

Roseland Apartments

OFFERING MEMORANDUM

5811 SE BOISE ST
Portland, OR 97206

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Metric
Real Asset Strategies

Roseland Apartments

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ROSELAND APARTMENTS

01	Executive Summary
	Investment Summary
	Unit Mix Summary

OFFERING SUMMARY

ADDRESS	5811 SE BOISE ST Portland OR 97206
COUNTY	Multnomah
MARKET	Portland-metro
SUBMARKET	Inner Southeast
BUILDING SF	16,478 SF
LAND SF	8,500 SF
NUMBER OF UNITS	30
YEAR BUILT	2016
APN	1S2E07DD 15400
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$5,500,000
PRICE PSF	\$333.78
PRICE PER UNIT	\$183,333
OCCUPANCY	95.00%
NOI (CURRENT (6/2026))	\$302,608
NOI (Leveled)	\$297,653
CAP RATE (CURRENT (6/2026))	5.50%
CAP RATE (Leveled)	5.41%
CASH ON CASH (CURRENT (6/2026))	3.93%
CASH ON CASH (Leveled)	3.67%
GRM (CURRENT (6/2026))	11.52
GRM (Leveled)	11.57

PROPOSED FINANCING

LOAN TYPE	Interest Only & Amortized
DOWN PAYMENT	\$1,925,000
LOAN AMOUNT	\$3,575,000
INTEREST ONLY YEARS	3
INTEREST ONLY RATE (1-3)	6.35%
AMORITIZED RATE	6.35%
LOAN TO VALUE	65%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	28,808	207,098	508,772
2026 Median HH Income	\$98,433	\$95,949	\$89,496
2026 Average HH Income	\$125,755	\$127,761	\$126,135

Executive Summary

» Roseland Apartments presents a rare opportunity to acquire a high-quality, stabilized multifamily asset strategically located at 5811 SE Boise Street in one of Portland's most resilient, high-demand rental submarkets. Positioned at the convergence of the trendy Creston-Kenilworth and Foster-Powell neighborhoods, this property offers investors immediate scale in a supply-constrained environment characterized by historically low vacancy rates and consistent year-over-year rent growth. The asset features a modern, premium construction profile with luxury-adjacent unit amenities—including individual climate control, stacked in-unit laundry, and a complete energy-efficient appliance package. By pairing institutional-grade location dynamics with a stable, highly desirable demographic profile, Roseland Apartments stands out as a foundational portfolio addition poised for reliable long-term capital appreciation and durable cash flow.

Investment Highlights

- » From an operational perspective, Roseland Apartments is designed for maximum Net Operating Income (NOI) optimization and minimal landlord friction. The property boasts an exceptional tenant retention profile, with the majority of residents maintaining tenancy for well over a year, significantly reducing turnover costs and leasing concessions. Built to rigorous modern standards, the high-quality construction ensures modest, below-market maintenance costs and low ongoing capital expenditure requirements. Furthermore, the asset utilizes a highly efficient operational footprint that eliminates the overhead expense of an on-site manager, while individual utility metering passes standard operational costs directly to the tenant base. This streamlined, low-overhead management structure allows an incoming investor to capture immediate operational efficiencies and enjoy a highly insulated, predictable yield.

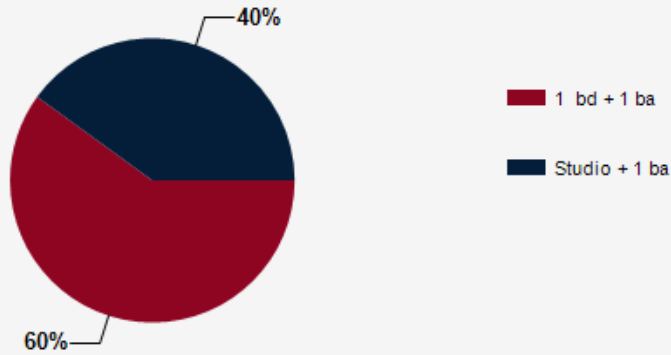
Why This Asset, Why Now

- » Today's market demands defensive, well-located assets with built-in demand drivers, and Roseland Apartments perfectly fits this thesis. The asset benefits from permanent, recession-resistant demand fueled by its close proximity to major higher-education institutions like Reed College and Warner Pacific College, creating a perpetual pool of student and faculty renters. Simultaneously, its near-perfect 99 Bike Score and 86 Walk Score align with modern demographic shifts toward walkable, low-car-dependency urban lifestyles. With immediate access to the SE Foster Road commercial corridor and five of Southeast Portland's premier dining and shopping districts, the property captures a highly affluent demographic of young professionals and urban commuters. Acquiring this asset now allows an investor to capitalize on Portland's tightening rental market, leveraging immediate micro-market demand to drive competitive rent growth while anchoring their capital in a fundamentally secure location.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	18	525 - 557	\$1,095 - \$1,480	\$2.38	\$23,175	\$1,195 - \$1,395	\$2.39	\$23,310
Studio + 1 ba	12	394 - 412	\$895 - \$1,318	\$2.75	\$13,278	\$995 - \$1,195	\$2.72	\$13,140
Totals/Averages	30	486	\$1,215	\$2.53	\$36,453	\$1,215	\$2.52	\$36,450

Notes: NOTE: The Total Monthly Rent Amount Reflects the Mid-Point Between the MARKET RENT RANGE LOW & MARKET RENT RANGE HIGH - Current Scheduled Rents slightly higher.

