

Deer Island Duplex



OFFERING MEMORANDUM

Cory Carlson
Constant Commercial Real
Estate Inc
President
(503) 222-0282
cory@constantcommercial.com
201226331

1070 Deer Island
Saint Helens, OR 97051



CCRE
CONSTANT COMMERCIAL REAL ESTATE, INC.

Deer Island Duplex

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary

03 Property Description

Property Features
Floor Plan
Property Images

04 Rent Roll

Rent Roll

05 Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

06 Demographics

General Demographics

07 Company Profile

Company Bio

Exclusively Marketed by:



Cory Carlson

Constant Commercial Real Estate Inc
President
(503) 222-0282
cory@constantcommercial.com
201226331

CCRE
COMMERCIAL COMMERCIAL REAL ESTATE, INC.

Brokerage License No.: 201250517
www.constantcommercial.com



01 **Executive Summary**

Investment Summary

Unit Mix Summary

DEER ISLAND DUPLEX

OFFERING SUMMARY

ADDRESS	1070 Deer Island Saint Helens OR 97051
COUNTY	Columbia
BUILDING SF	1,552 SF
LAND SF	6,659 SF
LAND ACRES	.15
NUMBER OF UNITS	2
YEAR BUILT	1938
APN	5133-DB-00703

FINANCIAL SUMMARY

PRICE	\$485,000
PRICE PSF	\$312.50
PRICE PER UNIT	\$242,500
OCCUPANCY	95.00%
NOI (CURRENT - If Rented)	\$30,506
CAP RATE (CURRENT - If Rented)	6.29%
CASH ON CASH (CURRENT - If Rented)	3.27%
GRM (CURRENT - If Rented)	10.92

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$145,500
LOAN AMOUNT	\$339,500
INTEREST RATE	6.50%
ANNUAL DEBT SERVICE	\$25,750
LOAN TO VALUE	70%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2026 Population	19,441	29,812	84,843
2026 Median HH Income	\$82,804	\$84,520	\$102,816
2026 Average HH Income	\$97,733	\$104,371	\$128,806



Proven Rental Demand in a Supply-Constrained Market

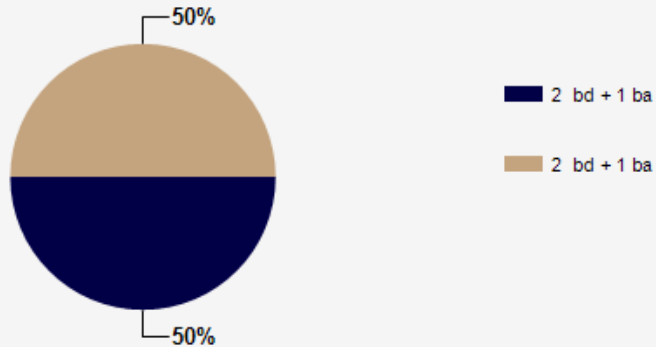
- Both units at 1070 Deer Island Road have maintained consistent occupancy and steady rent growth since acquisition. Unit A has been continuously tenanted and currently collects \$1,750/month, up from \$1,595 at the start of 2024 — a 9.7% increase over roughly 18 months. Unit B carried a \$1,650 rent through mid-2025 before turning over, reflecting strong market-rate demand for affordable two-bedroom product in Columbia County. Combined gross rents at stabilization exceed \$3,400/month, supported by documented lease history and reliable month-to-month tenancy.

Live in One, Rent the Other — A Built-In House Hack

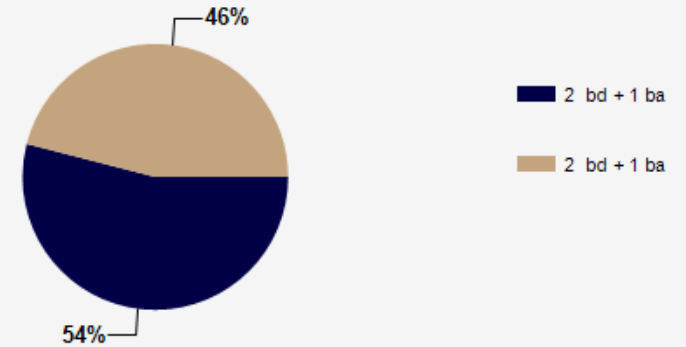
- With Unit B currently vacant, an owner-occupant buyer has a rare, no-displacement path to entry. Move into the larger 832 SF front unit or the 720 SF rear unit accessible from N 10th Street, and immediately offset carrying costs with the income from the occupied side. At \$1,750/month from Unit A alone, an owner-occupant can significantly reduce their effective mortgage payment from day one — making this a compelling alternative to a traditional single-family purchase with zero rental upside.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	1	832	\$1,750	\$2.10	\$1,750	\$0		\$0
2 bd + 1 ba	1	720	\$0		\$0	\$1,750	\$2.43	\$1,750
Totals/Averages	2	776	\$875	\$1.05	\$1,750	\$875	\$1.22	\$1,750

