



192ND STREET STATION NORTH

1735 SE 192ND AVE - BUILDING E, CAMAS, WA 98607

100% LEASED CAMAS MULTI-TENANT NNN INVESTMENT



PRESENTED BY CAPACITY COMMERCIAL GROUP



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DISCLAIMER

Capacity Commercial Group, LLC ("Agent") has been engaged as the exclusive agent for the sale of **1735 SE 192nd Ave Building E, Camas, WA 98607** (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately to the exclusive listing brokers.



192ND STREET STATION NORTH

Capacity Commercial Group is pleased to exclusively present for sale a **5-tenant NNN investment opportunity in Camas, Washington**, leased to a diverse mix of tenants including Los Potrillos, 911 Driving School, Mio Sushi, LeO Nails & Organic Spa, and Luo Lan Massage & Facial. The property offers great visibility along SE 192nd Avenue, with direct access to SR-14. Area demographics are strong, with 168,448 residents within a 3-mile radius and an ADT of 18,000 vehicles along SE 192nd Avenue.

Camas offers an affluent, fast-growing consumer base with a population of roughly 28,000 and a median household income of \$141,126. Home to major employers including Fisher Investments, WaferTech, and Underwriters Laboratories, and benefiting from Washington's no state income tax, the SE 192nd Avenue corridor has attracted more than \$500 million in retail

investment over the past decade, offering a passive NNN investor a low-maintenance asset with long-term tenant demand in one of Clark County's premier retail submarkets.

192nd Street Station North is part of the larger 192nd Station Master Plan which features a diverse mix of retail, medical, service and hospitality providers including the Holiday Inn Express, Legacy Medical Group and many others.

Property Overview

Address	1735 SE 192nd Ave - Bldg E Camas, WA 98607
Sale Price	\$4,890,000
Cap Rate	6.25%
NOI	\$305,634



PROPERTY HIGHLIGHTS

Price	\$4,890,000
Cap Rate	6.25%
NOI	\$305,634
Building Size	10,310 SF
Lot Size	27,878 SF
Parking Spaces	34 + Cross Easements
Year Built	2012
No of Retail Spaces	5

- Multi-tenant Retail NNN Investment Opportunity in Camas, WA
- Diversified income stream Los Potrillos, 911 Driving School, Mio Sushi, LeO Nails & Organic Spa, and Luo Lan Massage & Facial
- Average length of tenancy at the property is over 10 years
- Located along SE 192nd Avenue, one of Clark County's fastest-growing retail corridors, with direct access to SR-14
- 18,000 ADT along SE 192nd Avenue
- Part of the 192nd Station Master Plan
- Shadow anchored by Legacy Health and Holiday Inn Express.





Offering & Financials

Value of Project		\$4,890,000
Capitalization Rate on NOI		6.25%
Total SF	10,310	Price/SF: \$474
Net Operating Income Summary		2026 Budget
Scheduled Income	Per SF	
Scheduled Stabilized Rent:	\$32.33	\$333,316
Scheduled Rent Increases through 9/30/27		\$1,085
Plus: Expense Reimbursement	\$14.20	\$146,374
Equals: Scheduled Gross Income	\$46.53	\$480,775
Vacancy Rate (% of Scheduled Gross Rent)	5.00%	-\$24,039
Equals: Effective Gross Income (EGI)	\$44.30	\$456,736
Less: OPERATING EXPENSES	Per SF	2026 Budget
CAMS	16.11%	\$7.14 \$73,566
Property Taxes	10.41%	\$4.61 \$47,536
Insurance	2.23%	\$0.99 \$10,197
Management Fee	4.34%	\$1.92 \$19,803
Total Operating Expenses	33.08%	\$14.66 \$151,102
Equals: NET OPERATING INCOME	\$29.64	\$305,634



