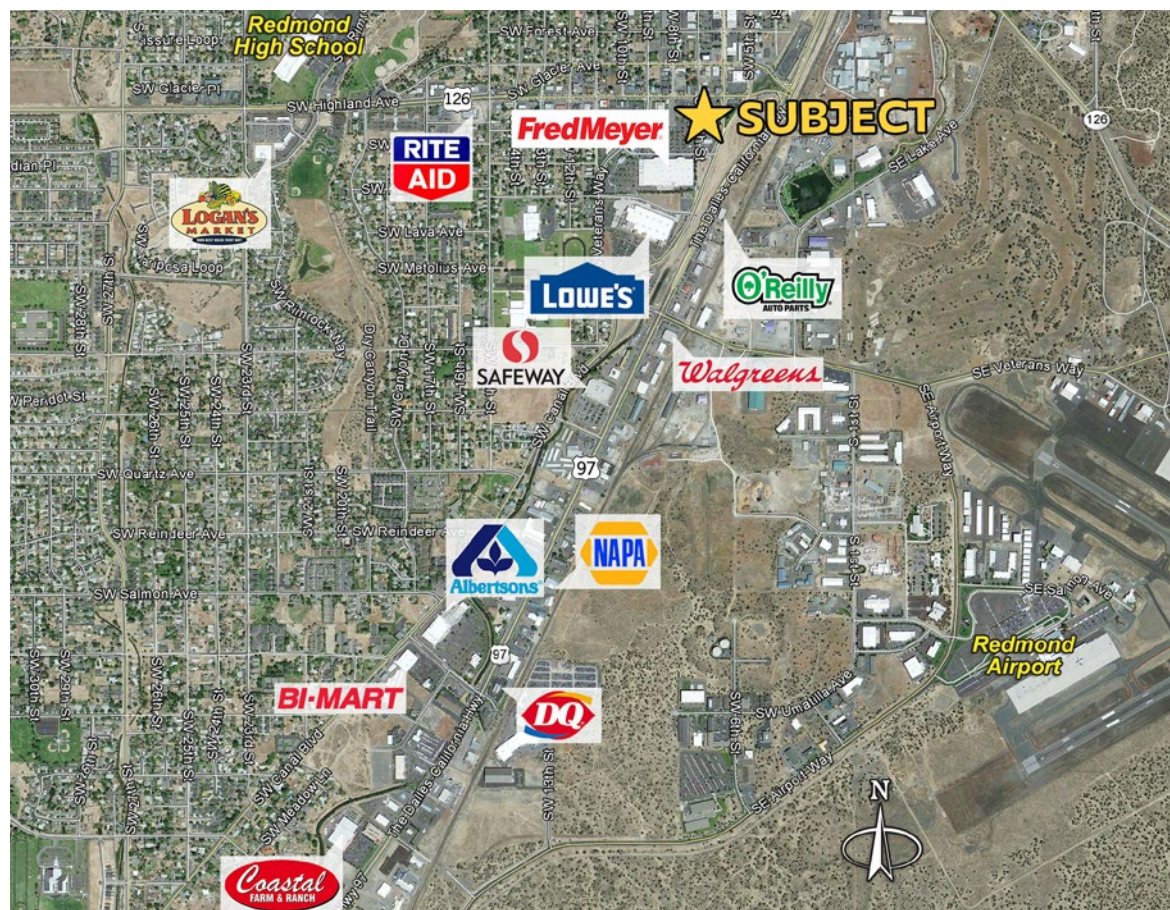


FOR SALE: Class A Office

850 SW 7th Street, Redmond, Oregon

The Martin Building
Professional Class A Office
5,681 SF | 0.33 AC | \$987,665

FOR SALE
850 SW 7th Street
Redmond, Oregon



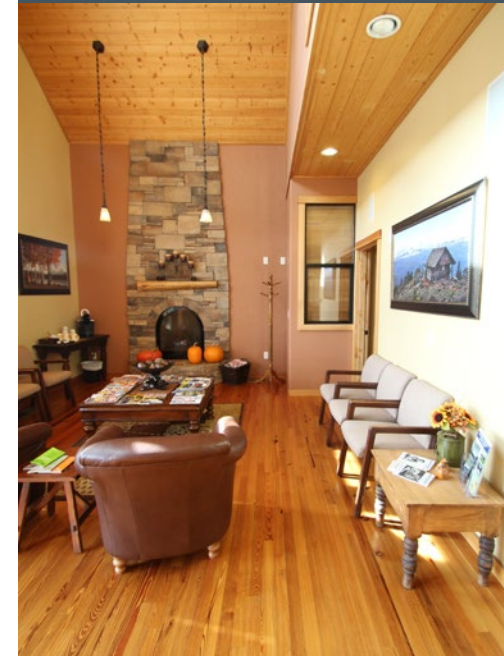

Dan Kemp, Broker
dkemp@compasscommercial.com

COMPASS Commercial
REAL ESTATE SERVICES

600 SW Columbia St., Ste. 6100
Bend, Oregon 97702

541.383.2444
www.compasscommercial.com

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COMPASS Commercial
Navigating Your Success REAL ESTATE SERVICES

Class A Office Building

Sale Price: \$987,665

Property Details

- Bldg. Size:** 5,681
- Lot Size:** 0.33
- Year Built:** 2004
- Zoning:** Central Business (C2)
- Parking:** 14 on-site parking spaces plus 1 ADA stall

Sales Valuation

#	Unit #	SF	Rate	CAM'S	Status	Lease Start	Lease End	Renewal Options	Actuals			Proforma		
									Rent/Yr.	Rent/Mo.	CAM'S	Rent/Yr.	Rent/Mo.	CAM'S
1	James Row DMD	1,617	\$1.41	\$0.43	Rented	7/15/2014	7/14/2020	2 X 3yr	\$27,360	\$2,280	\$695	\$27,360	\$2,280	\$695
2	Acupuncture*	796	\$1.04	\$0.56	Rented	11/10/2016	11/9/2017	1 x 2yr	\$9,934	\$828	\$446	\$11,940	\$995	\$446
3	NW Extreme Installers	202	\$1.30	\$0.56	Rented	6/9/2017	6/30/2019	N/A	\$3,151	\$263	\$113	\$3,151	\$263	\$113