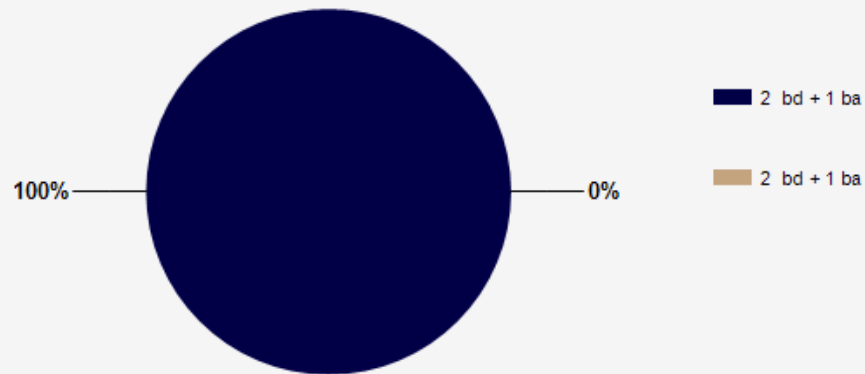
Unit Mix Summary



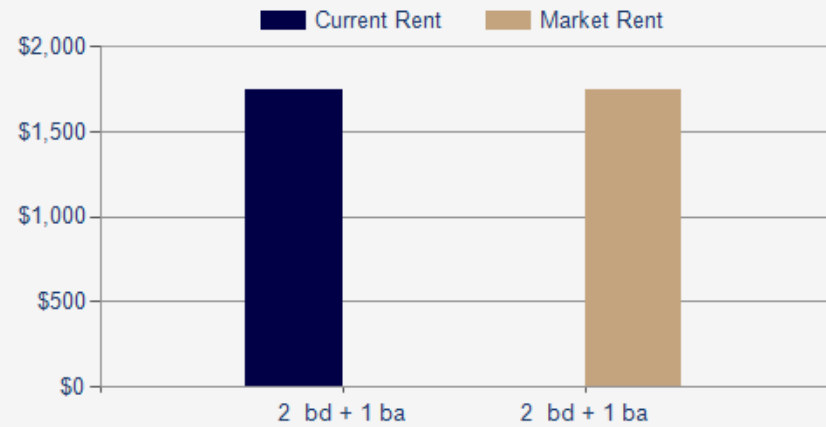
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

Location

Location Summary

DEER ISLAND DUPLEX

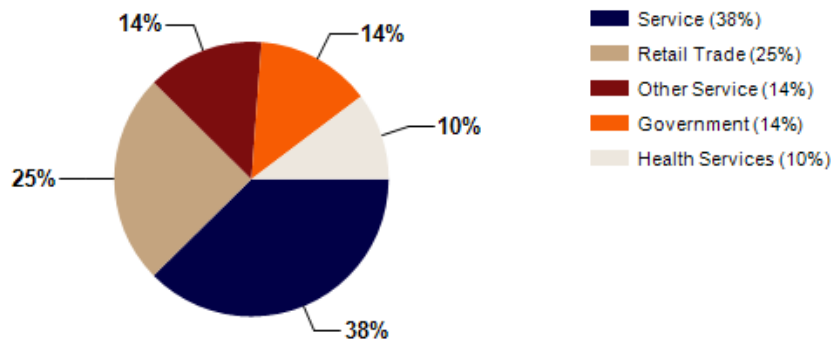
St. Helens: Portland Metro Access Without Portland Metro Prices

- Situated along the Columbia River in Columbia County, St. Helens sits approximately 30 miles northwest of Portland via Highway 30 — close enough for a reasonable commute, far enough for significantly lower cost of living. The city has seen consistent population and rental demand growth as buyers and renters priced out of the core metro seek affordable alternatives with genuine small-town character. For investors, that dynamic translates to a stable renter pool, low vacancy risk, and rent growth that has outpaced many larger markets on a percentage basis.

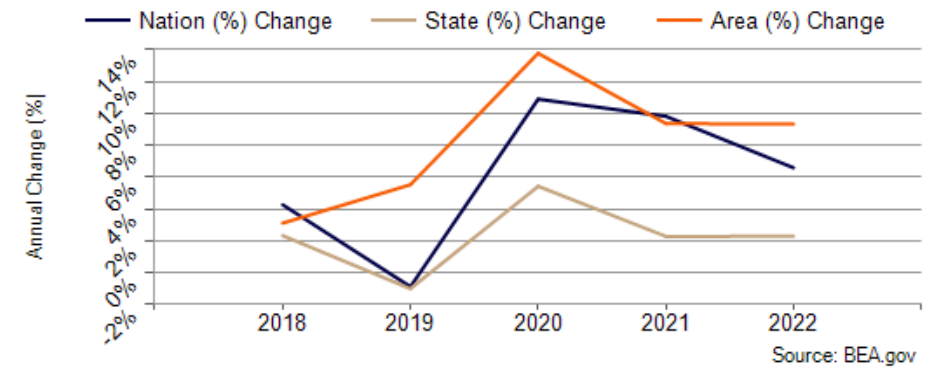
A Walkable, Self-Contained Community with Strong Local Infrastructure

- St. Helens offers tenants a fully serviced lifestyle without dependence on Portland. A revitalized historic downtown, Columbia River waterfront, established school system (Lewis & Clark Elementary, St. Helens Middle and High), and proximity to major employers along the Highway 30 corridor all support long-term tenant retention. The subject property's location on Deer Island Road provides direct access to the city's core amenities while offering the privacy and parking of a residential neighborhood setting.

