FOR SALE - RETAIL INVESTMENT/REDEVELOPMENT

JOHNSON BUILDING

12255 SW MAIN STREET
TIGARD, OREGON 97223

100% Leased - OZ - TIF - QCT

Listen to the Deep Dive Podcast!!!

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The Johnson Building presents a rare opportunity to acquire a fully leased, income-producing multi-tenant retail and office property in the heart of downtown Tigard, Oregon. Offered at $2,350,000 ($236/SF), this approximately 9,950 SF single-story building delivers immediate cash flow from six diverse tenants at a compelling 6.72% in-place cap rate on Year 1 NOI of $158,031. With a 1.50x debt service coverage ratio, 50% LTV financing assumption, and a projected 10-year equity IRR of 11.82%, the property offers exceptional risk-adjusted returns. Located within a federally designated Opportunity Zone and Tigard's Urban Renewal/TIF District, investors benefit from the City's $42.8M public investment program (active through FY 2035-36), the Johnson Building benefits from substantial public investment in the surrounding streetscape and infrastructure. Zoned MU-CBD -- Tigard's most flexible commercial designation -- the property offers significant long-term upside through rent growth and redevelopment potential. For investors seeking immediate income, positive leverage, Opportunity Zone benefits, and long-term appreciation in one of Oregon's most actively revitalizing downtowns, the Johnson Building is a compelling, must-see investment.

Price:	$2,350,000
CAP Rrate:	6.72%
Building Size:	9,950 SF
Year 1 NOI:	$158,031
Vacancy:	100% Leased
Lot Size:	0.57 AC
Year Built:	1935
Parking:	22 Spaces (2.2:1,000 SF)
Zoning:	MU-CBD

50
TRANSIT SCORE

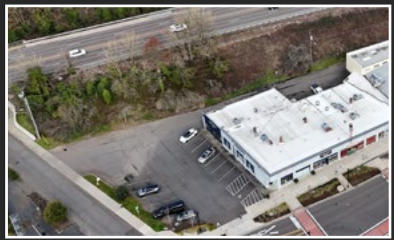
83
BIKE SCORE

85
WALK SCORE

PROPOSED FINANCING ON SALE

% Down:	52.5%
Down Payment:	$1,233,750
Loan Amount:	$1,175,000
Interest Rate:	6.50%
Length of Loan:	20
Monthly Payment:	($8,750.40)
Annual Debt Service:	($105,126)
Debt Coverage Ratio:	1.50

Johnson Building
12255 SW Main Street
Tigard, Oregon 97223



FINANCIALS

Gross Base Rent:	$177,829
General Vacancy*:	($8,130)
Total Base Rental Income:	$169,699
Tenant Reimbursements:	$42,898
Other Income:	$0
Gross Income:	$212,597
Expenses**:	-$54,566
NOI:	$158,031
Debt Service:	-$105,126
Lease Up Cost:	-$3,545
Cash Flow Before Taxes:	$49,360
DSCR:	1.50
Cash on Cash Year 1:	4.00%

** 5% General vacancy applied*
*** Includes Property Management, Capital Reserve*

PROPERTY HIGHLIGHTS

- ☞ IMMEDIATE INCOME - 100% leased at acquisition; six tenants; Day-one NOI of $158,031 at a 6.72% cap rate
- ☞ BELOW-MARKET RENTS - Tenants between $13.80/SF and $16.80/SF are well below current market, with leases expiring 2026-2027. Immediate rent upside built in
- ☞ QUALIFIED CENSUS TRACT (QCT) - Located within HUD-Designated Qualified Census Tract 307 — this designation, combined with the property's Opportunity Zone status, creates a dual federal incentive layer supporting both tax-advantaged investment and future mixed-use/residential redevelopment potential on the site
- ☞ OPPORTUNITY ZONE & TIF DISTRICT - Federally designated. City of Tigard's $42.8M Urban Renewal Plan (through FY 2035-36) funds public infrastructure, streetscape, and catalytic development directly benefiting Main Street
- ☞ MAIN STREET GREEN STREET - City streetscape investment directly enhances pedestrian environment and curb appeal
- ☞ ON-SITE PARKING - 22 spaces (2.2/1,000 SF) is an above-average downtown Main Street parking ratio, driving tenant demand and retention
- ☞ WITH IN 10 MIN - 132k people, $105k median HH income, 61% age 18-64

