

FOR SALE
\$999,000

OWNER/USER



7133 N LOMBARD STREET

PORTLAND, OR | 97203

LUIS MARTIN DEL CAMPO

Senior Broker

503.416.8422 (o)

LuisM@norris-stevens.com

FEATURES

- ± 5,817 SF Office on 9,720 SF Lot (0.22 Acres)
- Ideal for Owner/User - Seller can lease back or vacate
- Multiple floor plans on two floors with conference rooms
- Ample parking with 12 on-site spaces
- Great signage exposure with Lombard frontage

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

(503) 223 3171 • norris-stevens.com • 900 SW 5th Avenue • 17th Floor • Portland, OR 97204

OWNER/USER OPPORTUNITY

HIGHLIGHTS

- ± 5,817 SF Office with Signage and 12 on-site parking spaces
- Flexible floor plans on two floors with conference rooms
- Ideal Owner/User - Seller can lease back or vacate
- Currently producing income with short term leases
- Low cost of ownership with SBA financing
- Served by Public Transportation/Tri-Met Bus Lines



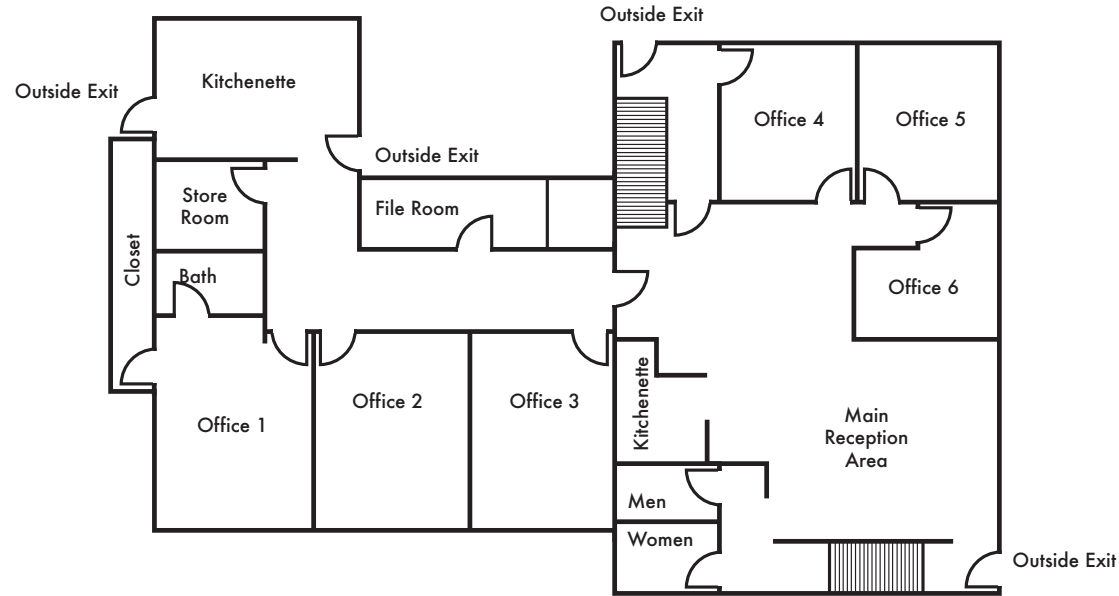
BUILDING DETAILS

Building Size	± 5,817 SF
Lot Size	0.22 Acres (9,720 SF)
Year Built	1985
Zoning	CM1
Taxes 2019	\$13,277
County	Multnomah