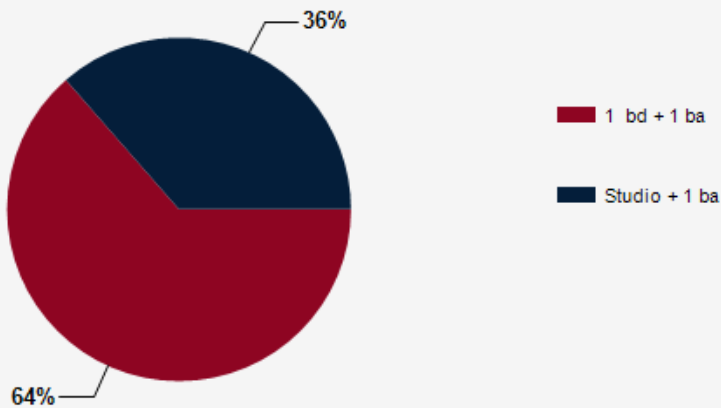
Unit Mix Summary



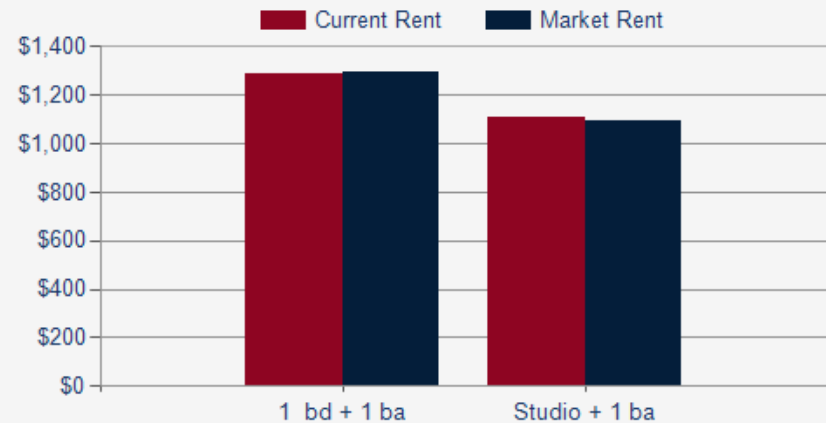
Unit Mix SF

Other

Unit Mix Revenue



Actual vs. Market Revenue



02

Location

Location Summary

Local Business Map

ROSELAND APARTMENTS

Strategic Inner Southeast Location

» Roseland Apartments is ideally situated at 5811 SE Boise Street within Portland's highly desirable Creston-Kenilworth and Foster-Powell neighborhoods. This resilient rental submarket is exceptionally attractive to young professionals, urban commuters, and students seeking a vibrant, community-centric lifestyle. Located just steps from the bustling SE Foster Road commercial corridor, the property places residents within immediate walking distance of an eclectic mix of popular restaurants, local cafes, trendy bars, and daily neighborhood conveniences. Furthermore, the asset enjoys prime proximity to several of Southeast Portland's most popular and culturally rich shopping and dining districts, including Foster, Powell, Division, Hawthorne, and Woodstock. This seamless integration into a thriving neighborhood ecosystem drives historically low vacancy rates and positions the asset for consistent long-term rent growth.

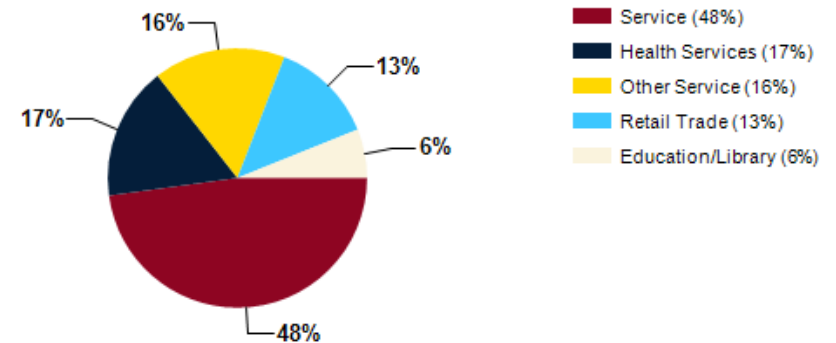
Unmatched Transit and Accessibility

» The property boasts exceptional multi-modal accessibility, featuring a near-perfect bike score of 99 and a walk score of 86, which effectively minimizes car dependency for daily errands. For vehicular commuters, Roseland Apartments offers rapid access to major regional arterials including SE Powell Boulevard and Highway 26. This central positioning allows for an effortless fifteen-minute commute to Downtown Portland and a convenient twenty-minute drive to Portland International Airport. Additionally, robust local public transit infrastructure provides residents with efficient, seamless connectivity to employment hubs across the broader metropolitan area.

Proximity to Education and Recreation

» An additional driver of consistent tenant demand is the property's close proximity to premier educational institutions and renowned urban green spaces. Roseland Apartments sits just over two miles from Reed College and is also highly convenient to Warner Pacific College, located right on the near side of Mt. Tabor Park. This close proximity to multiple higher-education institutions provides an excellent, built-in tenant pool of students, faculty, and university staff. Outdoor enthusiasts and pet owners are drawn to the area's abundant recreation options, with Creston Park located just a short walk away and the iconic Mt. Tabor Park reachable in minutes. This ideal balance of academic convenience and recreational amenities significantly enhances the long-term desirability and retention rate of the asset's location.

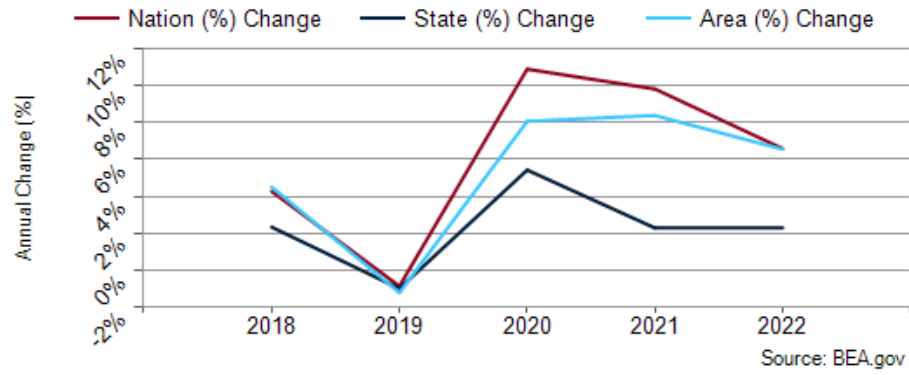
Major Industries by Employee Count



Largest Employers

Providence Health & Services	13,500
Safeway	13,000
Oregon Health & Science University (OHSU)	11,300
Fred Meyer Stores	10,500
Kaiser Foundation Health Plan of the Northwest	8,747
Legacy Health Systems	8,500
State of Oregon	6,700
City of Portland	5,498

Multnomah County GDP Trend



03 Property Description

Property Features

Property Images

Unit Amenities

ROSELAND APARTMENTS

PROPERTY FEATURES

NUMBER OF UNITS	30
BUILDING SF	16,478
LAND SF	8,500
YEAR BUILT	2016
ZONING TYPE	CG
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
WASHER/DRYER	Yes (provided)

MECHANICAL

HVAC	Individual Heating/AC
------	-----------------------

UTILITIES

WATER	Tenant (partial) - RUBS
TRASH	Tenant (partial) - RUBS
GAS	No
ELECTRIC	Tenant (partial) - RUBS
RUBS	Yes (approximately 83%)

CONSTRUCTION

FOUNDATION	Slab on Concrete
FRAMING	Light Frame Wood Construction
EXTERIOR	Modern Fiber-Cement Lap
ROOF	Asphalt Shingle
LANDSCAPING	Manicured/Low Maintenance



"Strong curb appeal and low maintenance, quality exterior finishes"



"Manicured, low maintenance landscaping"



"Ample on site bike parking and leasable storage units"



"Enhanced curb appeal with simple, self watering plantings"



"High efficiency appliances"



"High quality low maintenance finishes"



Bathroom



1 Bedroom



1 Bedroom



Studio



1 Bedroom

Unit Amenities

- » Energy Efficient Appliances
- » Stacking Washer/Dryer
- » LED Lighting
- » Individual Heating/AC Units
- » Individually Metered Units