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GINGER
MODERN VITAL

LOCATION MAP

AERIAL MAP

Commercial Park
SW Tigard St
99W
SW Main St
Tigard TC WES Station
SW Commercial St
SW Burnham St

About Portland Economy

Over the last decade, Portland has continued to foster one of the nation's top-performing economies. The metro is home to many businesses different sectors, the 3 primary sectors include the following:

Healthcare

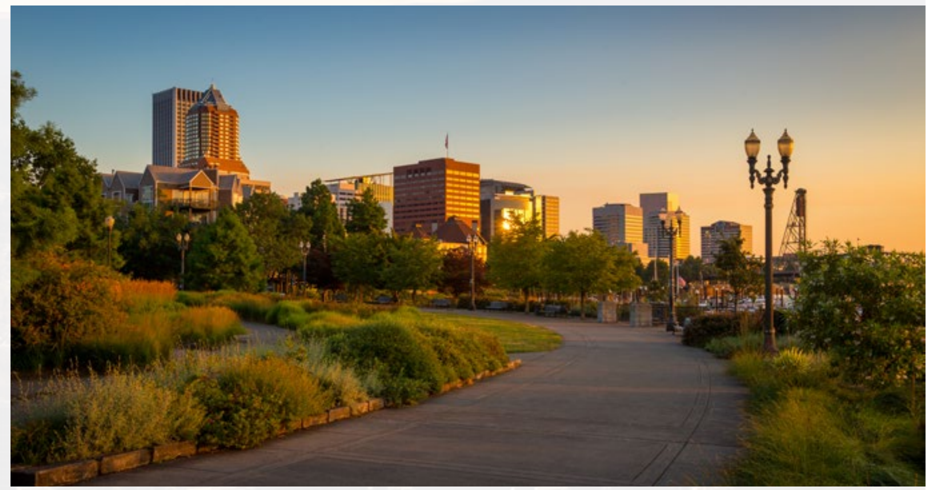
One of the leaders in Portland's job growth is the healthcare & social assistance sector. This sector is expected to contribute 46,300 jobs over the next 10 years. Major initiatives such as Portland's Innovation Quadrant–aiming to create a health care innovation district along the Willamette River and add 30,000 new jobs over the next two decades–will continue to fuel development and growth in this sector. Over the last decade, OHSU has added more than 4,000 jobs and invested more than $1 billion in new buildings in the South Waterfront.

Outdoor Athletics

Portland is known as the epicenter of the global sportswear industry, having the highest concentration of athletic and outdoor companies in the US. More than 700 companies including giants like Nike, Adidas, Columbia, Keen, Under Armour and Pendleton call Portland home. Portland's reputation for design talent and innovation, coupled with international ports and airports in a region known for outdoor recreational activities means that more than 20,000 Portland residents are employed in the athletic and outdoor sector.

Technology

High-technology is a pillar of Oregon's economy. Overall it accounts for about 5% of statewide jobs, but due to its higher productivity and pay, the sector is 11% of overall wages paid and 11% of state GDP. Given the strong growth in recent years, the sector's employment today is now at an all-time high, surpassing even the bubbliest of peaks of the dotcom era more than two decades ago. Much of the gains seen in the past decade are driven by the fast-growing software side of the industry. When it comes to tech talent, a look at software and related occupations, the Portland metro area consistently ranks around the 90th percentile. That means the share of the local workforce in these types of jobs is larger than it is in 90% of all metros around the country. Even so, such jobs are growing across the state, and possibly more so in the years ahead due to increased working-from-home opportunities.



MAJOR EMPLOYERS

NIKE
adidas
Columbia Sportswear Company
PROVIDENCE Health & Services
intel
Tektronix
DAIMLER Daimler Trucks North America
PCC
BOEING

LOCAL SPORTS TEAMS

PORTLAND THORNS

HIGHER EDUCATION

Lewis & Clark College
Pacific University Oregon
University of Portland
Portland State University
REED COLLEGE
OMSI

