

CENTRTEL BUILDING

141 NW Greenwood Ave., Bend, OR



OFFERING MEMORANDUM


COMPASS
Commercial
REAL ESTATE SERVICES

EXCLUSIVELY LISTED BY



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Broker is licensed in the state of Oregon

COMPASS  **Commercial**
Navigating Your Success REAL ESTATE SERVICES



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CONFIDENTIALITY & DISCLAIMER



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TO SIGN AN NDA AND VIEW
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EXECUTIVE SUMMARY

The Centratel Building is a Class A office property located in beautiful downtown Bend, Oregon. There are three tax lots associated with this offering. With rare direct driveway access off of Greenwood Avenue, accessibility and visibility are excellent. The parking is more than ample with 44 onsite private spaces providing a 3.5/1,000 ratio. Street parking is also available.

There are three tenants currently leasing space. Centratel occupies the entire second floor which is approximately 53% of the building. Dr. Michael Tobey Chiropractic and The Flybook lease the remaining 47% on the ground level. Centratel will negotiate a brand-new five-year lease, including two five-year renewal options to commence at closing. The two remaining tenants have leases which expire in 2022. Both tenants are long term and have one three-year option to renew. All tenants are on full triple net (NNN) leases which include capital reserves. Utilities are included in the CAM charges.

Large capital improvements have been made to the property. A brand-new HVAC system was installed in 2018 totaling over \$183,000. Other recent upgrades include a new exterior staircase, parking lot repaving, and curb replacement. The property is beautifully landscaped and in excellent condition.

There is opportunity to add value to the western-most tax lot. Approximately 2,500 square feet of bare land is undeveloped and available to build on. There is potential to redevelop the entire lot if parking minimums are met. Possible uses can include retail, office, and housing.

PROPERTY SUMMARY

Price	\$3,600,000
Proforma Cap Rate	5.59%
Price Per Square Foot	\$280
Address	141 NW Greenwood Ave Bend, Oregon 97703
Tax Lots	171232AC09000; 171232AC08900; 171232AC09500
Number of Tax Lots	3
Combined Parcel Size	0.64 Acre
Zoning	Commercial Business District (CB)
Building Area	12,859 SF
Year Built	1989
Number of Stories	2
Number of Buildings	1

ANNUAL PROPERTY OPERATING DATA

Based on a Lease Average of \$1.59/SF/Mo. NNN

Potential Rental Income	\$344,678
Less: Vacancies (5%)	\$17,234
Effective Rental Income	\$327,444
Capital Reserves (1%)	\$3,274
Adjusted Gross Income	\$324,170
Operating Expenses (NNN)	\$123,055
NOI	\$201,115
Sale Price	\$3,600,000
Cap Rate Value	5.59%
Building Sale PPSF	\$279.96

TENANT LIST



SUITE 201 & 202 | 6,226 SF

Centratel was founded in 1984 by Sam Carpenter. They have been delivering superb quality call-capture and message dispatch with select business specialties for over 30 years. They provide the statistically highest quality telephone answering service in the United States. Their most recent Customer Reported Error Rate (March through January, 2020) was one customer-reported error for every 6,730 message transactions processed.



SUITE 103 | 3,676 SF

The Flybook helps tour, activity and rental providers manage their reservations. Founded in 2006 to help their founder manage his fishing operation, The Flybook now assists tour, activity, rental and lodging providers worldwide. The Flybook was conceptualized and designed by outdoor industry veterans.



SUITE 101 | 1,804 SF

Bend chiropractor, Dr. Michael Tobey, has called Bend home for over two decades. Their fully-equipped Bend chiropractic practice includes on-site digital X-rays (for reduced exposure), spinal decompression (helpful for disc conditions), posture screen and custom corrective exercise program, nutritional counseling (for weight loss and vitality) and massage therapy (muscle retraining).