Rent Roll

	Tenant Info			Lease Terms			Current Rent			Next Rent Increase			Lease Type	Options and Increases
Tenant Name	Suite	Size	% of SF	Occupancy Date	Original Term	Current Term Expiration	Monthly Base Rent 2026	Rent/SF/YR	Annual Rent	Date of Increase	Monthly Base Rent	% Increase		
Los Potrillos	E-101	4,010	38.89%	5/1/12	10-Year	4/30/27	\$12,680	\$37.95	\$152,163	N/A			NNN	One (1) remaining 5-year option at FMV.
911 Driving School	E-102	1,600	15.52%	7/1/12	10-Year	6/30/27	\$4,396	\$32.97	\$52,753	N/A			NNN	Three (3) remaining 5-Year options. Year 16 Option at FMV, Year 21 and 26 Options To Be Negotiated.
Mio Sushi	E-104	1,500	14.55%	6/1/12	10-Year	5/31/27	\$5,184	\$41.47	\$62,208	N/A			NNN	One (1) remaining 5-year option at lessor of FMV or 2.5% increase.
LeO Nails & Organic Spa	E-103A	1,600	15.52%	4/29/22	10-Year	4/30/32	\$2,701	\$20.26	\$32,412	5/1/27	\$2,782	3.00%	NNN	One (1) 5-Year Option at 3% increase.
Luo Lan Massage & Facial	E-103B	1,600	15.52%	11/4/21	8-Year	1/31/30	\$2,815	\$21.11	\$33,780	2/1/27	\$2,900	3.02%	NNN	One (1) 5-Year Option at FMV
Totals:		10,310	100.00%				\$27,776	\$32.33	\$333,316					



TENANT PROFILES

LOS POTRILLOS

Los Potrillos is a family-owned Mexican restaurant and bar established in 2008 by four brothers, serving fresh, authentic Mexican cuisine alongside a full bar featuring more than 200 varieties of tequila. With locations in Camas, Vancouver, and Eugene, the restaurant offers dine-in, takeout, outdoor seating, and daily happy hour, and has become a dining anchor in the communities it serves.

911 DRIVING SCHOOL

911 Driving School is a driver education company offering teen and adult driver training instructed exclusively by police officers and law enforcement professionals. The Camas/East Vancouver location provides classroom instruction, behind-the-wheel training, and refresher courses, and operates as a Washington State approved testing facility for both knowledge and skills exams.

MIO SUSHI

Mio Sushi is a Portland-based Japanese restaurant chain serving fresh sushi, bento boxes, teriyaki, and noodle dishes. With multiple locations across Oregon and Southwest Washington, the company has built a strong regional following for its quality ingredients, extensive menu, and family-friendly atmosphere.

LEO NAILS & ORGANIC SPA

LeO Nails & Organic Spa is a women-owned nail salon and spa founded in 2020, offering manicures, pedicures, spa services, waxing, and eyelash services. The Camas location is the company's flagship, designed to provide a personalized, upscale salon experience with technicians trained monthly on the latest techniques and trends. The salon is open seven days a week.

LUO LAN MASSAGE & FACIAL

Luo Lan Massage & Facial is a massage spa established in 2022, specializing in relaxation, deep tissue, foot, and chair massage along with facial services. The spa's professionally trained therapists offer add-on treatments including hot stone, cupping, and infrared therapy, and the business serves the greater Portland and Vancouver communities with extended daily hours.

Why Clark County



GEOGRAPHY. Vancouver, Washington occupies a strategic position at the northern edge of the Portland metropolitan area, situated on the north bank of the Columbia River directly across from Portland, Oregon. The city is part of the Portland-Vancouver-Hillsboro Metropolitan Statistical Area (MSA), the 26th-largest metro in the United States.¹

Clark County's population reached approximately 534,000 as of 2024, reflecting consistent annual growth near 1 percent.² Vancouver itself is home to roughly 191,000 residents—the fourth most populous city in Washington State.³ The broader MSA registers approximately 2.54 million residents per the 2024 American Community Survey.⁴

The city's physical setting combines urban riverfront with ready access to the Cascade Range to the east and the Pacific Coast to the west. Interstates 5 and 205 provide the primary north-south spine connecting Vancouver to Portland and points beyond, while State Route 14 traces the Columbia River Gorge eastward.

ECONOMY. Vancouver and Clark County support a diversified economy anchored by healthcare and social assistance, government, retail trade, and construction—sectors that collectively accounted for the largest shares of the county's 180,400 covered employees in 2024.⁵ Among the largest individual employers in the market, **PeaceHealth** Southwest Medical Center leads with approximately 4,400 employees, followed by **Vancouver Public Schools**, **Evergreen Public Schools**, the **Bonneville Power Administration**, **HP**, and **SEH America**.⁶ The city is also home to corporate headquarters for

ZoomInfo, a data intelligence and sales software company, as well as **Papa Murphy's International** and **The Holland Group**, parent of the **Burgerville** restaurant chain.³

A structural advantage of the Vancouver market is Washington State's absence of a personal or corporate income tax, which creates a competitive cost environment relative to neighboring Oregon and attracts employers and skilled workers who prefer to live on the Washington side of the metro. Employment in the city of Vancouver grew 2.4% from 2023 to 2024, reaching approximately 97,900 jobs.⁷

The Port of Vancouver USA—the farthest inland deepwater port on the Columbia River—generates an estimated \$2.9 billion in annual economic impact while serving as the second-largest source of employment in Clark County.⁸

TRANSIT. Vancouver's regional connectivity is anchored by Interstates 5 and 205, which link the city directly to Portland and provide north-south freight and commuter corridors extending to Seattle and Sacramento. State Route 14 runs east-west along the Washington shore of the Columbia River Gorge.