Major Industries by Employee Count



Columbia County GDP Trend





03 Property Description

- Property Features
- Floor Plan
- Property Images

DEER ISLAND DUPLEX

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	1,552
LAND SF	6,659
LAND ACRES	.15
YEAR BUILT	1938
# OF PARCELS	1
ZONING TYPE	GR - General Residential
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
WASHER/DRYER	In-unit

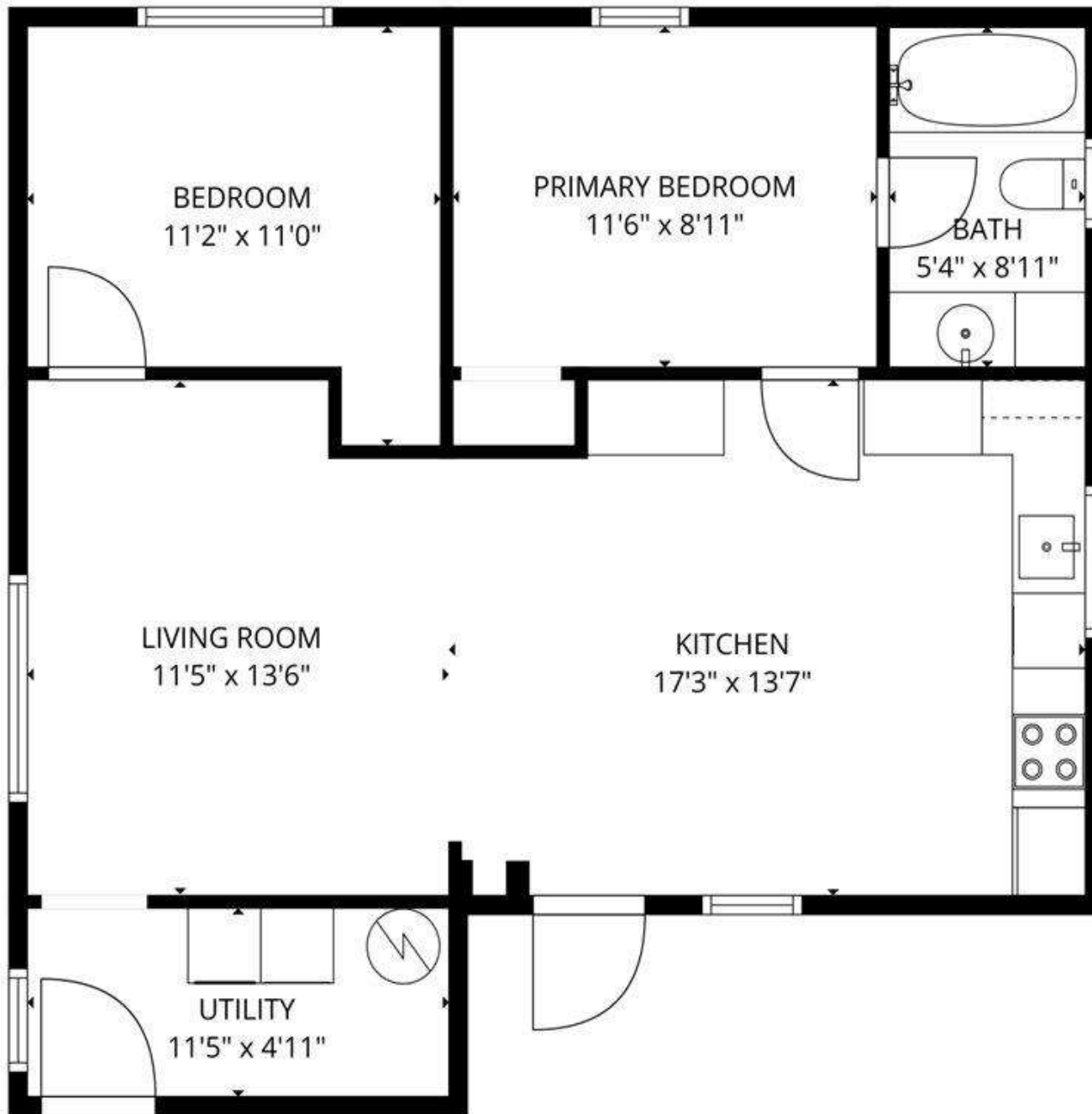
UTILITIES

WATER / SEWER	One Meter, billed back
TRASH	Owner paid
GAS	Wall Furnace
ELECTRIC	Water/heater, stove
RUBS	\$100/unit per month

CONSTRUCTION

FRAMING	Stick
PARKING SURFACE	Gravel, off street
ROOF	Composition
STYLE	Detached





TOTAL: 714 sq. ft
1st floor: 714 sq. ft
EXCLUDED AREAS: WALLS: 58 sq. ft













DEER ISLAND DUPLIX

04 Rent Roll

Rent Roll



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
A	2 bd + 1 ba	832	\$2.10	\$1,750.00	\$0.00	08/01/2025	09/01/2026	\$100/mo utility bill-back in place for water/sewer
B	2 bd + 1 ba	720			\$1,750.00			Vacant - previously rented for \$1,650 with \$100/mo bill-back for water/sewer
Totals / Averages		1,552	\$2.10	\$1,750.00	\$1,750.00			



Cory Carlson
 President
 (503) 222-0282
 cory@constantcommercial.com
 201226331

Constant Commercial Real Estate Inc
 5200 Meadows Rd #150, Lake Oswego, OR 97035



05

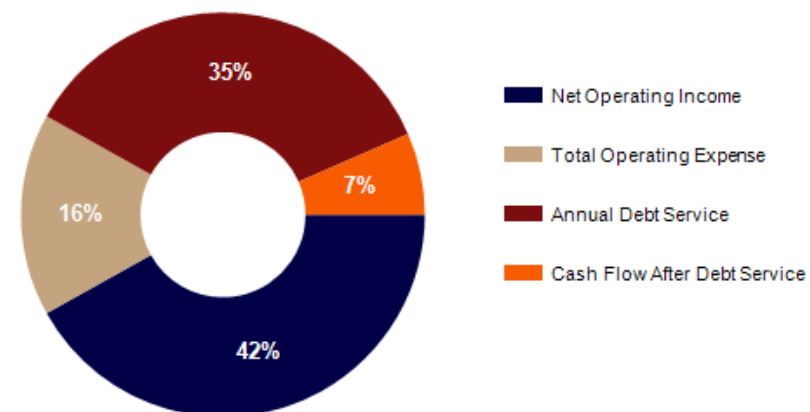
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

