

SE 352nd & SE Compton Rd



OFFERING MEMORANDUM

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

12721 SE 352nd & 35070 SE Compton Rd
Boring, OR 97009



CCRE
CONSTANT COMMERCIAL REAL ESTATE, INC.

SE 352nd & SE Compton Rd

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Exclusively Marketed by:



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Brokerage License No.: 201250517
www.constantcommercial.com



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	12721 SE 352nd & 35070 SE Compton Rd Boring OR 97009
COUNTY	Clackamas
BUILDING SF	5,320 SF
LAND ACRES	12.3 acres
YEAR BUILT	1965
APN	24E03 02101 & 24E03 02100
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,600,000
PRICE PSF	\$488.72
OCCUPANCY	97.00%
NOI (Fill Vacancies)	\$180,411
NOI (Stabilized)	\$204,001
CAP RATE (Fill Vacancies)	6.94%
CAP RATE (Stabilized)	7.85%
CASH ON CASH (Fill Vacancies)	6.79%
CASH ON CASH (Stabilized)	9.81%
GRM (Fill Vacancies)	10.40
GRM (Stabilized)	9.42

PROPOSED FINANCING

Conventional - Broker Verified	
LOAN TYPE	Amortized
DOWN PAYMENT	\$780,000
LOAN AMOUNT	\$1,820,000
INTEREST RATE	5.75%
ANNUAL DEBT SERVICE	\$127,451
LOAN TO VALUE	70%
AMORTIZATION PERIOD	30 Years

Notes Post-stabilization financing

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,307	11,629	32,025
2026 Median HH Income	\$115,920	\$112,181	\$115,805
2026 Average HH Income	\$156,929	\$135,632	\$140,844

- Rare income-producing estate on 9.96 + adjoining 2.34 acres with huge live-and-earn, multi-generational and investment potential. The manor residence is 5,320 SF with the main level offering 3 spacious bedrooms, 2 full baths, large kitchen and dedicated office. Lower level has an additional 2 bedrooms, 1 bath, full kitchen and ample living/flex space. On the property are multiple income streams: 3,200 SF shop, 4 manufactured/mobile homes, 5 storage bays rented to residents and adjoining lot features 7 mobile homes. This unique property offers massive upside in updating the large residence and improving the existing infrastructure. Seller financing available!



02

Location

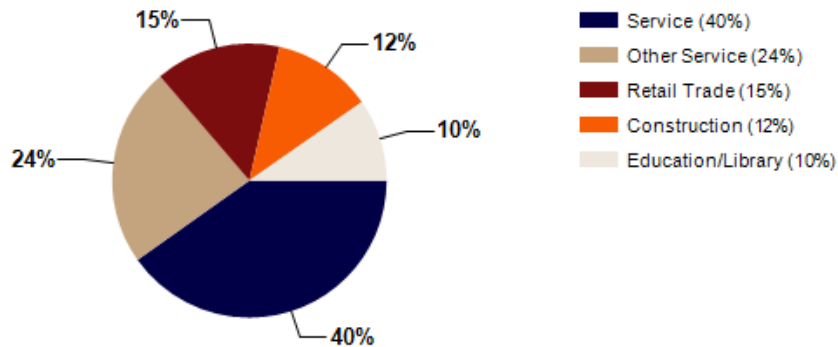
- Location Summary
- Local Business Map

Location Infrastructure & Community Profile

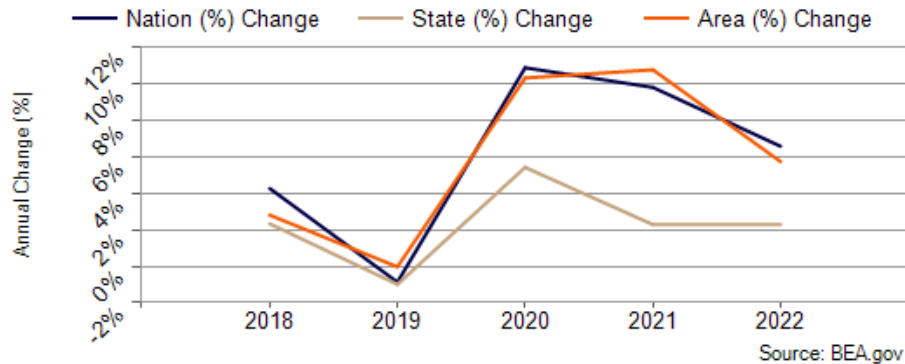
- The subject properties are located in a stable, established rural corridor of Boring, Oregon (97009). The location offers a strategic blend of high-utility land and immediate access to community infrastructure.