4	Bennett Insurance	437	\$1.25	\$0.56	Rented	1/1/2017	7/31/2017	1 x 6mo.	\$6,555	\$546	\$245	\$6,555	\$546	\$245
5	Redmond Oregon Homes	193	\$1.25	\$0.56	Rented	1/13/2017	2/28/2018	N/A	\$2,895	\$241	\$108	\$2,895	\$241	\$108
7	J & R Marcum Holding Inc.	138	\$1.25	\$0.56	Renteed	7/1/2017	6/30/2019	1 x 2yr	\$2,070	\$173	\$77	\$2,070	\$173	\$77
7	Vacant**	414	\$1.30	\$0.56	Vacant				\$0	\$0	\$0	\$6,458	\$538	\$232
8	Vacant**	414	\$1.30	\$0.56	Vacant				\$0	\$0	\$0	\$6,458	\$538	\$232
		4,211							\$51,965	\$4,330	\$1,684	\$66,888	\$5,574	\$2,148

Highlights

- Class A professional office building
- No deferred maintenance
- Well located in the center of Redmond and directly north of the Fred Meyer gas station
- Net lease investment with three years left on lease
- Recent updates include new exterior paint, enlarged catch basins, replaced infiltration trenches, resurfaced and restriped parking lot
- Priced below replacement cost

* Acupunturist goes to \$1.25/sf/mo. at renewal in November. This was just a one year introductory rate. They would consider going to a three year lease now.

**We have two people looking at these suites now and Redmond Oregon Homes may take one of them. WE estimate a three to four month lease up.

Pro Forma numbers that are different than actuals