C-TRAN, Clark County's public transportation authority, recorded nearly 5 million passenger trips in 2024—a 10-percent increase over 2023.⁹

Portland International Airport, located approximately eight miles from downtown Vancouver, handled 16.7 million passengers in 2024—a 6.4-percent year-over-year increase.¹⁰

LIFE & CULTURE. Vancouver's cultural identity is rooted in both its Pacific Northwest setting and its distinctive history as one of the oldest American cities on the West Coast—founded in 1825 around Fort Vancouver, now a National Historic Site operated by the National Park Service and among the most visited heritage sites in the region.³

The Vancouver Waterfront—a riverfront district that has taken shape since 2018 on formerly industrial land—has transformed the downtown with the Grant Street Pier, Waterfront Park, and a growing concentration of restaurants, tasting rooms, and hospitality uses along the Columbia River. Annual events including the Vancouver Wine & Jazz Festival and the nationally recognized Fourth of July celebration at Fort Vancouver draw regional visitors and reinforce the city's community character.¹¹

Clark County's outdoor amenity profile is well above average for an urban area of its scale. The Columbia River Gorge National Scenic Area lies immediately east, offering hiking, wind sports, and scenic access within thirty minutes of downtown Vancouver.

CULINARY SCENE. Vancouver's waterfront promenade hosts more than eight wine tasting rooms within a short walk of one another, representing Washington appellations including the Yakima Valley and Columbia Valley alongside Oregon producers such as Willamette Valley Vineyards.¹¹ The city's craft brewing sector includes more than two dozen local breweries and taprooms, among them Fortside Brewing, Loowit Brewing, and Heathen Brewing & Kitchen.¹²

The overall dining landscape reflects a city that benefits from proximity to Portland's culinary infrastructure—including its distribution networks and chef talent pool—while offering lower occupancy costs and a growing local consumer base. Salt & Straw opened its first Vancouver location on the Waterfront in January 2024, and the annual Dine the Couve promotion showcases the breadth of independent operators across the city's neighborhoods.¹¹

Sources:

- ¹ U.S. Census Bureau / OPB Analysis. "Top 5 Oregon Takeaways from Latest US Census Data." OPB, March 14, 2025. www.opb.org/article/2025/03/14/oregon-us-census-data-cities-population-multnomah-county-portland-metro/
- ² Washington Employment Security Department. "Clark County Profile." Updated January 16, 2026. esd.wa.gov/jobs-and-training/labor-market-information/reports-and-research/labor-market-county-profiles/clark-county-profile
- ³ Wikipedia contributors. "Vancouver, Washington." Wikipedia. Accessed March 2026. en.wikipedia.org/wiki/Vancouver,_Washington
- ⁴ U.S. Census Bureau, American Community Survey 2024 1-Year Estimates via Census Reporter. Portland-Vancouver-Hillsboro, OR-WA Metro Area. census-reporter.org/profiles/31000U538900-portland-vancouver-hillsboro-or-wa-metro-area/
- ⁵ Washington Employment Security Department. "Clark County Profile - Covered Employment (QCEW) 2024 Annual Average." esd.wa.gov/jobs-and-training/labor-market-information/reports-and-research/labor-market-county-profiles/clark-county-profile
- ⁶ Columbia River Economic Development Council / Mac's List. "Living and Working in Vancouver, Washington." Mac's List. www.macslis.org/living-and-working-in-vancouver-washington
- ⁷ DataUSA. "Vancouver, WA." 2024 Data. datausa.io/profile/geo/vancouver-wa
- ⁸ Port of Vancouver USA. "Year in Review 2024." www.portvanusa.com/community/year-in-review/
- ⁹ C-TRAN. "C-TRAN Ridership Grows for Third Year in a Row." Press Release, 2025. mail.c-tran.com/about-c-tran/news/news-releases/1777-c-tran-ridership-growth
- ¹⁰ Grokmedia / Port of Portland data. "Portland International Airport." Accessed March 2026. grokmedia.com/page/Portland_International_Airport
- ¹¹ Visit Vancouver WA. "New on the Vancouver Waterfront." January 20, 2024. www.visitvancouverwa.com/blog/post/new-on-the-waterfront/
- ¹² Livability.com. "Living in Vancouver, WA - A Ranked Best Place to Live in 2025." livability.com/wa/vancouver/