Household Composition: Average household size is 2.8 persons, with a 5.1% growth rate in family units as of recent reporting periods.

Major Industries by Employee Count



Clackamas County GDP Trend



ton Rd SE Compton Rd SE Compton Rd SE Compton Rd

SE 352nd Ave

SE 352nd Ave

J Ave



4J's Tree
Temporarily

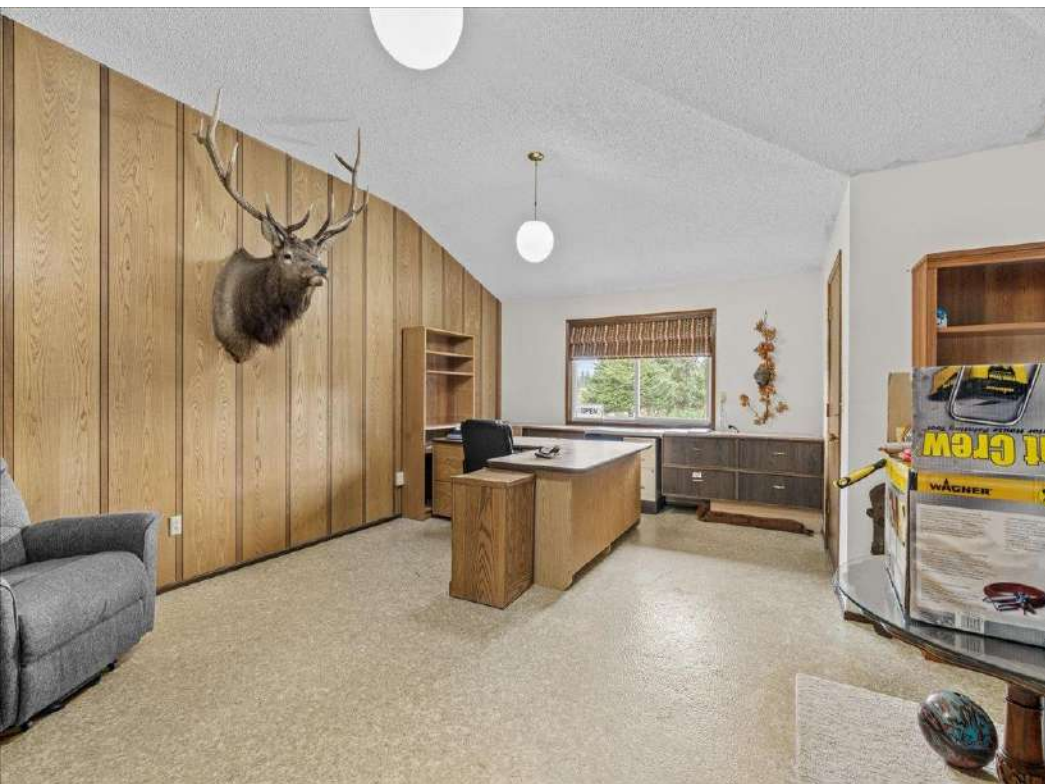


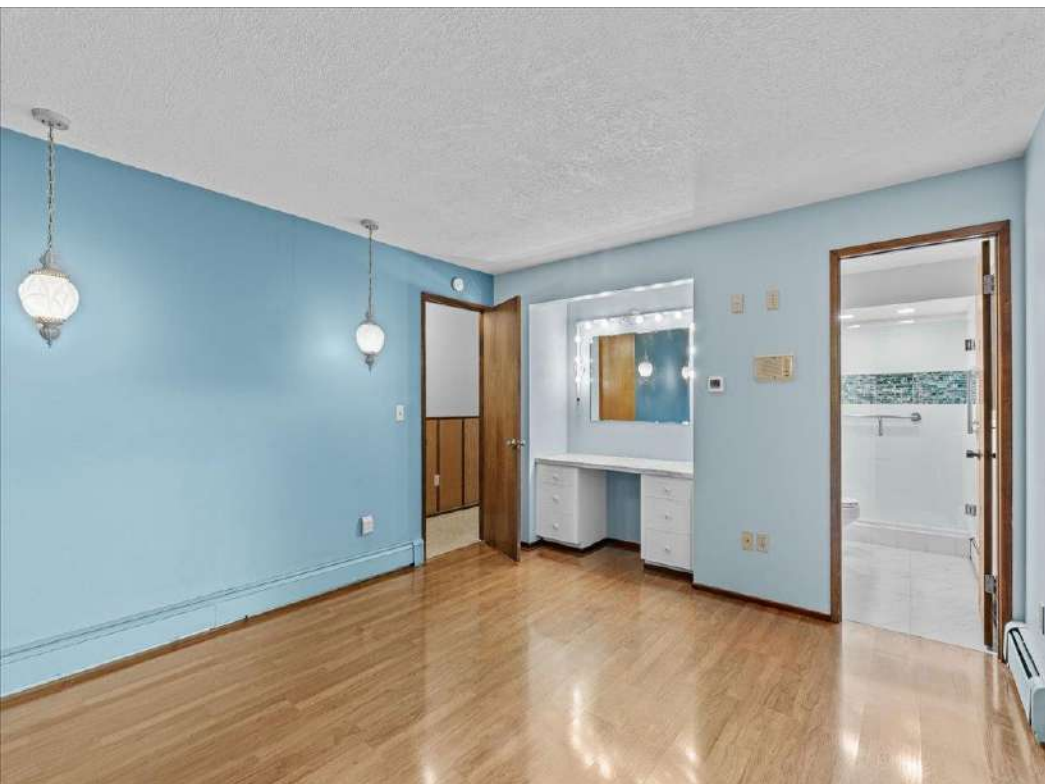
03

Property Description

Property Images

























04

Rent Roll

Rent Roll

Unit	Square Feet	Current Rent	Market Rent	Move-in Date	Notes
1 - Mobile Home	0		\$850.00		Unimproved; Water, Power & Septic available
2 - Mobile Home	0	\$834.00	\$834.00		
3 - Mobile Home	0	\$654.00	\$834.00	07/20/2007	
4 - Mobile Home	0	\$654.00	\$834.00	04/01/2025	
5 - Mobile Home	0	\$654.00	\$834.00	04/01/2025	
6 - Mobile Home	0	\$1,500.00	\$834.00	04/01/2025	Seller-owned home; conveys with sale