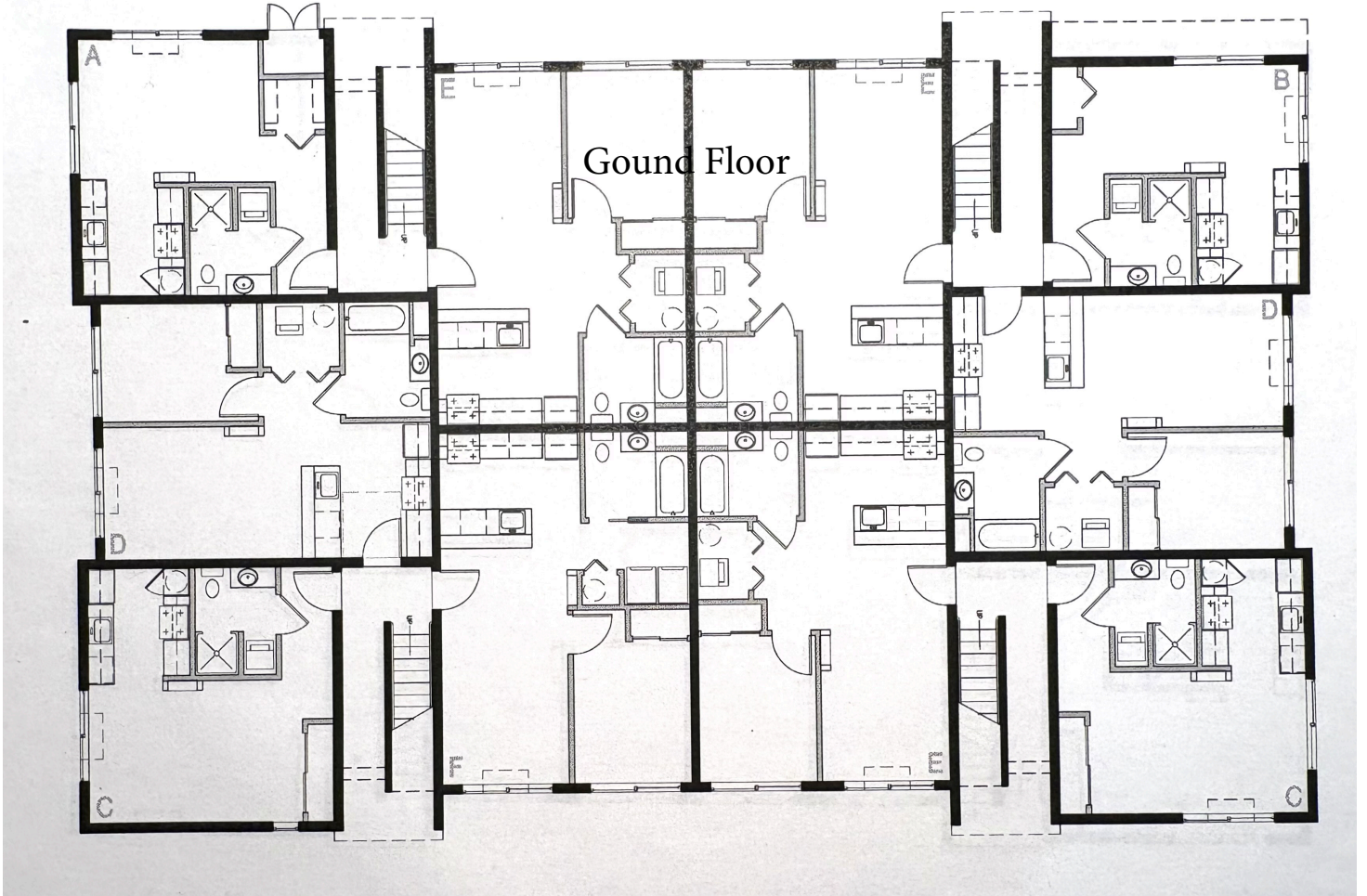
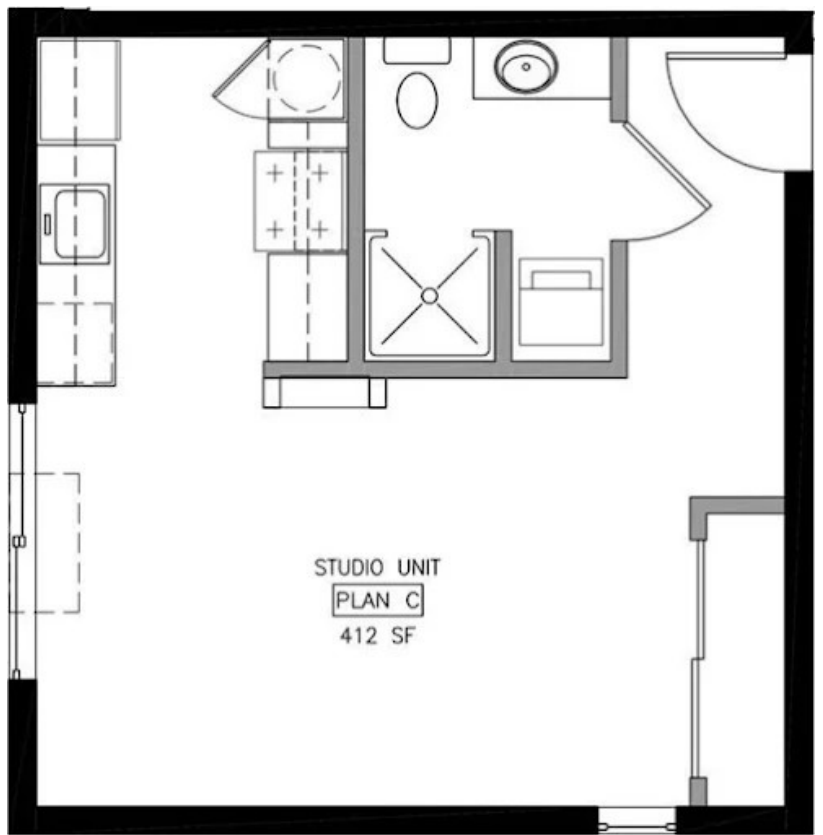
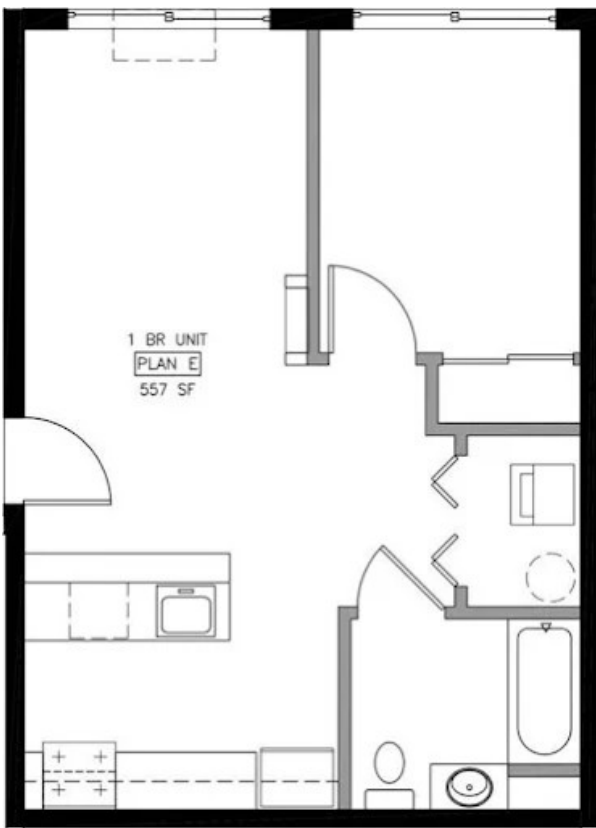