Major Employers in the Region



Vancouver, Washington has developed into a dynamic economic hub with a diverse mix of industries driving growth and stability. The Columbia River Economic Development Council (CREDC) has been instrumental in shaping the region's success by fostering innovation, enhancing the business climate, and supporting key infrastructure projects.

Manufacturing

Manufacturing remains a cornerstone of Vancouver's economy, showcasing the region's advanced industrial capabilities. Major employers like **SEH America**, with 865 employees, and **WaferTech**, with 1,000 employees, play a pivotal role in the semiconductor industry. Their presence underscores Vancouver's significance in high-tech manufacturing.

Healthcare

In healthcare, **PeaceHealth** leads as the largest employer, providing 4,415 jobs across a range of medical specialties. **The Vancouver Clinic**, employing 1,526 people, further supports the region's healthcare needs, making the sector one of the most critical drivers of the local economy.

Education

The education sector is equally vital, not only preparing a skilled workforce but also providing significant employment. **Vancouver Public Schools** and **Evergreen Public Schools** employ 3,178 and 2,698 staff members, respectively, reflecting their critical role in the community.

Financial

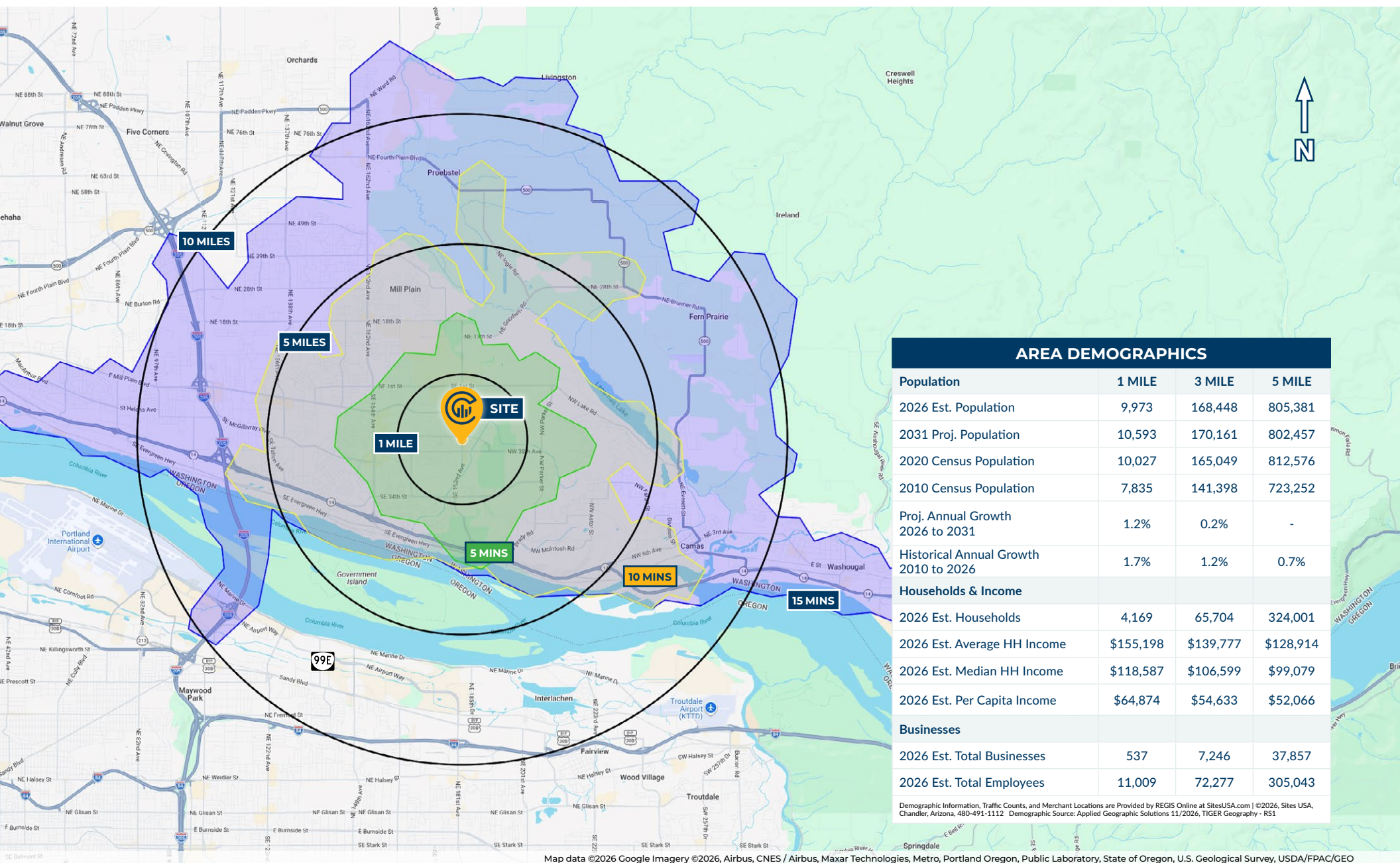
Financial services have also flourished, with firms like **Fisher Investments** employing approximately 905 people, contributing to Vancouver's growing reputation as a hub for investment and finance.