CURRENT - IF RENTED

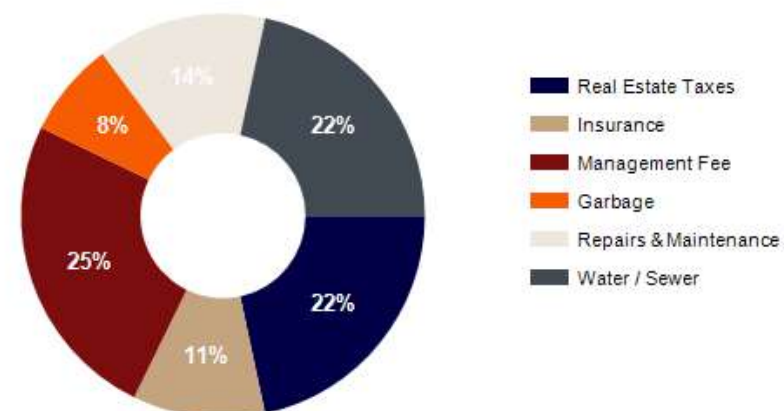
INCOME	CURRENT - IF RENTED
Gross Scheduled Rent	\$42,000
RUBS	\$2,400
Gross Potential Income	\$44,400
General Vacancy	-5.00%
Effective Gross Income	\$42,300
Less Expenses	\$11,794
Net Operating Income	\$30,506
Annual Debt Service	\$25,750
Cash flow	\$4,756
Debt Coverage Ratio	1.18



EXPENSES	CURRENT - IF RENTED Per Unit	
Real Estate Taxes	\$2,554	\$1,277
Insurance	\$1,250	\$625
Management Fee (7.00% of GSI)	\$2,940	\$1,470
Garbage	\$900	\$450
Repairs & Maintenance	\$1,600	\$800
Water / Sewer	\$2,550	\$1,275
Total Operating Expense	\$11,794	\$5,897
Annual Debt Service	\$25,750	
Expense / SF	\$7.60	
% of EGI	27.88%	

DISTRIBUTION OF EXPENSES

CURRENT - IF RENTED



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



Cory Carlson
 President
 (503) 222-0282
 cory@constantcommercial.com
 201226331

Constant Commercial Real Estate Inc
 5200 Meadows Rd #150, Lake Oswego, OR 97035

GLOBAL

Price	\$485,000
Analysis Period	10 year(s)
MillageRate	0.53000%

INCOME - Growth Rates

Gross Scheduled Rent	5.00%
RUBS	3.00%

EXPENSES - Growth Rates

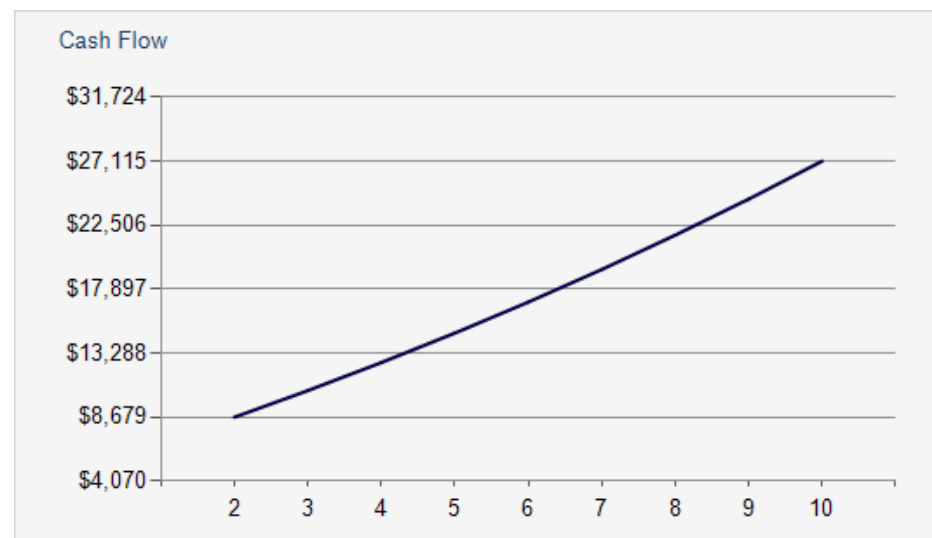
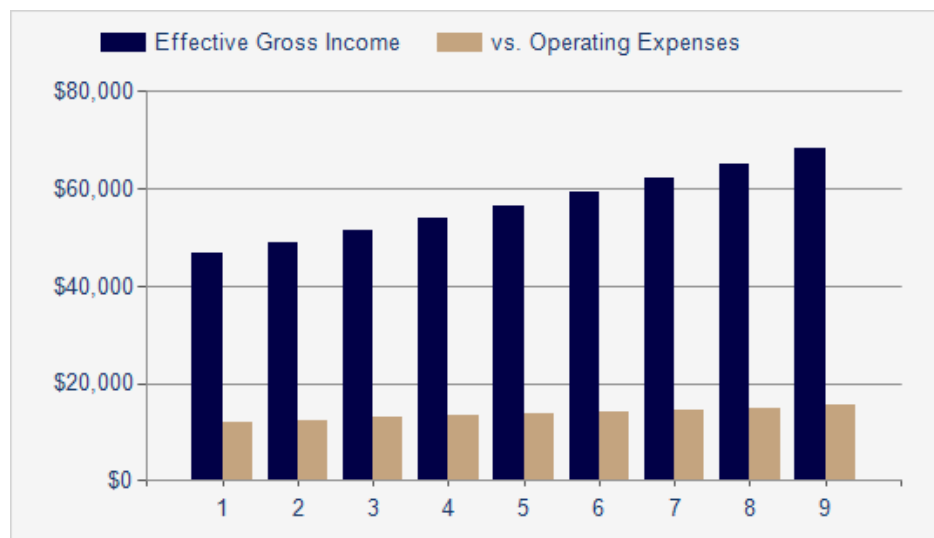
Real Estate Taxes	3.00%
Insurance	2.00%
Garbage	2.00%
Repairs & Maintenance	2.00%
Water / Sewer	2.00%

PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$145,500
Loan Amount	\$339,500
Interest Rate	6.50%
Annual Debt Service	\$25,750
Loan to Value	70%
Amortization Period	30 Years

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

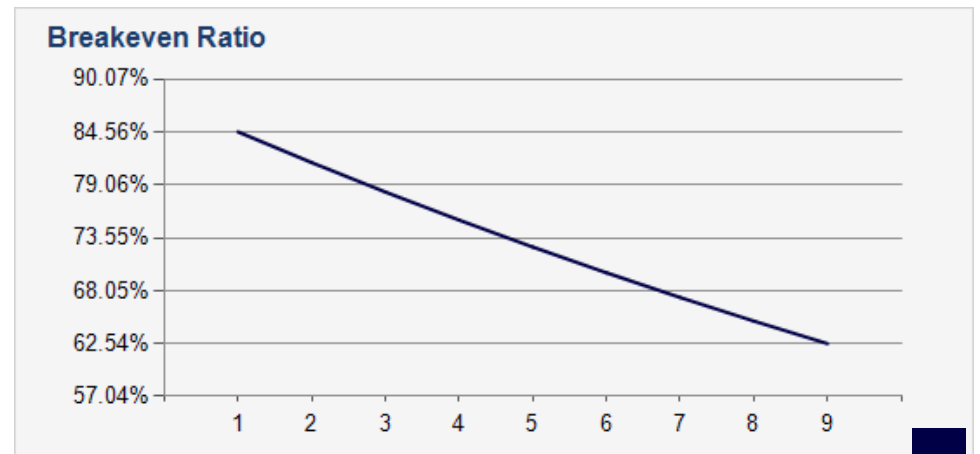
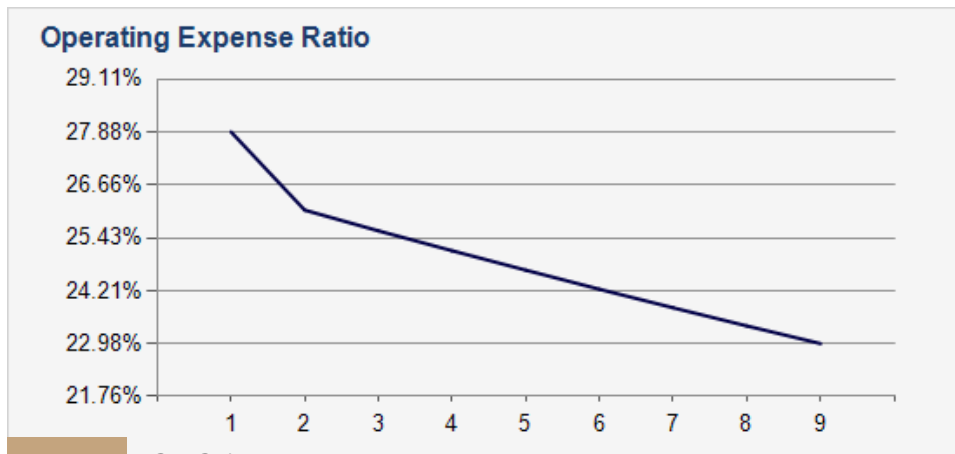
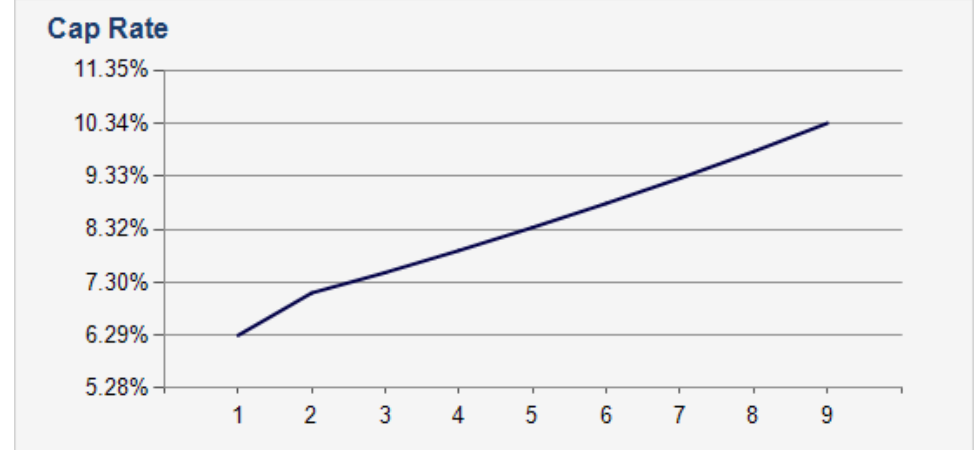
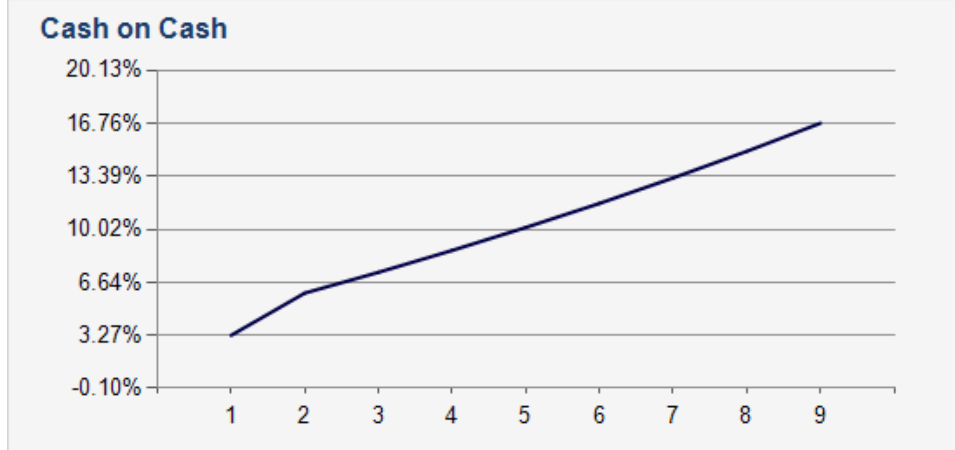
Calendar Year	CURRENT - If Rented	Market	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$42,000	\$44,100	\$46,305	\$48,620	\$51,051	\$53,604	\$56,284	\$59,098	\$62,053	\$65,156
RUBS	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952	\$3,040	\$3,131
Gross Potential Income	\$44,400	\$46,572	\$48,851	\$51,243	\$53,752	\$56,386	\$59,150	\$62,050	\$65,093	\$68,287
General Vacancy	-5.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	\$42,300	\$46,572	\$48,851	\$51,243	\$53,752	\$56,386	\$59,150	\$62,050	\$65,093	\$68,287
Operating Expenses										
Real Estate Taxes	\$2,554	\$2,631	\$2,710	\$2,791	\$2,875	\$2,961	\$3,050	\$3,141	\$3,235	\$3,332
Insurance	\$1,250	\$1,275	\$1,301	\$1,327	\$1,353	\$1,380	\$1,408	\$1,436	\$1,465	\$1,494
Management Fee	\$2,940	\$3,087	\$3,241	\$3,403	\$3,574	\$3,752	\$3,940	\$4,137	\$4,344	\$4,561
Garbage	\$900	\$918	\$936	\$955	\$974	\$994	\$1,014	\$1,034	\$1,054	\$1,076
Repairs & Maintenance	\$1,600	\$1,632	\$1,665	\$1,698	\$1,732	\$1,767	\$1,802	\$1,838	\$1,875	\$1,912
Water / Sewer	\$2,550	\$2,601	\$2,653	\$2,706	\$2,760	\$2,815	\$2,872	\$2,929	\$2,988	\$3,047
Total Operating Expense	\$11,794	\$12,144	\$12,505	\$12,880	\$13,267	\$13,669	\$14,084	\$14,515	\$14,961	\$15,422
Net Operating Income	\$30,506	\$34,428	\$36,346	\$38,363	\$40,485	\$42,717	\$45,065	\$47,535	\$50,133	\$52,865
Annual Debt Service	\$25,750	\$25,750	\$25,750	\$25,750	\$25,750	\$25,750	\$25,750	\$25,750	\$25,750	\$25,750
Cash Flow	\$4,756	\$8,679	\$10,596	\$12,613	\$14,735	\$16,968	\$19,316	\$21,786	\$24,383	\$27,115