04 Additional Information

Floorplans

ROSELAND APARTMENTS



ROSELAND APARTMENTS

05

Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

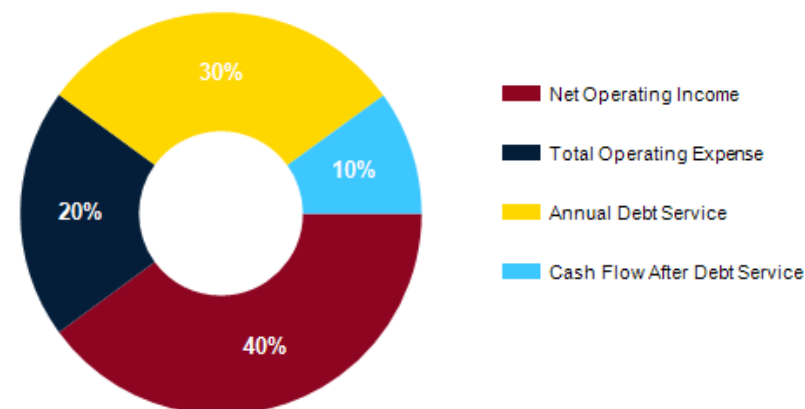
Financial Metrics

REVENUE ALLOCATION

CURRENT (6/2026)

INCOME	CURRENT (6/2026)		LEVELED	
Gross Scheduled Rent	\$445,680	93.4%	\$437,400	92.0%
Storage Units (13)	\$960	0.2%	\$4,800	1.0%
RUBS	\$28,055	5.9%	\$30,000	6.3%
Other Income	\$2,580	0.5%	\$3,000	0.6%
Gross Potential Income	\$477,275		\$475,200	
General Vacancy	-5.00%		-5.00%	
Effective Gross Income	\$454,991		\$453,330	
Less Expenses	\$152,383	33.49%	\$155,677	34.34%
Net Operating Income	\$302,608		\$297,653	
Annual Debt Service	\$227,012		\$227,012	
Cash flow	\$75,596		\$70,641	
Debt Coverage Ratio	1.33		1.31	

Income Notes: CURRENT reflects YTD 2026 annualized.

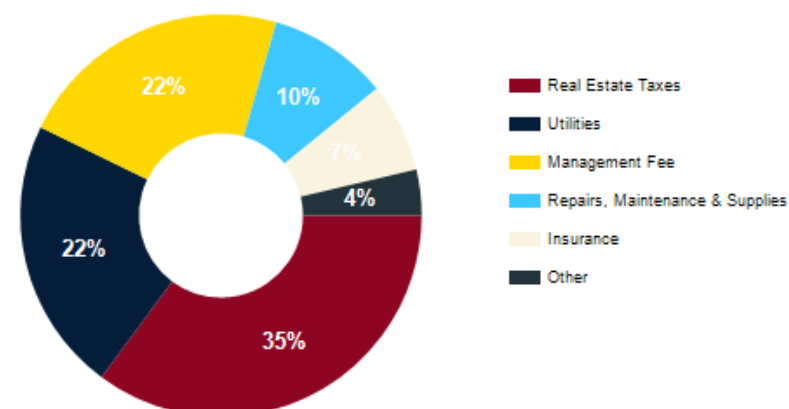


EXPENSES	CURRENT (6/2026)	Per Unit	LEVELED	Per Unit
Real Estate Taxes	\$53,540	\$1,785	\$53,540	\$1,785
Insurance	\$10,933	\$364	\$10,933	\$364
Management Fee (\$, \$)	\$33,872	\$1,129	\$33,242	\$1,108
Advertising/Marketing	\$2,206	\$74	\$2,400	\$80
Repairs, Maintenance & Supplies	\$14,765	\$492	\$15,000	\$500
Utilities	\$33,662	\$1,122	\$33,662	\$1,122
Landscaping (currently by owner)			\$2,400	\$80
Capital/Replacements	\$3,405	\$114	\$4,500	\$150
Total Operating Expense	\$152,383	\$5,079	\$155,677	\$5,189
Annual Debt Service	\$227,012		\$227,012	
Expense / SF	\$9.25		\$9.45	
% of EGI	33.49%		34.34%	

Expense Notes: CURRENT reflects 2026 YTD annualized. Management Fee (8% of projected collected rents, 5% vacancy factor).

DISTRIBUTION OF EXPENSES

CURRENT (6/2026)



GLOBAL

Price	\$5,500,000
Analysis Period	5 year(s)
Millage Rate	0.97000%
General Vacancy	5.00%

INCOME - Growth Rates

Gross Scheduled Rent	3.00%
Storage Units (13)	3.00%
RUBS	3.00%
Other Income	3.00%