The city's economy is bolstered by public sector jobs, retail, and hospitality. The transformative **Vancouver Waterfront Project** has invigorated the region, attracting new businesses, increasing tourism, and creating jobs in retail, dining, and entertainment.

Vancouver's economic resilience is a testament to its diversified industries. Together, these elements ensure that the city remains a thriving and sustainable economic center in the Pacific Northwest.

<https://credc.org/top-employers/>

Property Drive-Time & Demographics



AREA DEMOGRAPHICS			
Population	1 MILE	3 MILE	5 MILE
2026 Est. Population	9,973	168,448	805,381
2031 Proj. Population	10,593	170,161	802,457
2020 Census Population	10,027	165,049	812,576
2010 Census Population	7,835	141,398	723,252
Proj. Annual Growth 2026 to 2031	1.2%	0.2%	-
Historical Annual Growth 2010 to 2026	1.7%	1.2%	0.7%
Households & Income			
2026 Est. Households	4,169	65,704	324,001
2026 Est. Average HH Income	\$155,198	\$139,777	\$128,914
2026 Est. Median HH Income	\$118,587	\$106,599	\$99,079
2026 Est. Per Capita Income	\$64,874	\$54,633	\$52,066
Businesses			
2026 Est. Total Businesses	537	7,246	37,857
2026 Est. Total Employees	11,009	72,277	305,043

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com | ©2026, Sites USA, Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2026, TIGER Geography - RS1

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Washington Initial Agency Disclosure Pamphlet

Introduction

This pamphlet provides general information about real estate brokerage and summarizes the laws related to real estate brokerage relationships. It describes a real estate broker's duties to the seller/landlord and buyer/tenant. Detailed and complete information about real estate brokerage relationships is available in chapter 18.86 RCW.

If you have any questions about the information in this pamphlet, contact your broker or the designated broker of your broker's firm.

Licensing and Supervision of Brokers

To provide real estate brokerage services in Washington, a broker must be licensed under chapter 18.85 RCW and licensed with a real estate firm, which also must be licensed. Each real estate firm has a designated broker who is responsible for supervising the brokers licensed with the firm. Some firms may have branch offices that are supervised by a branch manager and some firms may delegate certain supervisory duties to one or more managing brokers.

The Washington State Department of Licensing is responsible for enforcing all laws and rules relating to the conduct of real estate firms and brokers.

Agency Relationship

In an agency relationship, a broker is referred to as an "agent" and the seller/landlord and buyer/tenant is referred to as the "principal." For simplicity, in this pamphlet, seller includes landlord, and buyer includes tenant.

For Sellers

A real estate firm and broker must enter into a written services agreement with a seller to establish an agency relationship. The firm will then appoint one or more brokers to be agents of the seller. The firm's designated broker and any managing broker responsible for the supervision of those brokers are also agents of the seller.

For Buyers

A real estate firm and broker(s) who perform real estate brokerage services for a buyer establish an agency relationship by performing those services. The firm's designated broker and any managing broker responsible for the supervision of that broker are also agents of the buyer. A written services agreement between the buyer and the firm must be entered into before, or as soon as reasonably practical after, a broker begins rendering real estate brokerage services to the buyer.