INVESTMENT HIGHLIGHTS



**CLASS A OFFICE BUILDING
IN DOWNTOWN BEND**



**EXCELLENT VISIBILITY
AND FOOT TRAFFIC**



**100% LEASED TO THREE
QUALITY TENANTS**



**44 ONSITE PRIVATE
PARKING SPACES**



**EXTENSIVE CAPITAL
IMPROVEMENTS RECENTLY
COMPLETED**



**DIRECT DRIVEWAY OFF
GREENWOOD AVENUE**



**VALUE-ADD OPPORTUNITY
ON EXTRA LOT**



**LONG-TERM
TENANCIES**



PROPERTY OVERVIEW



CENTRATEL BUILDING

Deschutes
County
Courthouse

Pine Tavern
ESTABLISHED 1910

Blacksmith
SOUTHWEST TAILORS

Unofficial
LOGGING
Lone Pine

900
WALL

DESCHUTES
BREWERY

ZYDECO
kitchen & cocktails

TOWER
THEATRE

STARBUCKS
COFFEE

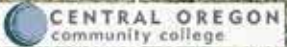
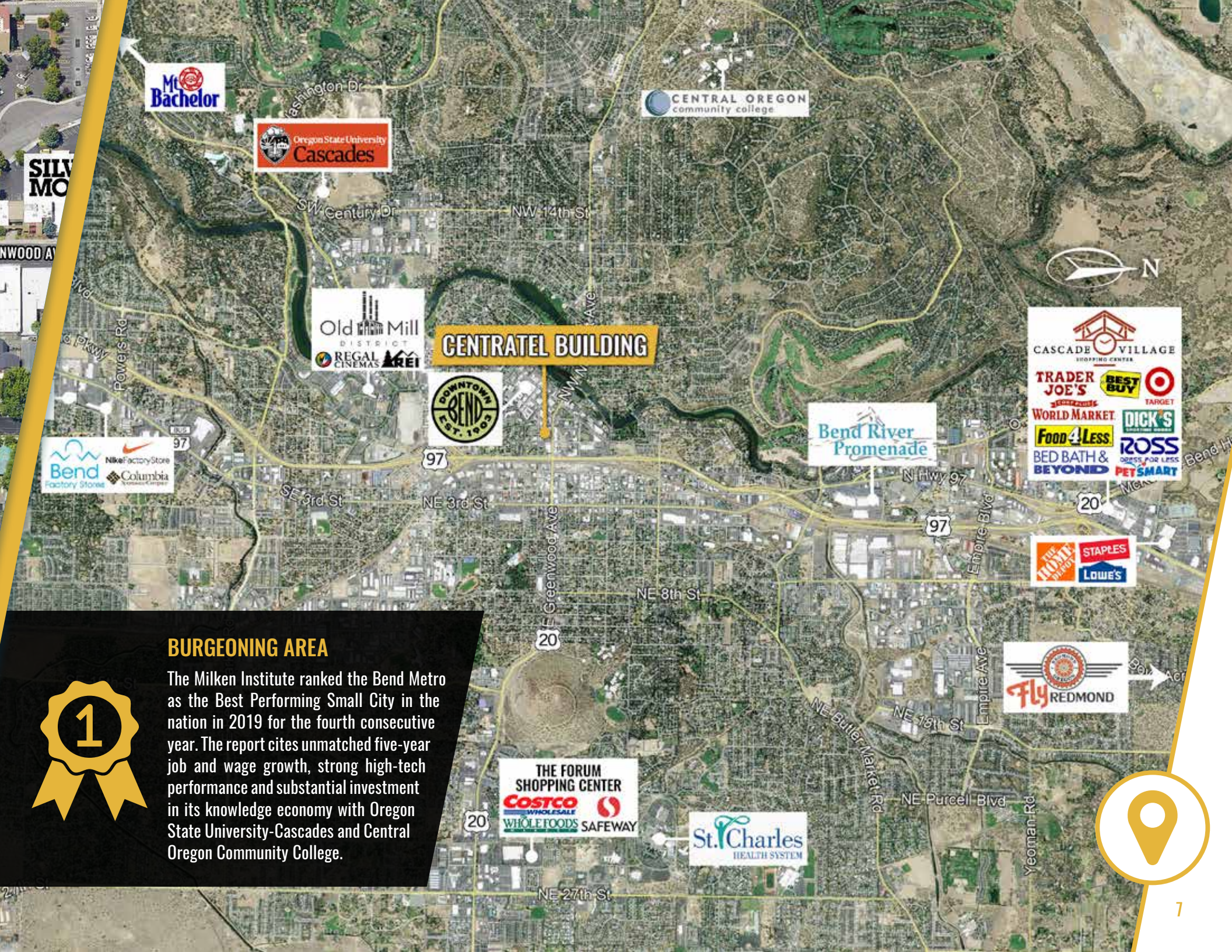
Bend City
Hall

