		\$11,918		\$11,918
Expenses/SF		\$4.50		\$4.50

PORTLAND LOCATION OVERVIEW

The Portland metropolitan area is a vibrant and diverse city located in the Pacific Northwest. Known for its robust and varied economy, key industries include technology, manufacturing, healthcare, and outdoor apparel. Major companies like Nike and Intel contribute to Portland's status as an innovation and tech hub. The city features a growing tech sector, a renowned outdoor and athletic apparel industry, and a commitment to sustainability.

In terms of housing, Portland has experienced a competitive market with rising home prices, driven by factors such as population growth and limited inventory. The city's rental market is also competitive, and affordability challenges have led to discussions about potential policy interventions.

Portland is recognized for its unique land-use planning, including the implementation of an Urban Growth Boundary (UGB), aimed at controlling urban sprawl and promoting density while preserving rural areas. Local governments actively address housing challenges through policies focusing on increasing affordable housing options and promoting sustainable and equitable solutions. Overall, Portland is known for its dynamic economy, outdoor recreational opportunities, cultural richness, and commitment to environmental sustainability.



2.5M
2022 POPULATION



1M
2022 HOUSEHOLDS



\$89,312
2022 MEDIAN
HOUSEHOLD INCOME



39.4
2022 MEDIAN AGE

Source: CensusReporter.org



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