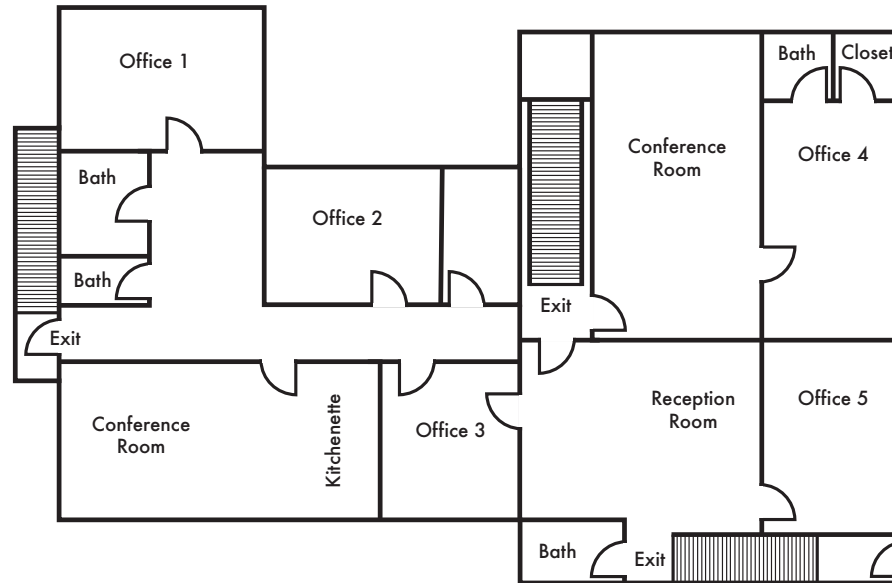


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR

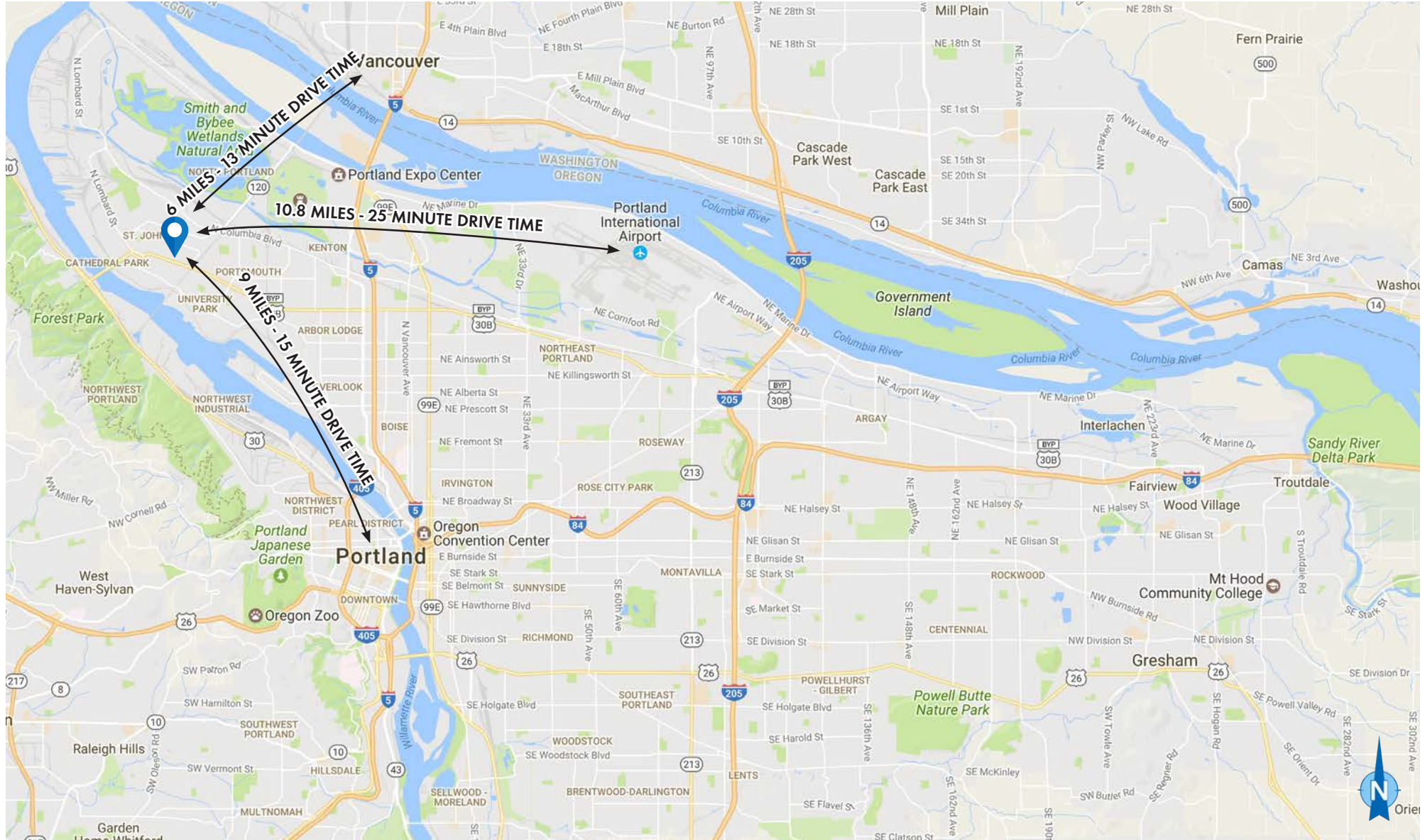


Floor plans are approximations and are not to scale/accurate.

PROPERTY PHOTOS



PORTLAND MSA MAP



PRO FORMA

REAL ESTATE PURCHASE SCENARIO

Owner/ User Property (51%+ Occupied)

Prepared For: Luis Martin Del Campo, Norris & Stevens

Excellent Financing Opportunity - 25-yr fully fixed rate

Estimated Purchase Price		\$999,000
Downpayment	10%	\$99,900
Bank of the West Loan Amount	90%	\$899,100
Estimated Rates & Terms - SBA 7a Loan (as of November 10, 2020)		
Loan Amount (Max Loan Amount \$5MM)		\$923,322
Interest Rate <u>25-yr Fully Fixed Rate</u>		3.60%
Term/Amortization		25
Estimated Monthly Payment		\$4,672
<i>Only a Three Year Prepayment Penalty, 5% year one, 3% year two and 1% year three</i>		
Estimated Fees		
Loan Packaging Fee		\$1,350
SBA Fee, <i>est. (Financed in the loan)</i>		\$24,222
Appraisal		\$3,000
Phase I		\$1,850
Title/Escrow		\$5,000
Total Estimated Fees (paid by borrower)		\$11,200
<i>Additional Collateral required.</i>		
Total Estimated Cash Required		\$111,100

Thank you for the opportunity to earn your business!

The finest compliment I can ever receive is a referral from friends and customers.

'JR' Jacqueline A. Ritchie