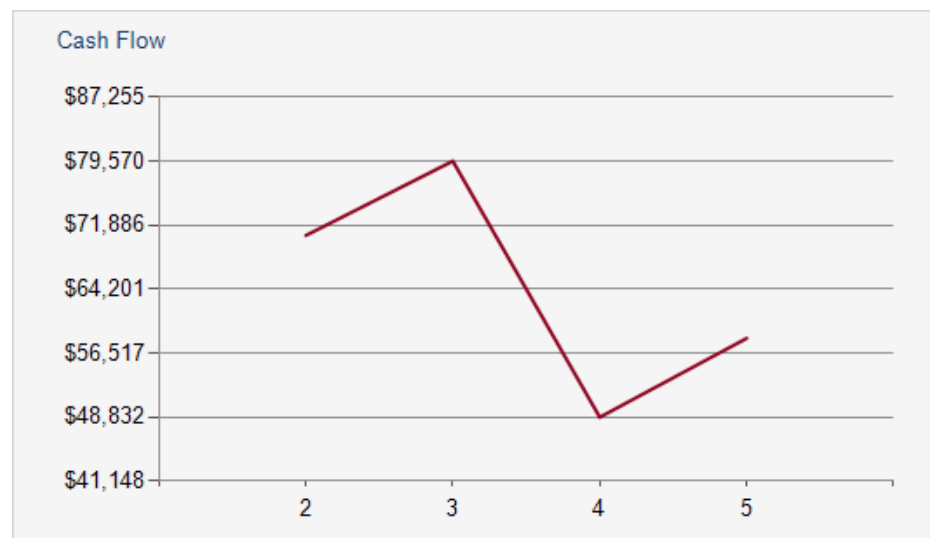
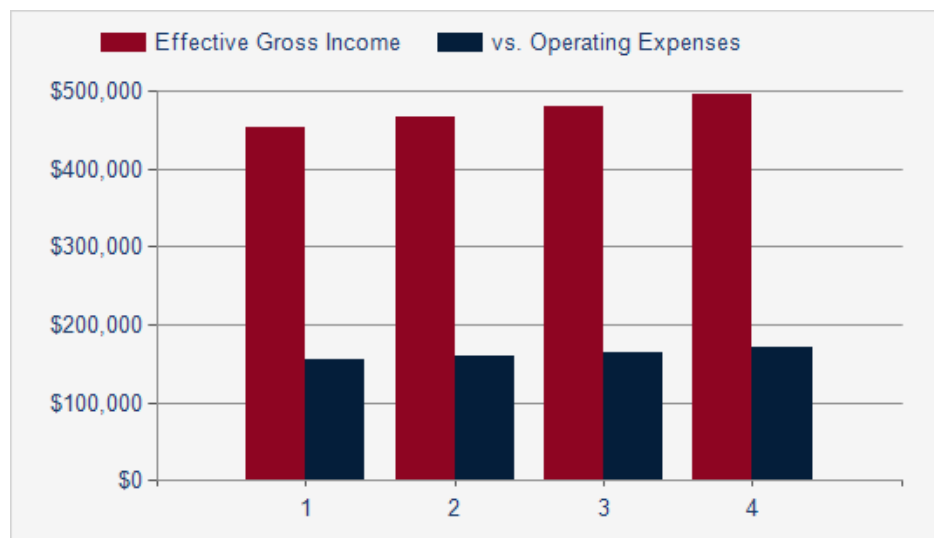
EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	3.00%
Management Fee	3.00%
Advertising/Marketing	3.00%
Repairs, Maintenance & Supplies	3.00%
Utilities	3.00%
Landscaping (currently by owner)	3.00%
Capital/Replacements	3.00%

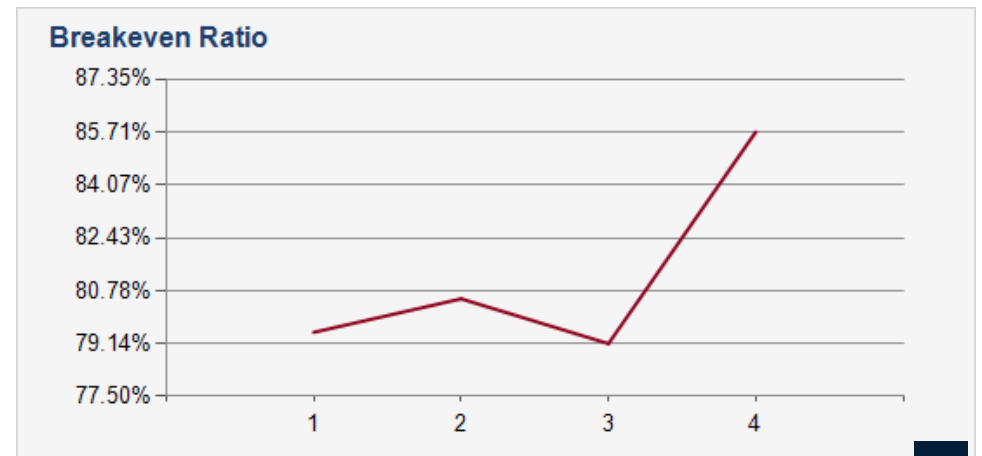
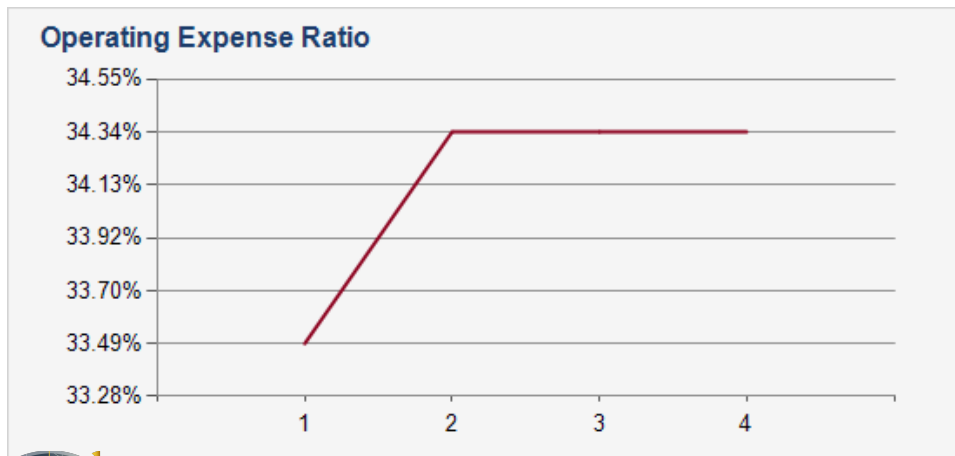
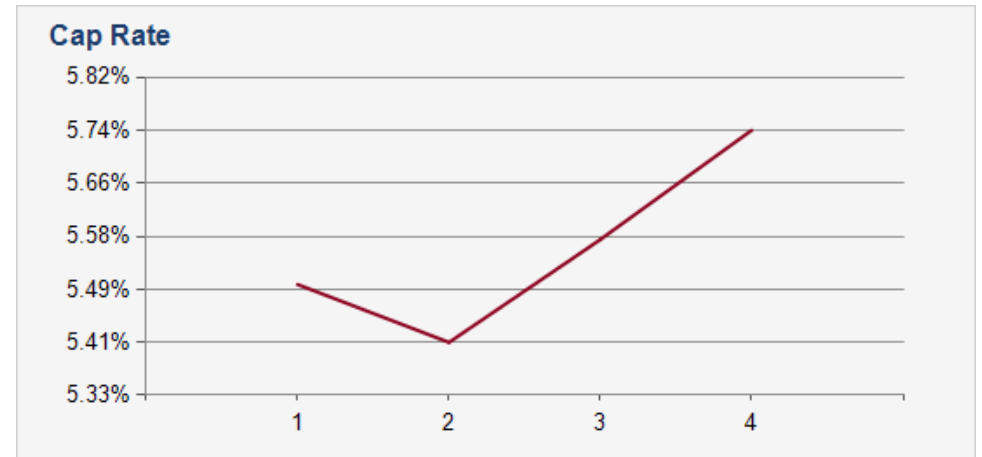
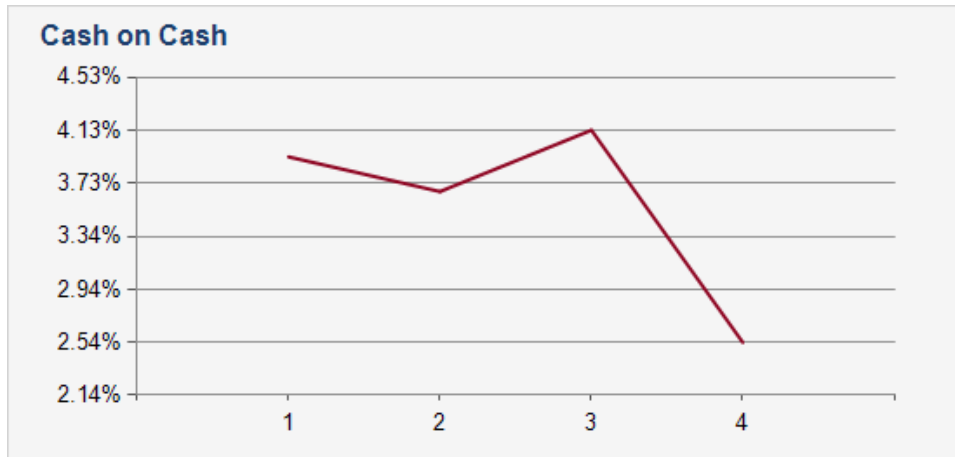
PROPOSED FINANCING