St. FRANCIS
SCHOOL

DOUBLE TREE
BY HILTON

the OXFORD
HOTEL

Parking
Garage



CENTRATTEL BUILDING



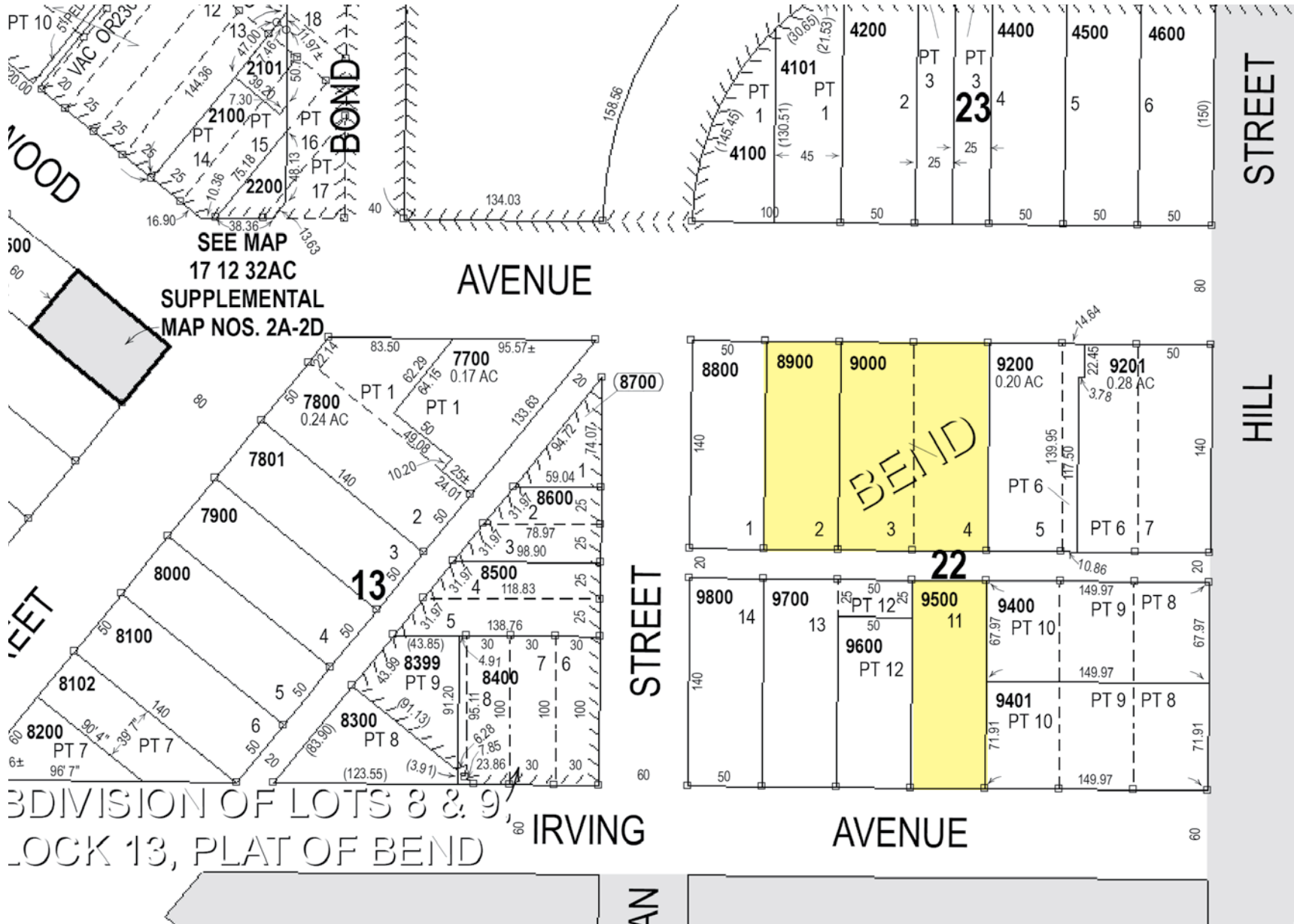
BURGEONING AREA

The Milken Institute ranked the Bend Metro as the Best Performing Small City in the nation in 2019 for the fourth consecutive year. The report cites unmatched five-year job and wage growth, strong high-tech performance and substantial investment in its knowledge economy with Oregon State University-Cascades and Central Oregon Community College.





