

FOR SALE: Five-Building Mixed Employment Property 20332-20370 Empire Ave., Bend, OR



Five-Building Mixed Employment Property

54,508 SF Total | 5.56 Acres | \$6,800,000

FOR SALE

20332-20370 Empire Ave.
Bend, Oregon

**INVESTOR VALUE
ADDED OPPORTUNITY**



Building B

ME Zoning Allows for a Wide Variety of Uses



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COMPASS Commercial
REAL ESTATE SERVICES
541.383.2444



Conceptual Remodel Plan – Buildings B & C

ASCENT
ARCHITECTURE
and interiors

Robert Raimondi, CCIM
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COMPASS Commercial
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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

Sale Price: \$6,800,000

Highlights

- Five mixed use buildings near the Golden Triangle, at the confluence of Hwy 97, Hwy 20 and 3rd St.
- Value added potential with current building footprint under-utilizing the land value
- High retail visibility
- Demographic center of Central Oregon
- Traffic pattern improves with the upcoming North Corridor Project
- Close to current and new retail developments such as Cascade Village Shopping Center, Robal Road Village, Target, Home Depot, Lowe's and the planned Fred Meyer center

Property Description

Five building, 53,877 rentable sq. ft., mixed use property for sale at the intersection of Hwy 97 and Empire Ave. The complex currently has only two vacancies and consists of a combination of 37 retail, office and industrial tenants. Situated close to the demographic center of Central Oregon, tenants and clients have easy access to Sisters, Redmond, and points south via Hwy 20 and Hwy 97. The development is located near the Golden Triangle commercial center and has the potential for the higher uses allowed in the mixed employment (ME) zone. For the value added investor, a wide range of options are available. Parking accommodates up to 210 spaces.

Building B totals 10,519 sq. ft. of rentable area with nine suites and Hwy 97 frontage. Block construction with framed frontage allows a variety of uses. Single entry fronts with rear door entry to the back parking area.

Building C totals 11,091 sq. ft. of rentable area with seven suites and has Hwy 97 frontage. Block construction with framed frontage allows a variety of uses. Single entry fronts with several suits have double door entry to the back parking area.

Building D totals 11,091 sq ft. of rentable area with ten suites. Block construction with framed frontage and four roll up doors. .

Building E totals 9,572 sq ft. of rentable area with seven suites. Block construction with framed frontage and four roll up doors.

Building F totals 11,604 sq ft. of rentable area with four suites. Block construction with framed frontage, gas heat, and seven roll up doors.

Financial Summary

Proforma NOI*: \$519,571

Proforma Cap Rate: 7.64%

**Based on leases in place and 2018 operating budget*

Actual Annual NOI (2017): \$361,312

Cap Rate: 5.31%

Property Details

Building 1: 11,325 SF

Building 2: 11,299 SF

Building 3: 10,900 SF

Building 4: 11,590 SF

Building 5: 9,394 SF

Total: 54,508 SF*

**Per Deschutes County Tax Assessor*

Year Built: 1981

Lot Size: 5.63 Acres

Zoning: Mixed Employment District (ME)

Yearly Rent Roll

BUILDING	RENTABLE SQ. FT.	GROSS RENT IN PLACE APRIL 2018	LEASES TO
B	10,519	\$154,292.04	6/30/2023
C	11,091	\$166,247.76	9/30/2022
D	11,091	\$149,451.12	5/31/2021
E	9,572	\$123,092.88	4/14/2023
F	11,604	\$143,382.36	12/31/2022
5 BLDGS. TOTAL	53,877	\$736,466.16	



Pro Forma Rolling 12 Mo. Financials with Existing in Place Leases (Including 5% vacancy)

INCOME	
Rent	\$584,598.00
Estimated CAM Charges	\$160,862.00
TOTAL OPERATING INCOME	\$745,460.00

EXPENSES	
REIMBURSABLE EXPENSES (CAM)	
Plumbing Repairs	\$1,050.00
Electrical Repairs	\$400.00
Lighting Repairs/Maintenance	\$1,600.00
Building Repairs	\$3,600.00
Building Maintenance	\$3,000.00
Roof Repairs/Maintenance	\$3,730.00
Pest Control	\$455.00
Janitorial	\$1,725.00
Parking Lot Maintenance	\$2,400.00
HVAC-Maintenance	\$7,065.00
HVAC-Repairs	\$6,000.00
Grounds/Landscape Maintenance	\$15,580.00
Management Fee	\$29,818.00
Insurance	\$7,600.00
Real Property Taxes	\$67,165.00
Util: Electric	\$8,305.00
Util: Water & Sewer	\$16,700.00
Util: Trash Disposal	\$18,000.00
Snow Removal	\$14,000.00
Backflow Testing	\$100.00
TOTAL DIRECT EXPENSES	\$208,293.00

NON-REIMBURSABLE EXPENSES	
Janitorial	\$1,896.00
Locks & Keys	\$200.00
Util: Electric	\$14,400.00
Util: Gas	\$800.00
Misc.	\$300.00
TOTAL NON-CAM EXPENSES	\$17,596.00

TOTAL OPERATING EXPENSE \$225,889.00

NOI — NET OPERATING INCOME \$519,571.00

VALUATION	
Listing Price	\$6,800,000.00
Cap Rate	7.64%
Price Per Square Foot	\$124.75

2017 Financials

OPERATING INCOME & EXPENSE	
TOTAL OPERATING INCOME	\$646,315.20

EXPENSES	
REIMBURSABLE EXPENSES (CAM)	
Plumbing Repairs	\$1,163.29
Electrical Repairs	\$688.51
Lighting Repairs/Maintenance	\$2,402.97
Building Repairs	\$7,967.54
Building Maintenance	\$2,387.22
Roof Repairs/Maintenance	\$5,731.34
Pest Control	\$460.00
Janitorial	\$2,978.75
Parking Lot Maintenance	\$3,113.43
HVAC-Maintenance	\$10,541.74
HVAC-Repairs	\$11,512.49
Grounds/Landscape Maint.	\$19,058.97
Lock & Keys	\$491.50
Management Fee	\$25,793.24
Insurance	\$7,761.00
Real Property Taxes	\$65,149.60
Util: Electric	\$8,234.75
Util: Water & Sewer	\$17,467.79
Util: Trash Disposal	\$16,438.05
Snow Removal*	\$44,394.42

**Due to large snow event*
Security/Fire Services \$140.00

TOTAL REIMBURSABLE EXPENSES (CAM) \$253,876.60

Total NON-REIMBURSABLE EXPENSES \$31,126.40

TOTAL OPERATING EXPENSE \$285,003.00

NOI — NET OPERATING INCOME \$361,312.20

VALUATION	
Listing Price	\$6,800,000.00
Cap Rate	5.31%
Price Per Square Foot	\$124.75