7 - Mobile Home	0	\$654.00	\$834.00	12/18/2024	
8 - Mobile Home	0	\$1,150.00	\$1,350.00	04/04/2021	Seller-owned home - conveys with sale
9 - Mobile Home	0	\$651.00	\$834.00	04/01/2023	
10 - Mobile Home	0	\$654.00	\$834.00	05/05/2013	
11 - Mobile Home	0	\$625.00	\$834.00	06/01/2008	
12 - Mobile Home (Rob)	0	\$654.00	\$654.00		*
Shop	0	\$4,000.00	\$4,000.00		
Main House	5,320		\$5,000.00		Vacant
Barn	0		\$2,000.00		vacant
Storage 1	0		\$150.00		Vacant
Storage 2	0	\$200.00	\$150.00	11/01/2024	
Storage 3	0	\$150.00	\$150.00	09/01/2025	
Storage 4	0		\$150.00		Vacant
Storage 4	0		\$150.00		Vacant
Storage 5	0	\$100.00	\$150.00	02/01/2026	
Totals / Averages	5,320	\$13,134.00	\$22,260.00		



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 5200 Meadows Rd #150, Lake Oswego, OR 97035



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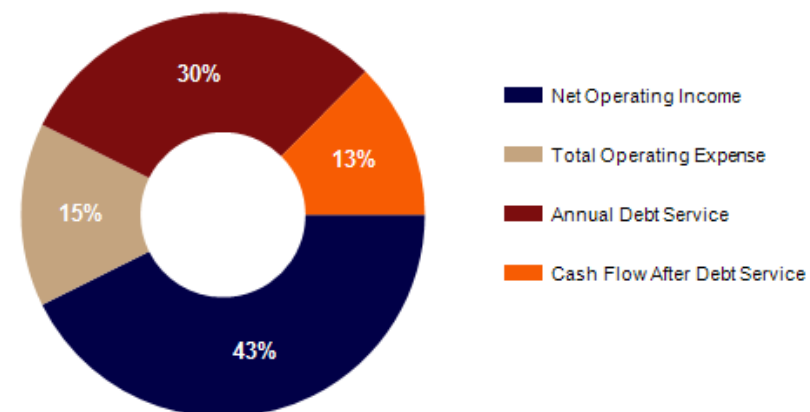
Financial Analysis