TAX MAP



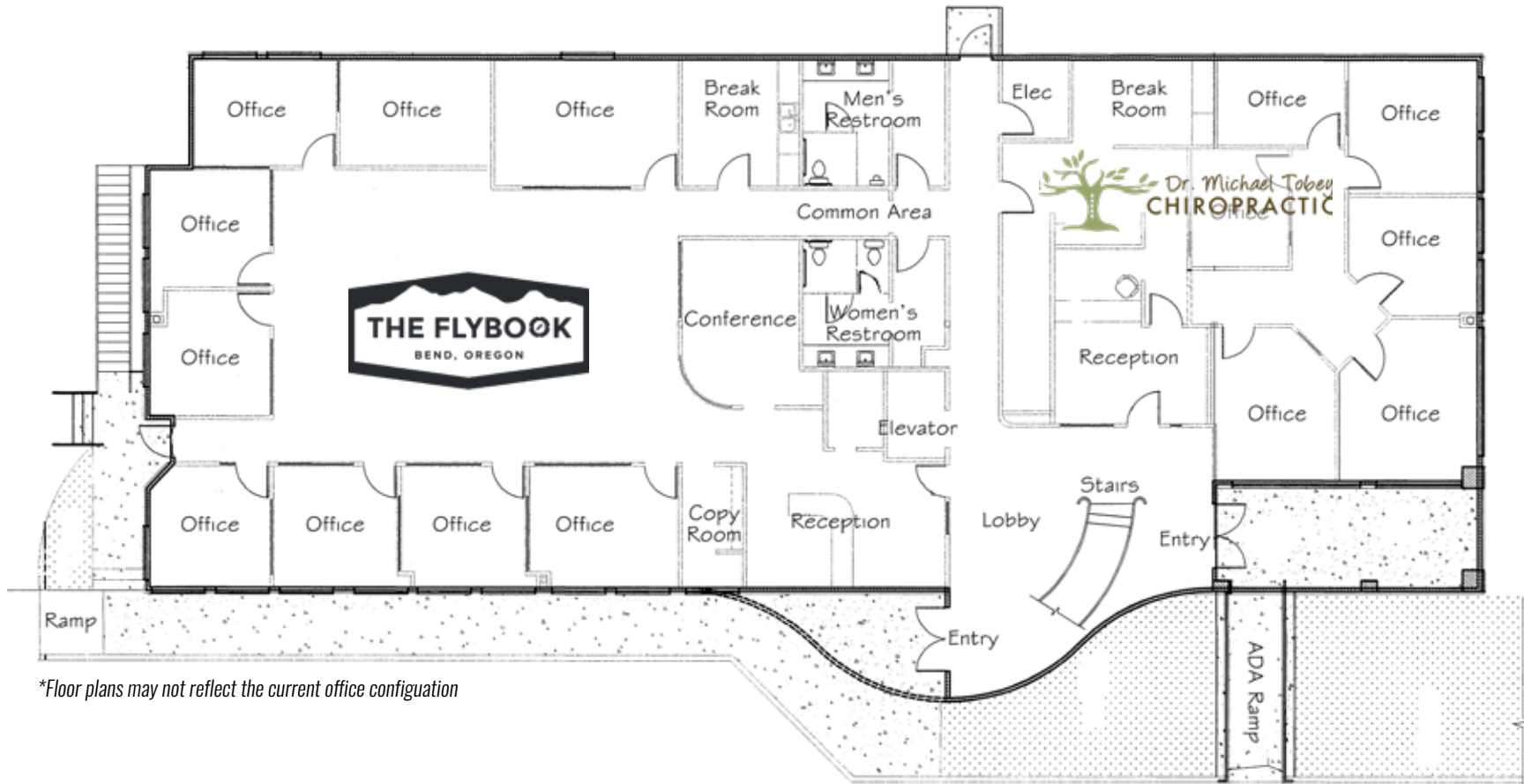
AERIAL MAP



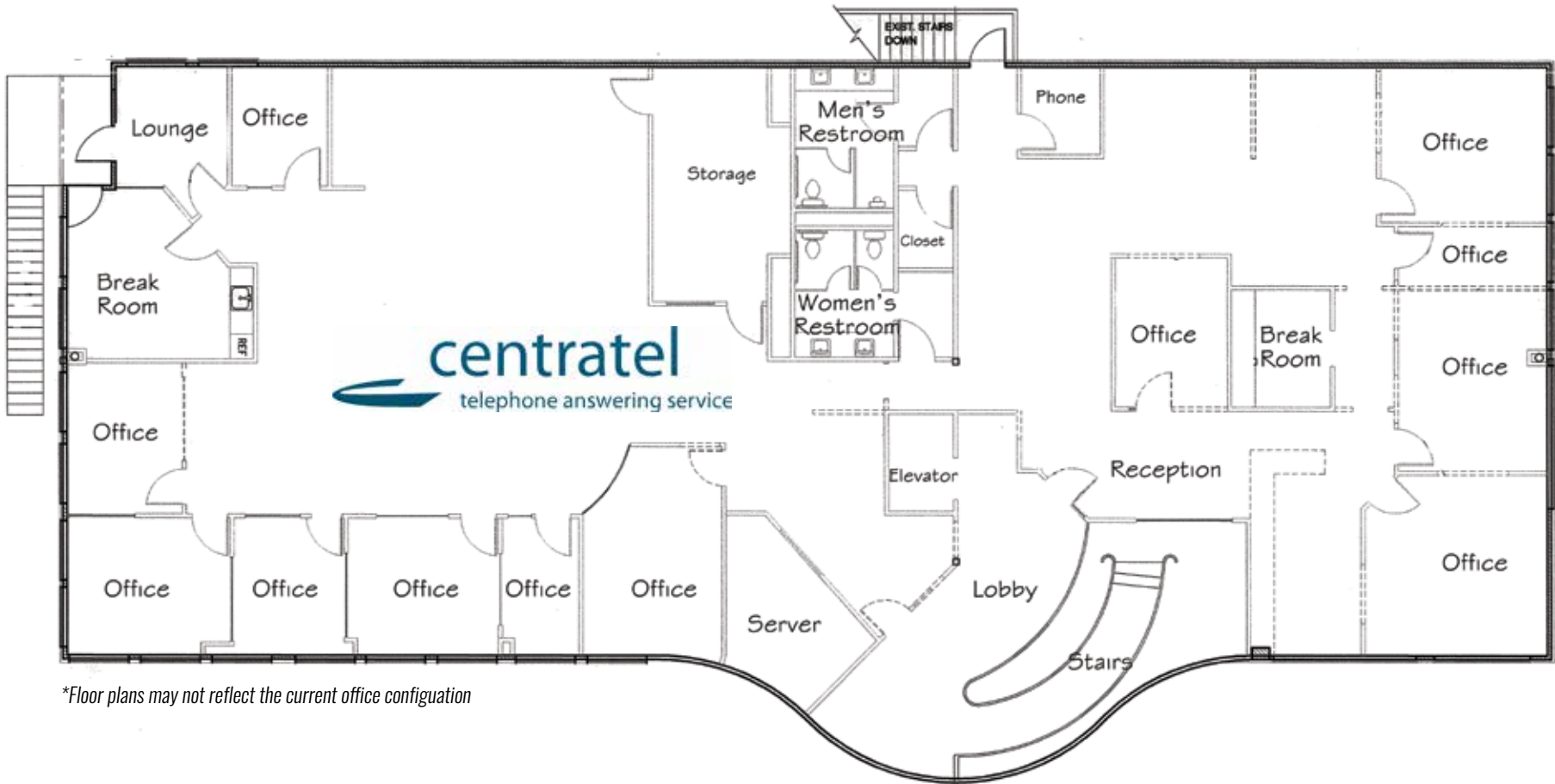


FLOOR PLANS

FIRST FLOOR PLAN



SECOND FLOOR PLAN



**Floor plans may not reflect the current office configuration*









MARKET OVERVIEW

BEND, OREGON

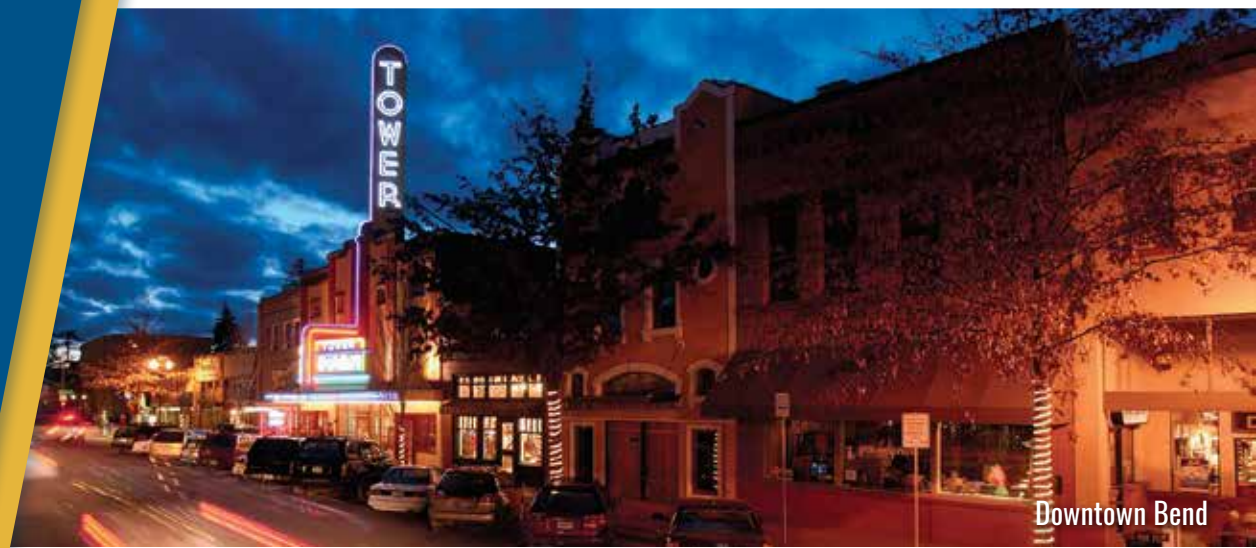
With a population of 97,590, Bend is the seventh-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

LIFESTYLE DESTINATION

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers seeking amenities typically associated with larger metropolitan areas but also outdoor recreational pursuits, a beautiful setting and an accessible community feeling. As such, the city attracts families and entrepreneurs from all the West Coast metro areas as well as other major population centers. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. Bend also offers a thriving arts and culture scene, and the city's beer brewing industry and restaurants are a draw for tourists and locals alike.



Skiing at Mt. Bachelor



Downtown Bend



OSU-Cascades

BEND, OREGON SUBMARKET



DEVELOPMENT