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENT - If Rented	Market	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	3.27%	5.96%	7.28%	8.67%	10.13%	11.66%	13.28%	14.97%	16.76%	18.64%
CAP Rate	6.29%	7.10%	7.49%	7.91%	8.35%	8.81%	9.29%	9.80%	10.34%	10.90%
Debt Coverage Ratio	1.18	1.34	1.41	1.49	1.57	1.66	1.75	1.85	1.95	2.05
Operating Expense Ratio	27.88%	26.07%	25.59%	25.13%	24.68%	24.24%	23.81%	23.39%	22.98%	22.58%
Gross Multiplier (GRM)	10.92	10.41	9.93	9.46	9.02	8.60	8.20	7.82	7.45	7.10
Loan to Value	70.00%	69.23%	68.34%	67.48%	66.55%	65.53%	64.41%	63.26%	62.06%	60.72%
Breakeven Ratio	84.56%	81.37%	78.31%	75.39%	72.59%	69.91%	67.34%	64.89%	62.54%	60.29%
Price / SF	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50
Price / Unit	\$242,500	\$242,500	\$242,500	\$242,500	\$242,500	\$242,500	\$242,500	\$242,500	\$242,500	\$242,500
Income / SF	\$27.25	\$30.00	\$31.47	\$33.01	\$34.63	\$36.33	\$38.11	\$39.98	\$41.94	\$43.99
Expense / SF	\$7.59	\$7.82	\$8.05	\$8.29	\$8.54	\$8.80	\$9.07	\$9.35	\$9.63	\$9.93

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.