Loan Type	Interest Only & Amortized
Down Payment	\$1,925,000
Loan Amount	\$3,575,000
Interest Only Years	3
Interest Only Rate (1-3)	6.35%
Amortized Rate	6.35%
Loan to Value	65%

Calendar Year	CURRENT (6/2026)	Leveled	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$445,680	\$437,400	\$450,522	\$464,038	\$477,959
Storage Units (13)	\$960	\$4,800	\$4,944	\$5,092	\$5,245
RUBS	\$28,055	\$30,000	\$30,900	\$31,827	\$32,782
Other Income	\$2,580	\$3,000	\$3,090	\$3,183	\$3,278
Gross Potential Income	\$477,275	\$475,200	\$489,456	\$504,140	\$519,264
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$454,991	\$453,330	\$466,930	\$480,938	\$495,366
Operating Expenses					
Real Estate Taxes	\$53,540	\$53,540	\$55,146	\$56,801	\$58,505
Insurance	\$10,933	\$10,933	\$11,261	\$11,599	\$11,947
Management Fee	\$33,872	\$33,242	\$34,239	\$35,266	\$36,324
Advertising/Marketing	\$2,206	\$2,400	\$2,472	\$2,546	\$2,623
Repairs, Maintenance & Supplies	\$14,765	\$15,000	\$15,450	\$15,914	\$16,391
Utilities	\$33,662	\$33,662	\$34,672	\$35,712	\$36,783
Landscaping (currently by owner)		\$2,400	\$2,472	\$2,546	\$2,623
Capital/Replacements	\$3,405	\$4,500	\$4,635	\$4,774	\$4,917
Total Operating Expense	\$152,383	\$155,677	\$160,347	\$165,158	\$170,112
Net Operating Income	\$302,608	\$297,653	\$306,583	\$315,780	\$325,253
Annual Debt Service	\$227,012	\$227,012	\$227,012	\$266,948	\$266,948
Cash Flow	\$75,596	\$70,641	\$79,570	\$48,832	\$58,306



Calendar Year	CURRENT (6/2026)	Leveled	Year 3	Year 4	Year 5
Cash on Cash Return b/t	3.93%	3.67%	4.13%	2.54%	3.03%
CAP Rate	5.50%	5.41%	5.57%	5.74%	5.91%
Debt Coverage Ratio	1.33	1.31	1.35	1.18	1.22
Operating Expense Ratio	33.49%	34.34%	34.34%	34.34%	34.34%
Gross Multiplier (GRM)	11.52	11.57	11.24	10.91	10.59
Loan to Value	64.98%	64.98%	64.95%	64.24%	63.42%
Breakeven Ratio	79.49%	80.53%	79.14%	85.71%	84.17%
Price / SF	\$333.78	\$333.78	\$333.78	\$333.78	\$333.78
Price / Unit	\$183,333	\$183,333	\$183,333	\$183,333	\$183,333
Income / SF	\$27.61	\$27.51	\$28.33	\$29.18	\$30.06
Expense / SF	\$9.24	\$9.44	\$9.73	\$10.02	\$10.32



ROSELAND APARTMENTS

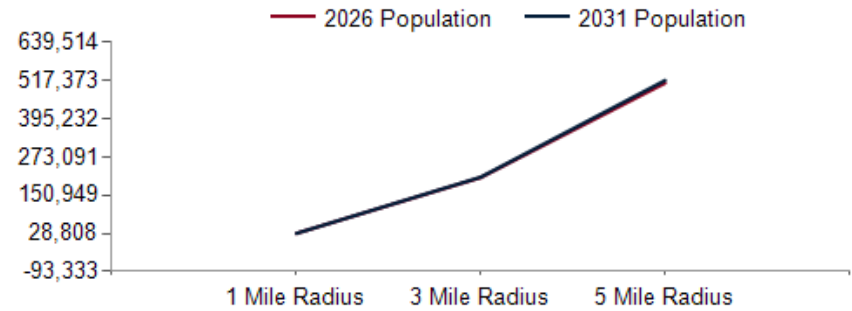
06 Demographics

General Demographics

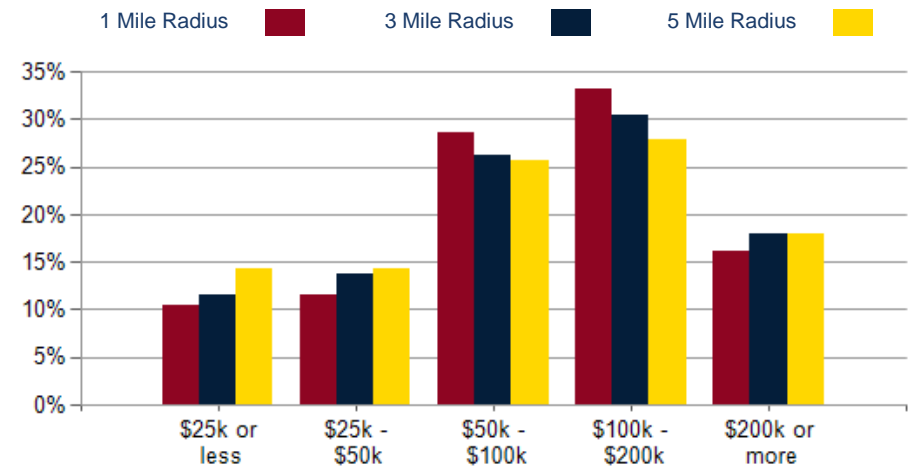
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,247	179,697	403,549
2010 Population	26,156	189,304	446,986
2026 Population	28,808	207,098	508,772
2031 Population	28,820	208,506	517,373
2026 African American	645	7,016	24,953
2026 American Indian	210	1,950	5,707
2026 Asian	2,382	19,046	46,424
2026 Hispanic	2,711	22,712	59,830
2026 Other Race	961	9,106	25,350
2026 White	21,145	144,895	345,848
2026 Multiracial	3,362	24,139	57,648
2026-2031: Population: Growth Rate	0.05%	0.70%	1.70%