Economically, Bend started as a logging town in 1904, but began a transition to a more varied, sustainable economy in the 1980's when it became apparent that the lumber mills would no longer be vital. However, those mills which were such a vital part of Bend history have been renovated and turned into Bend's most popular shopping and dining destinations, the Old Mill District and the Box Factory.

Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce is a draw for many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated and in the small to midsize range, typically with 10 to 50 employees. Some of the area's top employers include St. Charles Health System, Les Schwab, Facebook, Sony, G5 Search Marketing, Laird Superfood, Deschutes Brewery, Hydro Flask, and Lonza (formerly Bend Research). These companies provide solid employment and bring in vital traded-sector dollars to Bend's economy.

A driving force for our economic performance is a collaborative and inclusive entrepreneurial community. This is supported via the number of new business registrations, which has outpaced far larger cities. Bend registered one new business for every 26 residents in 2018 - nearly twice the state average. (SOURCE: EDCO Central Oregon Profile)

JOB GROWTH
18%
Projected by 2024

IN-MIGRATION
7,000
New residents per year

TOURISM
4.5M
Visitors come every year



CENTRAL OREGON

Central Oregon has led Oregon's population growth over the last two decades and continues to be one of the fastest growing areas of the country. For ten consecutive years Central Oregon has led the state in job growth, creating a region that is characterized by dynamic small businesses and entrepreneurial activity. The area boasts strong clusters in high technology (software, hardware and energy), advanced manufacturing, biosciences, renewable energy, brewing and distilling, value-added food products and recreation equipment.

For most residents Central Oregon is a lifestyle choice, offering a friendly environment, year-round recreation options and world-class amenities. The region is served by Roberts Field, a commercial airport offering service at Redmond Municipal Airport.



ECONOMY

Central Oregon has a reputation for welcoming new and relocating businesses without sacrificing workforce, talent, quality healthcare, transportation or infrastructure. A driving force behind the region's economic performance is a collaborative and inclusive entrepreneurial community, demonstrated by the high number of new business registrations, which outpaces far larger cities. Bend, Oregon registered one new business for every 28 residents in 2017 – nearly twice the state average.