For both Buyer and Seller - as a Limited Dual Agent

A limited dual agent provides limited representation to both the buyer and the seller in a transaction. Limited dual agency requires the consent of each principal in a written services agreement and may occur in two situations: When the buyer and the seller are represented by the same broker, in which case the broker's designated broker and any managing broker responsible for the supervision of that broker are also limited dual agents; and when the buyer and the seller are represented by different brokers in the same firm, in which case each broker solely represents the principal the broker was appointed to represent, but the broker's designated broker and any managing broker responsible for the supervision of those brokers are limited dual agents.

Duration of Agency Relationship

Once established, an agency relationship continues until the earliest of the following:

1. Completion of performance by the broker;
2. Expiration of the term agreed upon by the parties;
3. Termination of the relationship by mutual agreement of the parties; or
4. Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party.

Written Services Agreement

A written services agreement between the firm and principal must contain the following:

1. The term (duration) of the agreement;
2. Name of the broker(s) appointed to act as an agent for the principal;
3. Whether the agency relationship is exclusive (which does not allow the principal to enter into an agency relationship with another firm during the term) or nonexclusive (which allows the principal to enter into an agency relationship with multiple firms at the same time);
4. Whether the principal consents to limited dual agency;
5. The terms of compensation;
6. In an agreement with a buyer, whether the broker agrees to show a property when there is no agreement or offer by any party or firm to pay compensation to the broker's firm; and
7. Any other agreements between the parties.

A Broker's Duties to All Parties

A broker owes the following duties to all parties in a transaction:

1. To exercise reasonable skill and care;
2. To deal honestly and in good faith;
3. To timely present all written offers, written notices, and other written communications to and from either party;
4. To disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party. A material fact includes information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a transaction, or operates to materially impair or defeat the purpose of the transaction. However, a broker does not have any duty to investigate matters that the broker has not agreed to investigate;
5. To account in a timely manner for all money and property received from or on behalf of either party;
6. To provide this pamphlet to all parties to whom the broker renders real estate brokerage services and to any unrepresented party;
7. To disclose in writing who the broker represents; and
8. To disclose in writing any terms of compensation offered by a party or a real estate firm to a real estate firm representing another party.

A Broker's Duties to the Buyer or Seller

A broker owes the following duties to their principal (either the buyer or seller):

1. To be loyal to their principal by taking no action that is adverse or detrimental to their principal's interest in a transaction;
2. To timely disclose to their principal any conflicts of interest;
3. To advise their principal to seek expert advice on matters relating to the transaction that are beyond the broker's expertise;

4. To not disclose any confidential information from or about their principal; and
5. To make a good faith and continuous effort to find a property for the buyer or to find a buyer for the seller's property, until the principal has entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Limited Dual Agent Duties

A limited dual agent may not advocate terms favorable to one principal to the detriment of the other principal. A broker, acting as a limited dual agent, owes the following duties to both the buyer and seller:

1. To take no action that is adverse or detrimental to either principal's interest in a transaction;
2. To timely disclose to both principals any conflicts of interest;
3. To advise both principals to seek expert advice on matters relating to the transaction that are beyond the limited dual agent's expertise;
4. To not disclose any confidential information from or about either principal; and
5. To make a good faith and continuous effort to find a property for the buyer and to find a buyer for the seller's property, until the principals have entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Compensation

In any real estate transaction, a firm's compensation may be paid by the seller, the buyer, a third party, or by sharing the compensation between firms. To receive compensation from any party, a firm must have a written services agreement with the party the firm represents (or provide a "Compensation Disclosure" to the buyer in a transaction for commercial real estate).

A services agreement must contain the following regarding compensation:

1. The amount the principal agrees to compensate the firm for broker's services as an agent or limited dual agent;
2. The principal's consent, if any, and any terms of such consent, to compensation sharing between firms and parties; and
3. The principal's consent, if any, and any terms of such consent, to compensation of the firm by more than one party.

Short Sales

A "short sale" is a transaction where the seller's proceeds from the sale are insufficient to cover seller's obligations at closing (e.g., the seller's outstanding mortgage is greater than the sale price). If a sale is a short sale, the seller's real estate firm must disclose to the seller that the decision by any beneficiary or mortgagee, to release its interest in the property for less than the amount the seller owes to allow the sale to proceed, does not automatically relieve the seller of the obligation to pay any debt or costs remaining at closing, including real estate firms' compensation.

[2023 c 318 s 11; 2013 c 58 s 13; 2012 c 185 s 2; 1997 c 217 s 7; 1996 c 179 s 13.]

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