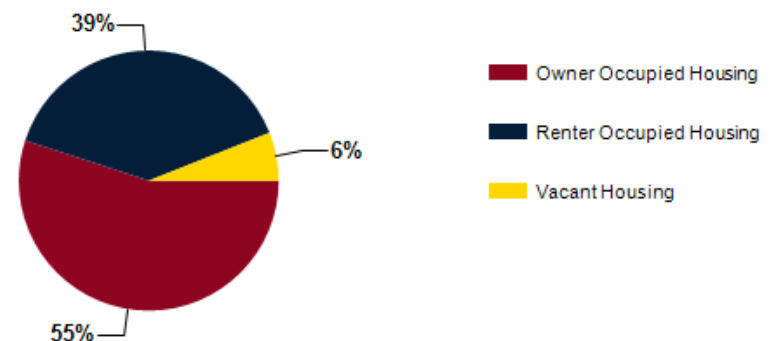
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	766	6,394	20,044
\$15,000-\$24,999	523	3,782	11,834
\$25,000-\$34,999	426	4,692	12,419
\$35,000-\$49,999	1,014	7,380	19,330
\$50,000-\$74,999	1,774	12,280	30,983
\$75,000-\$99,999	1,783	10,828	25,947
\$100,000-\$149,999	2,519	16,477	39,014
\$150,000-\$199,999	1,597	10,290	23,127
\$200,000 or greater	1,997	15,770	39,777
Median HH Income	\$98,433	\$95,949	\$89,496
Average HH Income	\$125,755	\$127,761	\$126,135



2026 Household Income



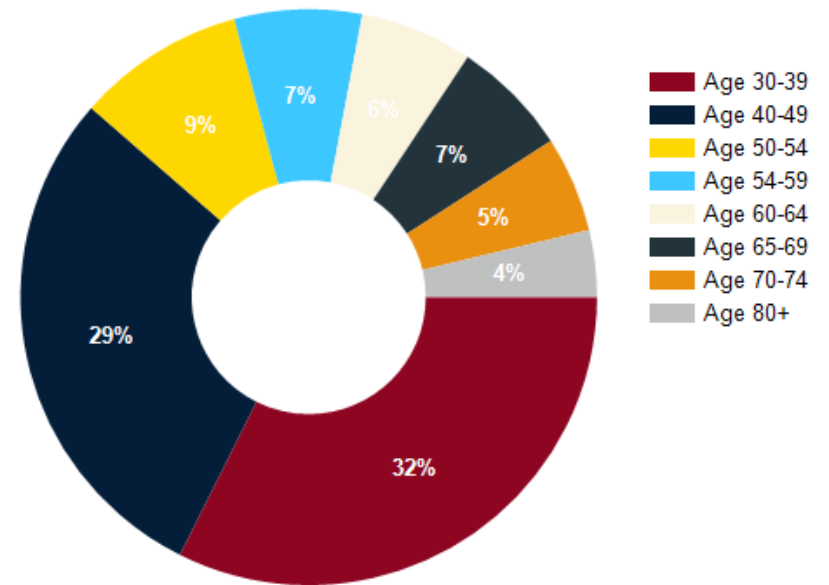
2026 Own vs. Rent - 1 Mile Radius



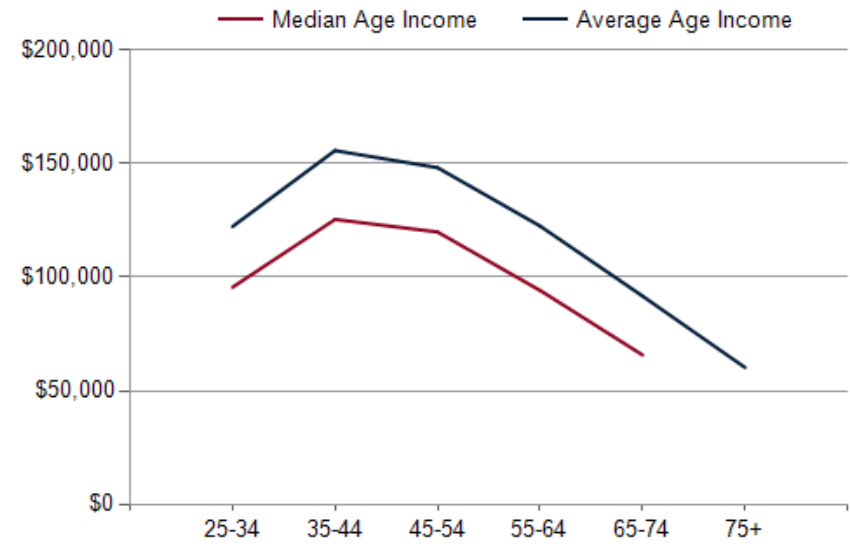
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,025	21,077	49,586
2026 Population Age 35-39	3,180	20,283	45,836
2026 Population Age 40-44	3,180	19,485	43,266
2026 Population Age 45-49	2,386	15,610	35,878
2026 Population Age 50-54	1,809	13,221	32,092
2026 Population Age 55-59	1,370	10,914	27,651
2026 Population Age 60-64	1,211	9,684	25,504
2026 Population Age 65-69	1,259	9,609	24,873
2026 Population Age 70-74	1,033	8,253	22,199
2026 Population Age 75-79	718	5,927	16,397
2026 Population Age 80-84	370	3,196	9,247
2026 Population Age 85+	322	2,954	8,166
2026 Population Age 18+	24,042	173,661	427,366
2026 Median Age	39	39	39
2031 Median Age	40	40	40

Population By Age

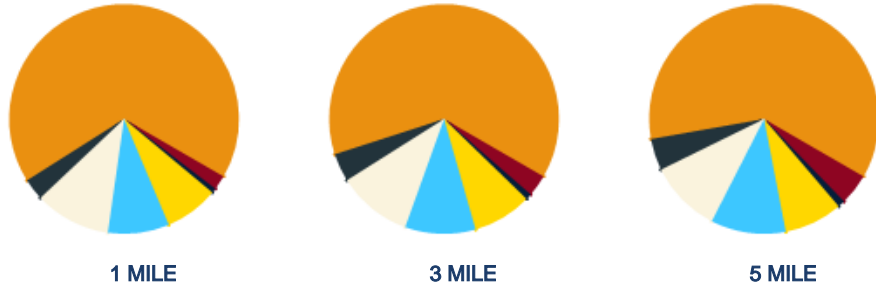


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,585	\$86,707	\$84,380
Average Household Income 25-34	\$122,295	\$114,577	\$113,459
Median Household Income 35-44	\$125,432	\$120,342	\$113,365
Average Household Income 35-44	\$155,762	\$152,071	\$148,765
Median Household Income 45-54	\$119,916	\$126,461	\$122,555
Average Household Income 45-54	\$148,231	\$161,026	\$161,756
Median Household Income 55-64	\$94,176	\$104,654	\$101,385
Average Household Income 55-64	\$122,553	\$137,901	\$139,879
Median Household Income 65-74	\$65,712	\$66,273	\$66,483
Average Household Income 65-74	\$91,684	\$99,795	\$104,346
Average Household Income 75+	\$60,220	\$71,324	\$77,407