Given its size, Central Oregon boasts a high number of community resources and assets available to new and growing businesses, including the largest angel conference in the West, the Bend Venture Conference. Additionally, Oregon's overall business costs rank significantly lower than its neighbors to the north and south. Average electricity rates, natural gas rates, state and local sales tax rates and business tax climates in particular are significantly lower than other states in the Pacific Northwest.



Redmond Municipal Airport provides commercial air service with daily non-stop flights to Denver, Los Angeles, Phoenix, Portland, San Francisco, Salt Lake City, Seattle and Chicago via carriers American, Alaska, Allegiant, Delta, Sun Country, United and United Express. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



Redmond Municipal Airport

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. Additionally, the region's higher education opportunities abound. From Oregon State University-Cascades' recent expansion to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.



30 GOLF COURSES



MILES OF TRAILS



THRIVING ARTS & CULTURE



30 BREWERIES & COUNTING



300 DAYS OF SUNSHINE

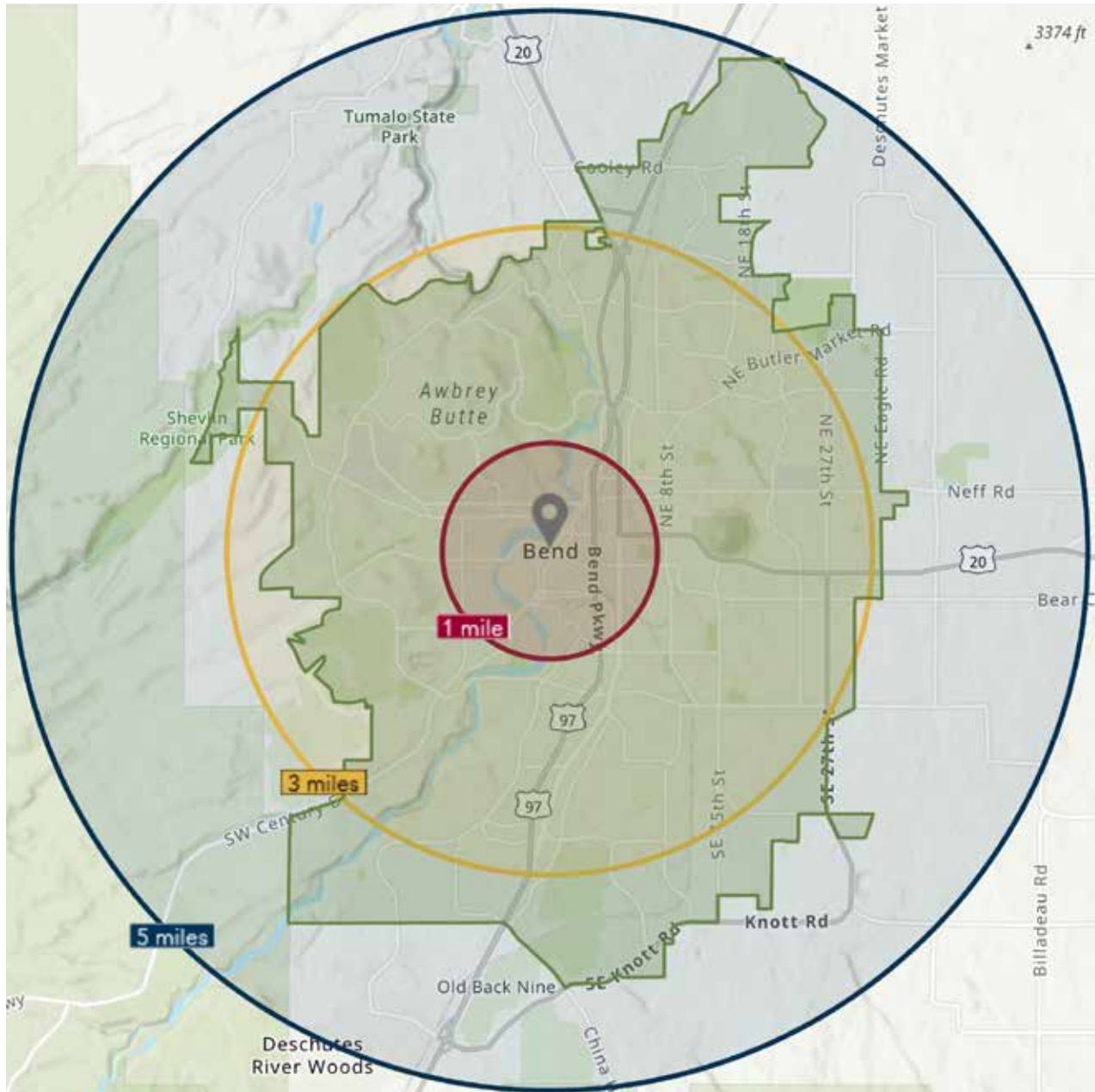




DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	Bend, OR	
POPULATION	2019 Population	9,153	77,302	102,152	94,911
	2019 Daytime Population	23,178	91,894	109,555	104,363
	2024 Population	9,941	86,117	113,854	105,886
	2010-2018 Growth Rate	1.28%	2.26%	2.30%	2.34%
	2018-2023 Growth Rate	1.67%	2.18%	2.19%	2.21%
	2019 Median Age	36.9	38.2	39.1	38.6
HOUSEHOLDS	2019 Households	4,421	32,178	41,538	38,827
	2024 Households	4,791	35,738	46,149	43,174
	2010-2018 Growth Rate	1.20%	2.14%	2.17%	2.18%
	2018-2023 Growth Rate	1.62%	2.12%	2.13%	2.15%
	2019 Avg. Household Size	2.05	2.38	2.44	2.42
INCOME	2019 Avg. Household Income	\$81,291	\$87,565	\$88,487	\$87,676
	2019 Med. Household Income	\$58,523	\$64,161	\$66,977	\$66,149
	2019 Per Capita Income	\$37,394	\$36,324	\$36,047	\$35,831
HOUSING	2019 Avg. Home Value	\$584,342	\$475,287	\$468,151	\$461,724
	2019 Housing Units	5,095	36,274	46,557	43,554
	2019 Vacant Housing Units	674	4,096	5,019	4,727
	2019 Owner Occupied Units	1,892	17,769	24,856	22,715
	2019 Renter Occupied Units	2,529	14,409	16,682	16,112
EDUCATION	2019 Population Age 18+	7,655	60,452	79,861	74,040
	High School Diploma	562	7,906	11,006	10,045
	Bachelor's Degree	2,184	15,418	20,343	19,016
	Graduate/Professional Degree	1,417	9,062	11,397	10,539
LABOR	2019 Businesses	2,142	5,233	5,779	5,584
	2019 Employees	18,518	49,087	54,509	53,636
	2019 Unemployment Rate	3.3%	3.3%	3.3%	3.3%

DEMOGRAPHIC MAP