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

REVENUE ALLOCATION

FILL VACANCIES

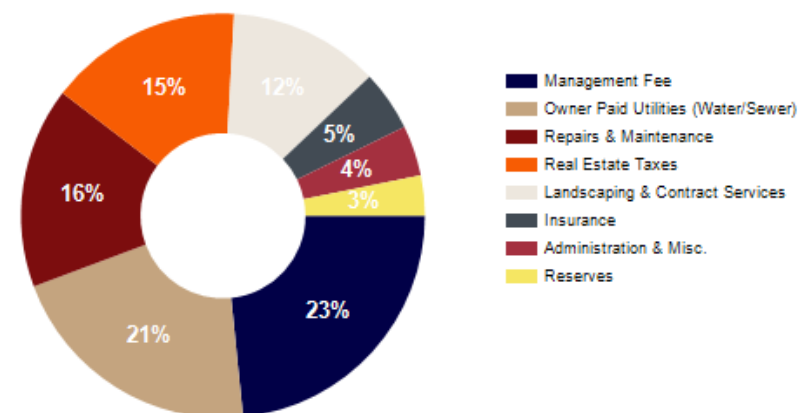
INCOME	FILL VACANCIES		STABILIZED	
Gross Scheduled Rent	\$247,008	98.8%	\$272,880	98.9%
Utility Bill-back	\$3,000	1.2%	\$3,000	1.1%
Gross Potential Income	\$250,008		\$275,880	
General Vacancy	-3.00%		-3.00%	
Effective Gross Income	\$242,598		\$267,694	
Less Expenses	\$62,187	25.63%	\$63,693	23.79%
Net Operating Income	\$180,411		\$204,001	
Annual Debt Service	\$127,451		\$127,451	
Cash flow	\$52,960		\$76,550	
Debt Coverage Ratio	1.42		1.60	



EXPENSES	FILL VACANCIES	STABILIZED
Real Estate Taxes	\$9,631	\$9,631
Insurance	\$3,000	\$3,000
Management Fee (6.00% of EGI)	\$14,556	\$16,062
Owner Paid Utilities (Water/Sewer)	\$13,000	\$13,000
Repairs & Maintenance	\$10,000	\$10,000
Landscaping & Contract Services	\$7,500	\$7,500
Administration & Misc.	\$2,500	\$2,500
Reserves	\$2,000	\$2,000
Total Operating Expense	\$62,187	\$63,693
Annual Debt Service	\$127,451	\$127,451
Expense / SF	\$11.69	\$11.97
% of EGI	25.63%	23.79%

DISTRIBUTION OF EXPENSES

FILL VACANCIES



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



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GLOBAL

Price	\$2,600,000
MillageRate	0.37000%
General Vacancy	3.00%

INCOME - Growth Rates

Gross Scheduled Rent	3.00%
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PROPOSED FINANCING