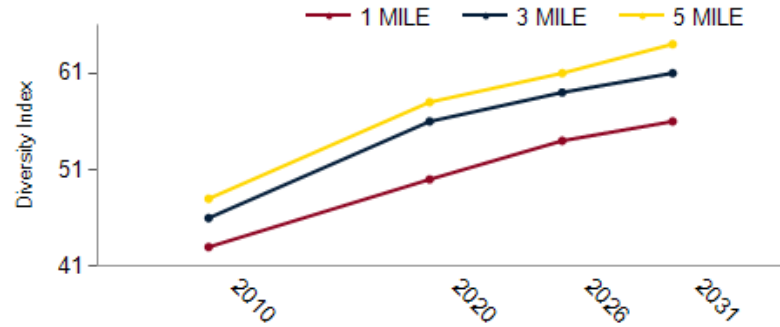
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	56	61	64
Diversity Index (current year)	54	59	61
Diversity Index (2020)	51	56	58
Diversity Index (2010)	43	46	48

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	3%	4%
American Indian	1%	1%	1%
Asian	8%	8%	8%
Hispanic	9%	10%	11%
Multiracial	11%	11%	10%
Other Race	3%	4%	4%
White	67%	63%	61%

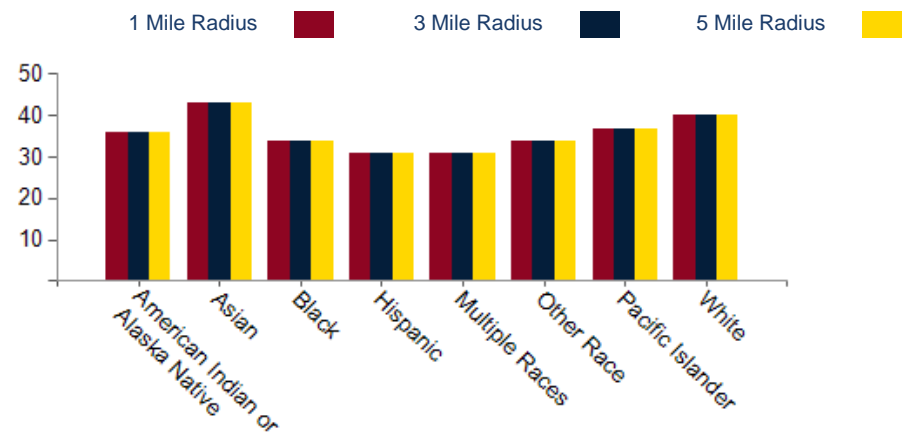
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	37	38
Median Asian Age	43	42	40
Median Black Age	34	34	35
Median Hispanic Age	31	31	30
Median Multiple Races Age	31	31	31
Median Other Race Age	34	33	32
Median Pacific Islander Age	37	34	32
Median White Age	40	40	41

2026 MEDIAN AGE BY RACE



ROSELAND APARTMENTS

07 Company Profile

Company Bio
Advisor Profile

METRIC REAL ASSET STRATEGIES

Institutional Risk Engineering & Commercial Real Estate Advisory

THE METRIC ADVANTAGE

Metric Real Asset Strategies eliminates the "technical deficit" in the **\$5M to \$25M** middle-market commercial real estate sector. Built on the 25-year foundation of Realty Yield, we treat real estate as an engineered financial instrument. By pairing rigorous quantitative data with battle-tested negotiating instincts, we protect and optimize private equity through shifting macroeconomic cycles. We operate at the **intersection of street and science**.

KEY PERFORMANCE METRICS

\$1B+ Career Volume • **25+** Yrs Experience Across 3 Cycles • **Licensed:** OR, WA, NV • **Pedigree:** Harvard, MIT, NYU, Columbia Quantitative Frameworks

CORE CAPABILITIES

- **Institutional Underwriting & Stress-Testing:** We eliminate guesswork by modeling asset performance against terminal cap rate expansion, debt volatility, and macroeconomic shifts *before* capital is committed.
- **Strategic 1031 Exchange Arbitrage:** We execute complex capital migrations designed to maximize yield and eliminate tax leakage, leveraging regional arbitrage between the PNW and high-growth Southwest markets.
- **Fiduciary Portfolio Audits:** We partner with private principals, CPAs, and attorneys to audit existing holdings, diagnose yield drag, optimize capital stacks, and protect generational wealth.

THE MIDDLE-MARKET IMPERATIVE

In the middle market, the greatest threat to wealth is the transactional broker who prioritizes a quick closing over your long-term Internal Rate of Return (IRR). Metric operates strictly as a strategic, fiduciary extension of your executive team. **We do not just list properties; we engineer capital.**

CONTACT & PROPERTY SUBMISSIONS

- **Web Portal:** metricrealassets.com
- **Core Focus:** Commercial Brokerage | Capital Markets | Portfolio Diagnostics | 1031 Arbitrage



Mike Carlson
Managing Principal

MIKE CARLSON
Founder & Principal | Metric Real Asset Strategies

Mike Carlson is a 25-year commercial real estate veteran and the founder of Metric Real Asset Strategies. Navigating three market cycles with over \$1B in career transaction volume, Mike specializes in solving the "technical deficit" within the \$5M to \$25M middle market. He treats real estate as an engineered financial instrument, operating at the intersection of street and science.

As a dedicated fiduciary for private principals and family offices, Mike combines elite academic data with street-level negotiating instincts. He eliminates guesswork by aggressively stress-testing assets against debt volatility and terminal cap rates before capital is committed. Bridging the Pacific Northwest and the Southwest, he executes complex 1031 exchange arbitrage and precision portfolio audits to maximize client IRR and protect generational wealth.

Pedigree: Advanced quantitative real estate analytics frameworks from MIT, Harvard, Columbia, and NYU.

Core Expertise: Institutional Underwriting, 1031 Arbitrage, Portfolio Stress-Testing.

Licensing: OR | WA | NV

Contact: metricrealassets.com

Roseland Apartments

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Metric Real Asset Strategies Inc has not verified, and will not verify, any of the information contained herein, nor has Metric Real Asset Strategies Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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