CONFIDENTIALITY & DISCLAIMER

DISCLAIMER: This marketing package has been prepared by Compass Commercial Real Estate Services (Compass Commercial) in full cooperation with the Seller of the Property solely for the purposes of providing preliminary information to prospective purchasers. It is not intended as the sole source of property and operational data and should not be relied on in place of appropriate due diligence activities. Neither Compass Commercial nor its agents can guarantee accuracy and no liability is assumed for financial, operational, physical, or other information provided herein including, but not limited to, errors and omissions, transmittal of inaccuracies, prior sale, price adjustments, or removal from marketplace without notice. Any indicated value of this investment is based upon assumptions, projections and estimates, which are variable by nature and subject to changing economic conditions. The value of this investment to you will also depend on tax and other factors, which should be evaluated by your tax and legal experts or advisors. It is your responsibility to independently confirm information received about the property to your satisfaction and you are urged to seek advice from your own attorney, CPA, design consultant, franchise representative, and/or other qualified professionals in your investigation of this opportunity.

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EXCLUSIVE: The property represented herein is exclusively listed for sale by Compass Commercial Real Estate Services. All negotiations for the purchase shall be conducted through Compass Commercial Real Estate Services.





CONDITION OF SALE

The property at 141 NW Greenwood Avenue, Bend is being offered for sale on an “as-is, where-is” basis.

Detailed due diligence information can be requested from the listing team. In order to view confidential information, all parties will be required to execute a Confidentiality Agreement.

All property tours must be scheduled in advance through the Compass Commercial listing team.

OFFERING TERMS

Please submit offers via email to the listing team.

Interested parties must submit a written Letter of Intent (“LOI”) or a Purchase & Sales Agreement (“PSA”) outlining the terms and conditions under which they propose to purchase the Property. Such terms must include the following:

- Purchase price
- Company background and financial capability
- Source of capital (Equity/Debt)
- Amount and form of earnest money deposit(s)
- Required contingency periods (inspection, financing, etc.), including any extension(s)
- Closing timeline





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