06

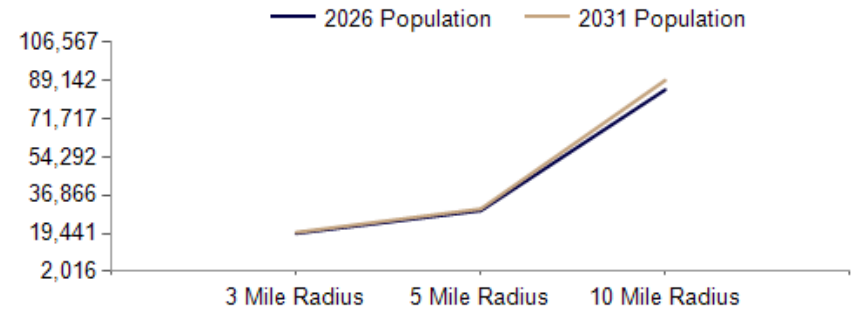
Demographics

General Demographics

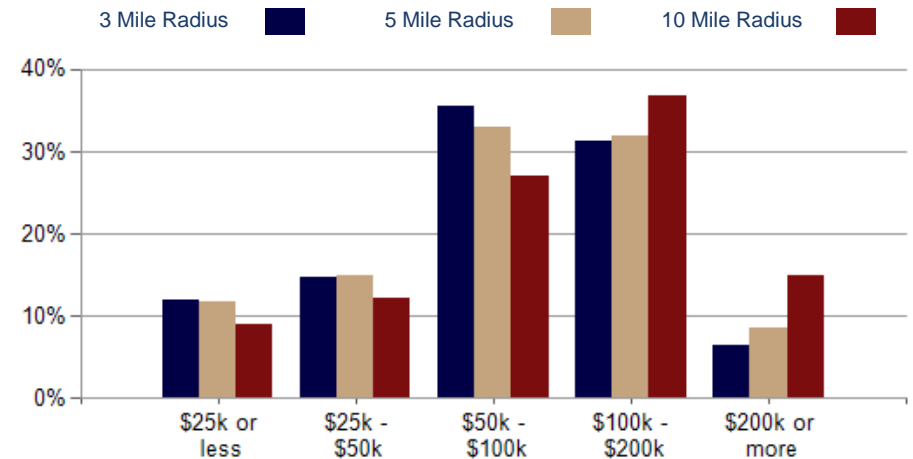
DEER ISLAND DUPLEX

POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	14,259	21,434	50,398
2010 Population	17,627	26,545	63,583
2026 Population	19,441	29,812	84,843
2031 Population	19,922	30,552	89,142
2026 African American	149	208	612
2026 American Indian	282	384	918
2026 Asian	274	421	1,737
2026 Hispanic	1,700	3,265	7,546
2026 Other Race	659	1,498	3,120
2026 White	16,100	24,232	70,109
2026 Multiracial	1,913	2,970	8,067

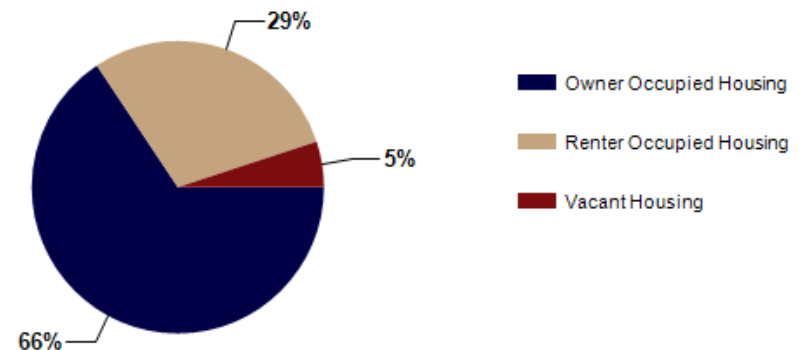
2026 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	518	750	1,657
\$15,000-\$24,999	389	588	1,149
\$25,000-\$34,999	551	817	1,398
\$35,000-\$49,999	555	859	2,358
\$50,000-\$74,999	1,166	1,723	4,167
\$75,000-\$99,999	1,522	1,991	4,245
\$100,000-\$149,999	1,639	2,430	7,120
\$150,000-\$199,999	722	1,185	4,321
\$200,000 or greater	493	961	4,646
Median HH Income	\$82,804	\$84,520	\$102,816
Average HH Income	\$97,733	\$104,371	\$128,806



