

FOR SALE \$3,980,000.00 THE DEHEN BUILDING

404 NW 10th Ave | Portland, OR 97209



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FULLY LEASED MIXED-USE BUILDING

OVERVIEW

19 <u>Dehen</u> 20





YEAR BUILT | 1910

BUILDING AREA | 15,000 SF

ZONING | EXd

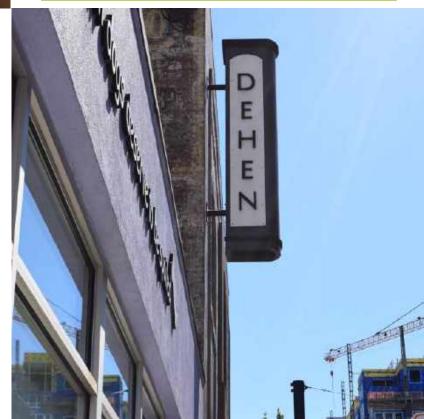
TAXES | \$17,002.77 (2018-19)

This building is an Unreinforced Masonry property that has had some voluntary seismic upgrading performed. The City of Portland lists this as a URM Building "Partial Upgrade".

100% OCCUPIED BUILDING

NOI | \$241,735 CAP Rate | 6% Real Market Value | \$3,781,520.00 Assessed Value | \$672,310.00

Land | 5,000 SF RSF | 12,448 on 3 levels Gross Square Footage | 15,000 SF



BUILT IN 1910

BUILT TO LAST

BUILT FOR THE FUTURE





Owned by the Dehen family since the mid 20th century, this is the first time that the building has been listed for sale in more than six decades. The building has a long history of use as a premier production center in the region for textiles such as varsity and collegiate jackets, classic, heavyweight apparel, and motorcycle riding sweaters. Dehen is a building with 20th century charm that has embraced 21st century updates and design.



TENANTS

The Dehen building is a generational property that is available now. It is centrally located in the heart of the Pearl District on the corner of IOth and Flanders, and in a designated **Opportunity Zone**. Tenants include:

Nuvrei Café Blackstone Audio
Nuvrei Production Bright Design
Old Town Florist LIFT Creative
Sleep Number



DUE DILIGENCE & RENT ROLL

THE NUMBERS

DEHEN Building 404 NW 10th Ave., Portland, OR.97209 BRIEF RENTAL / NOI VALUATION as of 10.11.19											
		ANNUAL									
BASE RENT & REIMBURSEMENT INCOME	\$	301,600.00									
GROSS OPERATING INCOME:	\$	301,600.00									
LESS:											
EXPENSES NOT PASSED THROUGH (1)	\$	29,705.00									
VACANCY - 5%	\$	15,080.00									
RESERVES - 5%	\$	15,080.00									
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NET OPERATING INCOME	\$	241,735.00									
(1) Several gross leases											
Calculation based on management rent roll data - total expenses less tenant contribution											
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RENT ROLL

DEHEN Building 404 NW 10th Ave., Portland, OR.97209												
RENT ROLL as of 10.31.19 Base Rent												
	Unit	RSF	Status	Per Month	Per Year	Per RSF	NNN	Total Rent Per Month	Security Deposit	Lease Comm	Lease Exp	Renewal Option
Nuvrei Fine Cakes & Pastries	100	621	Current	\$1,762.00	\$21,144.00	\$34.05	\$721.00	\$2,483.00	\$1,833.00	10/1/08		1 term of 3 years with 3.5% yearly escalations, with 180 days notice prior to lease expiration
Bright Design Lab	101	1,360	Current	\$2,250.00	\$27,000.00	\$19.85	\$881.00	\$3,131.00	\$3,400.00	10/1/10	12/31/23	N/A
Sleep Number	102	1,992	Current	\$4,316.00	\$51,792.00	\$26.00	\$1,281.00	\$5,597.00	\$4,857.70	7/1/19		1 term of 3 year at FMV but no less that 103% of prior years rate, with 180 days notice prior to lease expiration
Blackstone Audio	200/ 201	1,837	Current	\$4,038.75	\$48,465.00	\$26.38	\$1,201.00	\$5,239.75	\$2,776.90	1/1/15	12/31/20	N/A
Lift Creative (1)	202	2,237	Current	\$4,241.00	\$50,892.00	\$22.75	\$1,350.00	\$5,591.00	\$4,499.00	3/1/19	2/28/22	1 term of 12 months at \$4,635./mo, with 180 days notice prior to lease expiration
Old Town Florist (2)	LL1	2,115	Current	\$2,900.00	\$34,800.00	\$16.45	-\$250.00	\$2,650.00	\$1,668.26	4/1/04	6/30/21	1 term of 12 months at \$3,350./mo, with 90 days notice prior to lease expiration
Nuvrei	LL2	1,238	Current	\$1,567.00	\$18,804.00	\$15.19	\$347.00	\$1,914.00	\$1,567.00	7/1/05		1 term of 3 years with 3.5% yearly escalations, with 180 days notice prior to lease expiration
AT&T	LL3	N/A	Current	\$1,322.50	\$15,870.00	N/A	Gross	\$1,322.50	\$0.00	9/1/05	8/31/20	automatically
Verizon	LL4	N/A	Current	\$2,736.00	\$32,832.00	N/A	Gross	\$2,736.00	\$0.00	6/1/01	5/31/21	3 terms of 5 years, to commence automatically
\$25,133.25 \$301,599.00 \$5,531.00 \$									\$20,601.86			