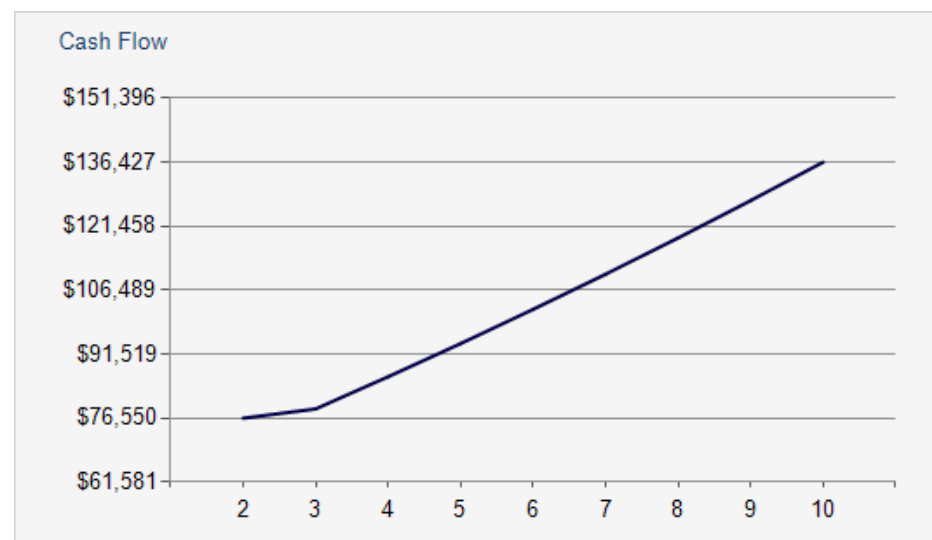
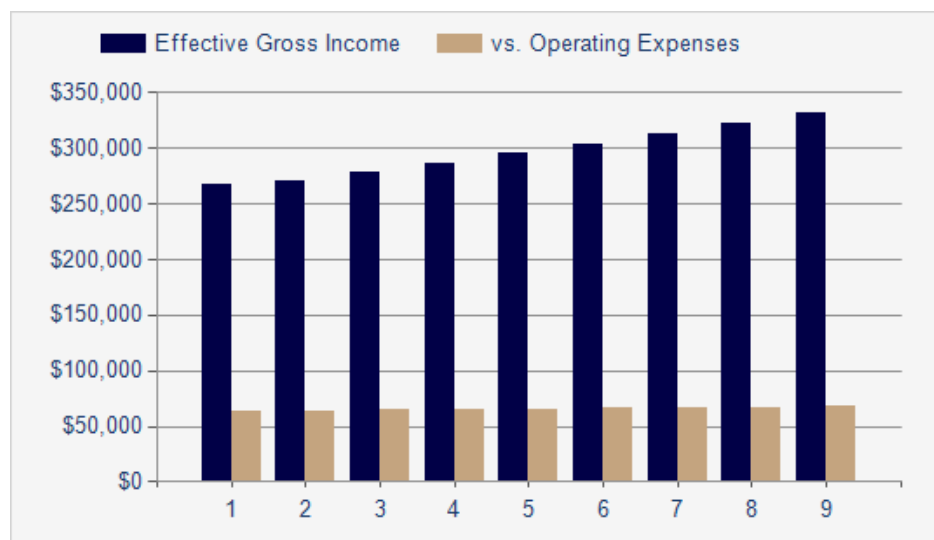
Conventional - Broker Verified

Loan Type	Amortized
Down Payment	\$780,000
Loan Amount	\$1,820,000
Interest Rate	5.75%
Annual Debt Service	\$127,451
Loan to Value	70%
Amortization Period	30 Years

