



SITE PLAN

**1111 E Powell
Gresham, OR 97030**

Improvement square feet	8370	
Land square feet	32,400	.74 ac.
zoning	DC-2 Downtown Moderate Commercial	
Current use	Mexican Restaurant/bar	
Year Built	1945	remodeled twice, latest for new tenant with upgrades to current city code which included: ADA, fire, HVAC, electrical, kitchen
Tax value 2007		
land	\$ 599,400.00	
Improvement	\$ 371,470.00	
Assessed value	\$ 457,650.00	
taxes 2007	\$ 7,891.50	

Lease Terms		
term	5 years	(1) 5 year option
Lease dates	Jun-07	Jul-12
Annual lease rate		
Year 1	\$ 75,330.00	
Year 2	\$ 75,330.00	
Year 3	\$ 75,330.00	
Year 4	\$ 77,589.00	
Year 5	\$ 77,589.00	

tenant pays insurance and maintenance

owner pays taxes with renewal option tenant to pay annual increase in taxes over last year of first lease term

base lease rate negotiated based on tenant contribution to tenant improvements of \$270,000

Annual base lease	\$ 75,330.00
taxes	\$ 7,891.50
NOI	\$ 67,438.50
Asking price	\$ 1,175,000.00
CAP	6%