(1) NNN estimate based on 19.25% - actual number to be confirmed
(2) Tenant was moved from a NNN Lease to Gross Lease per 2019 Lease Addendum. They currently received a monthly credit of \$250, for handling cleaning and security of common garbage area

PEARL DISTRICT HIGHLIGHTS

IPOST OFFICE DEVELOPMENT

NW GLISAN STREET STEEL BRIDGE



JIMMY MAK'S

THE DEHEN BUILDING

SHOP

Halo Shoes Oblation Papers

KEEN Footwear Free People

Anthropologie House of Lolo

Madewell Room & Board

Hanna Andersson Filson

The North Face Sur La Table

Dr. Martens Lululemon

West Elm Fjällräven

EAT

Verde Cocina Lovejoy Bakers

Oven and Shaker Daily Cafe

Little Big Burger River Pig Saloon

TILT

Irving St. Kitchen

Prasad Barista

Brix Tavern Bluehour

Andina Deschutes Brewery

Cha Cha Cha Taqueria

PLAY

NW FLANDERS STREET

BURNSIDE BRIDGE

Portland Center Stage Brew Cycle

Powell's Bookstore Jimmy Mak's

BLICK Art Materials Blowout

Planet Granite Fields Park

Cult Jamison Square

Living Room Theaters Snow Peak

Cultured Pearl YoYoYogi

Multiple Art Galleries



NEIGHBORHOOD DEVELOPMENT

The Pearl District, a once-industrial neighborhood, has rapidly transformed into one of the city's most expensive neighborhoods. It is located to the east of NW Portland/Nob Hill and just north of the central business district. The Pearl District is bordered by NW Broadway to the east & NW 16th/l-405 to the west. There are approximately 26,742 existing and planned residential units in the Pearl District; with that follows grocery, service, boutique retail stores, big box retail, restaurants, bars, and coffee shops.

DEMOGRAPHICS 0-5 MILES (2019)

Households by Income

\$500,000 or more 6,582 \$250,000 to \$499,999 11,154 \$200,000 to \$249,999 9,545 \$150,000 to \$199,999 17,309

Population Growth

2024 Projection 444,441 2019 Estimate 418.584

CONDOMINIUMS

- I CHOWN PELLA LOFTS 412 NW 13th Ave | 68 units
- 2 THE GREGORY 420 NW | Ith Ave | 133 units
- 3 THE HENRY 1020 NW Couch St | 123 units
- 4 THE ELIZABETH
 333 NW 9th Ave | 182 units
- 5 937 CONDOMINIUMS937 NW Glisan St | 114 units
- 6 BRIDGEPORT
 1130 NW 12th Ave | 120 units
- 7 TANNER PLACE 1030 NW Johnson St | 120 units
- **8 PARK PLACE** 922 NW | 1th | **131 units**

9 RIVERSTONE

82 | NW | Ith Ave | **123 units**

- 10 THE METROPOLITAN
 1001 NW Lovejoy St | 121 units
- II STREETCAR LOFTS
 1020 NW 12th Ave | 139 units
- 12 COSMOPOLITAN
 1075 NW Northrup St | 150 units
- 13 THE PINNACLE
 1210 NW 9th Ave | 133 units
- **14 THE LEXIS**225 NW 9th Ave | **139 units**
- 15 THE ENCORE94 | NW Overton St | 177 units

APARTMENT BUILDINGS

16 THE DIANNE

535 NW 12th Ave | **102 units**

17 KEARNEY PLAZA

931 NW11th Ave | **131 units**

18 N.V. APARTMENTS

1261 NW Overton St | **284 units**

19 10TH @ HOYT

925 NW Hoyt St | **178 units**

- 20 OAKWOOD PEARL DISTRICT | 155 NW Everett | 112 units
- 21 COUCH9

135 NW 9th Ave | **136 units**

22 THE RODNEY

1470 NW Glisan St | **230 units**

23 MODERA PEARL

1420 NW 14th Ave | **290 units**