2026 Household Income



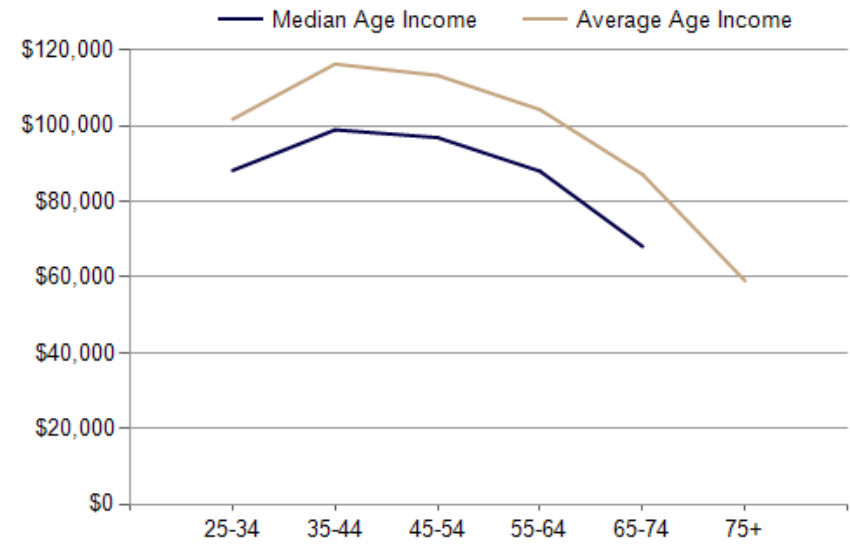
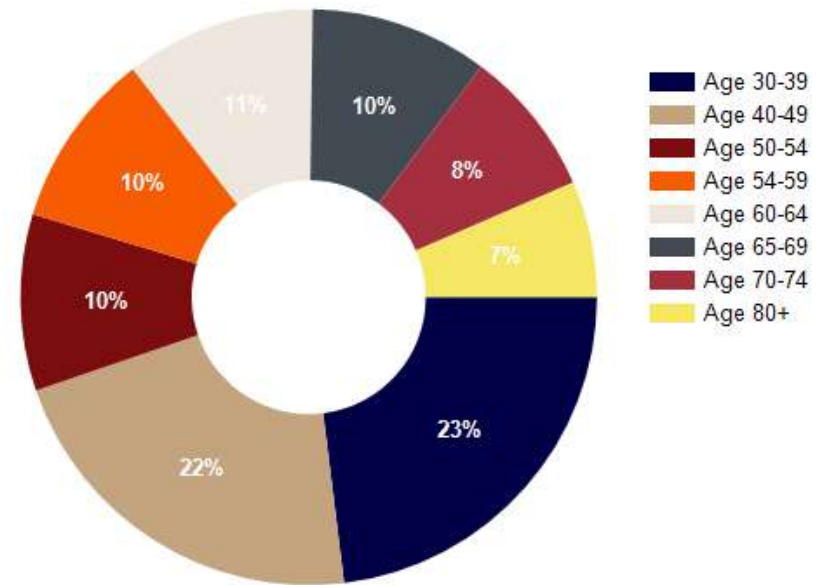
2026 Own vs. Rent - 3 Mile Radius



2026 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2026 Population Age 30-34	1,361	1,988	4,860
2026 Population Age 35-39	1,403	2,030	5,553
2026 Population Age 40-44	1,342	2,091	5,948
2026 Population Age 45-49	1,262	1,939	5,678
2026 Population Age 50-54	1,189	1,803	5,301
2026 Population Age 55-59	1,189	1,755	5,252
2026 Population Age 60-64	1,278	1,921	5,569
2026 Population Age 65-69	1,199	1,852	5,409
2026 Population Age 70-74	991	1,501	4,581
2026 Population Age 75-79	783	1,159	3,485
2026 Population Age 80-84	439	681	2,033
2026 Population Age 85+	310	468	1,323
2026 Population Age 18+	15,472	23,389	65,914
2026 Median Age	41	41	42
2031 Median Age	42	42	43

2026 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$88,203	\$89,419	\$104,955
Average Household Income 25-34	\$101,736	\$107,075	\$130,098
Median Household Income 35-44	\$98,940	\$102,209	\$124,180
Average Household Income 35-44	\$116,316	\$123,149	\$153,583
Median Household Income 45-54	\$96,881	\$102,090	\$125,320
Average Household Income 45-54	\$113,321	\$123,328	\$156,784
Median Household Income 55-64	\$87,985	\$92,062	\$111,368
Average Household Income 55-64	\$104,269	\$113,968	\$141,675
Median Household Income 65-74	\$68,099	\$71,363	\$84,731
Average Household Income 65-74	\$87,153	\$92,099	\$110,995
Average Household Income 75+	\$59,040	\$61,967	\$71,282

Population By Age



DEER ISLAND DUPLEX

07 Company Profile

Company Bio

CCRE

CONSTANT COMMERCIAL REAL ESTATE, INC.

Investment Brokerage | Commercial & Multifamily Financing | Consulting & Advising



Cory Carlson

President & Founder

Oregon Principal Brokers License # 201226331

Born and raised in the Portland metro area, Cory embraces an active lifestyle rooted in his Pacific Northwest upbringing. As a dedicated father to 3 kids, he values the lessons learned through parenthood.

Cory's entrepreneurial spirit emerged early, leading him to pursue a degree in Business Management and Entrepreneurship. His diverse background spans industries such as construction, emergency medical services, firefighting, whitewater guiding, and small business ventures—including automotive sales, landscaping, and officiating lacrosse.

Cory founded Constant Commercial Real Estate Inc., a brokerage dedicated to providing strategic, analytical, and consultative real estate investment services. He is passionate about helping investors build wealth through customized strategies while fostering long-term client relationships. Owning and managing a business allows Cory to balance entrepreneurship, family life, and the pursuit of meaningful financial outcomes for his clients.

Deer Island Duplex

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Constant Commercial Real Estate Inc and it should not be made available to any other person or entity without the written consent of Constant Commercial Real Estate Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Constant Commercial Real Estate Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Constant Commercial Real Estate Inc has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Constant Commercial Real Estate Inc has not verified, and will not verify, any of the information contained herein, nor has Constant Commercial Real Estate 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:



Cory Carlson

Constant Commercial Real Estate Inc
President
(503) 222-0282
cory@constantcommercial.com
201226331



Brokerage License No.: 201250517
www.constantcommercial.com