Vice President, Business Development

Cell: 503-939-7837 | jacqueline.ritchie@bankofthewest.com


BANK OF THE WEST
 BNP PARIBAS

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5th Avenue • 17th Floor • Portland, OR 97204

503.223.3171 • norris-stevens.com

SALE COMPARABLES



**7305 N ALTA AVE
PORTLAND, OR**

Sale Date 5/17/2018
 Sale Price \$460,000
 Price per SF \$163.24
 Building Area 2,818 SF
 Land Area 1,742 SF
 Year Built 1957



**2627 NE MLK BLVD
PORTLAND, OR**

Sale Date 10/21/2019
 Sale Price \$1,450,000
 Price per SF \$205.27
 Building Area 7,064 SF
 Land Area 13,939 SF
 Year Built 1910



**6234 N GREELY AVE
PORTLAND, OR**

Sale Date 6/15/2018
 Sale Price \$790,000
 Price per SF \$332.77
 Building Area 2,374 SF
 Land Area 10,000 SF
 Year Built 1951



**3543 NE BROADWAY
PORTLAND, OR**

Sale Date 10/31/2019
 Sale Price \$1,075,000
 Price per SF \$339.01
 Building Area 3,171 SF
 Land Area 10,454 SF
 Year Built 1910



**1316 NE BROADWAY ST
PORTLAND, OR**

Sale Date 4/4/2019
 Sale Price \$950,000
 Price per SF \$249.87
 Building Area 3,802 SF
 Land Area 3,485 SF
 Year Built 1906



**8904 N IVANHOE ST
PORTLAND, OR 97203**

Sale Date 6/27/2019
 Sale Price \$1,115,000
 Price per SF \$346
 Building Area 3,219 SF
 Land Area 10,019 SF
 Year Built 1965