BY THE NUMBERS

2.5 M METRO POPULATION

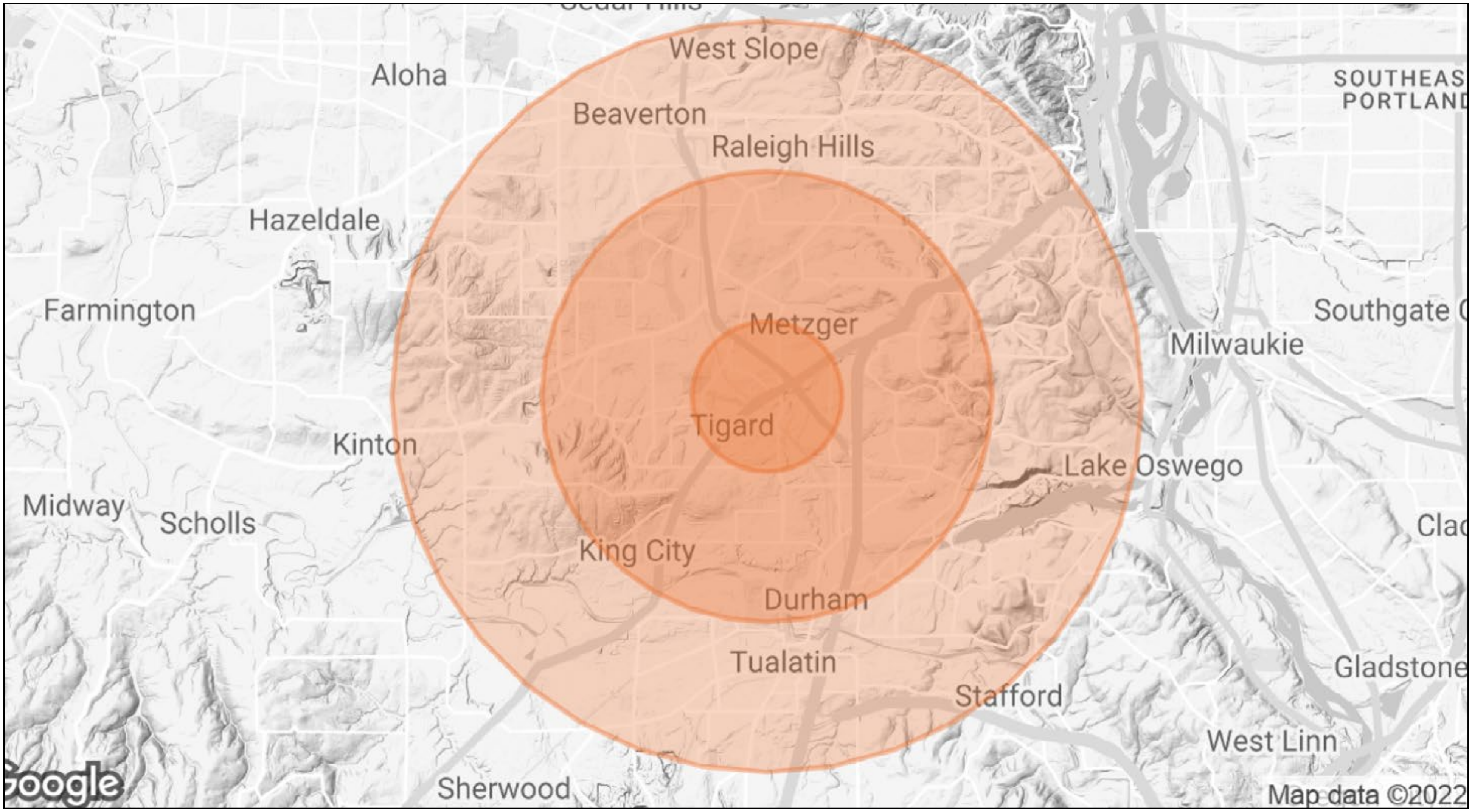
145.09 SQUARE MILES

3.4% METRO UNEMPLOYMENT RATE

#1
BEST FOODIE CITY
(WALLET HUB)

#5
BEST CITY TO LIVE
(US NEWS)

#18
MOVING DESTINATION
(UNITED VAN LINES)



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,065	130,624	307,034
AVERAGE AGE	35.7	41.2	41.1
AVERAGE (MALE)	34.4	39.7	39.8
AVERAGE (FEMALE)	36.6	42.9	42.6

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,740	57,315	130,592
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	$76,431	$102,080	$111,705
AVERAGE HOUSE VALUE	$357,138	$440,102	$467,008

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