Notes Post-stabilization financing

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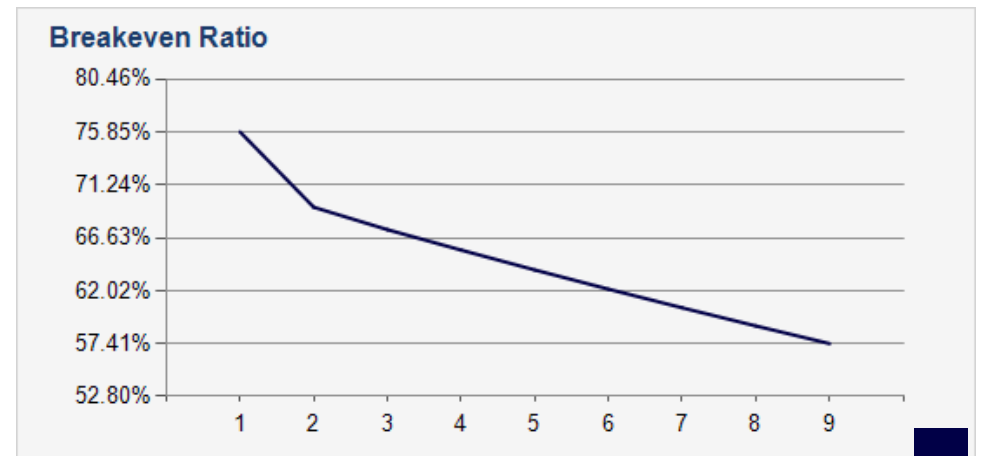
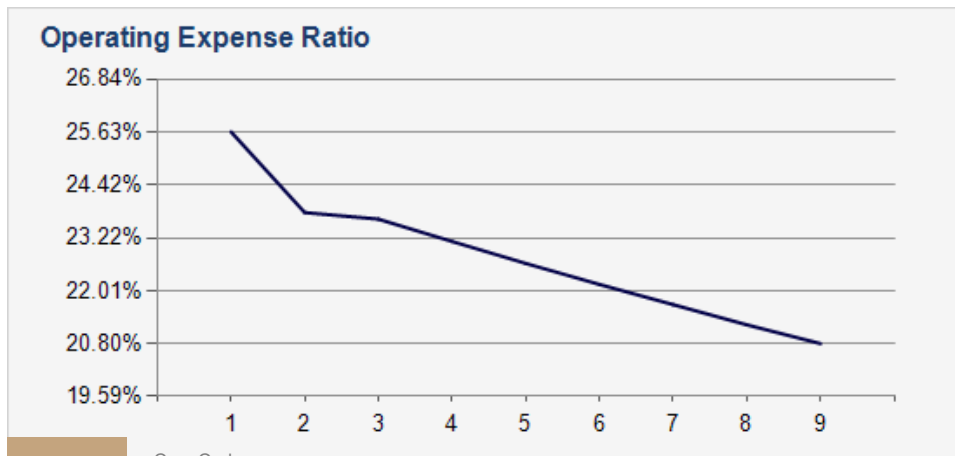
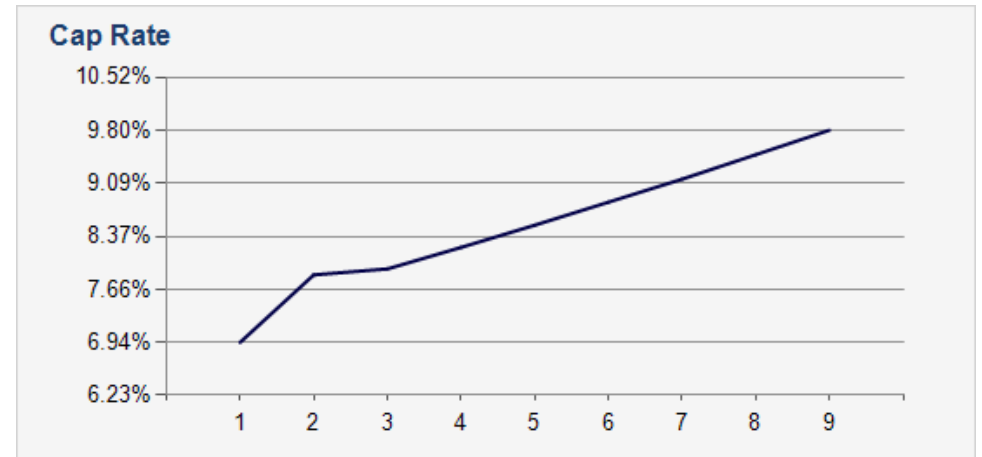
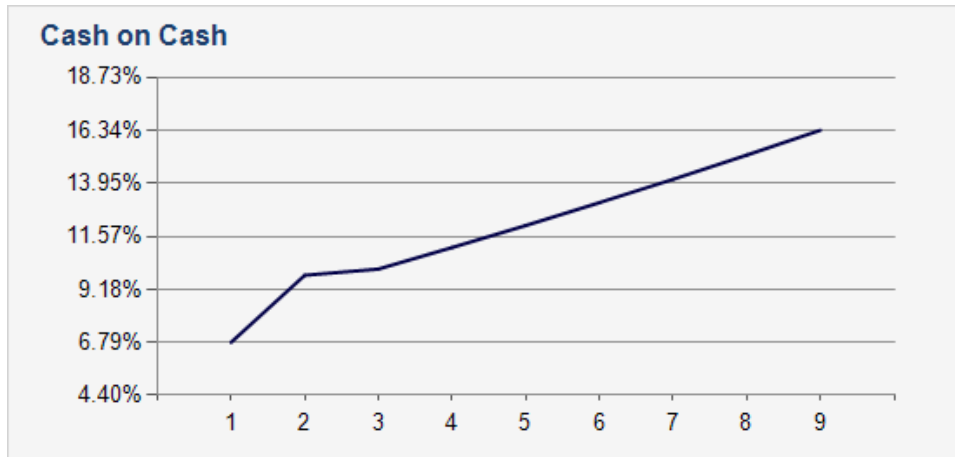
Calendar Year	Fill Vacancies	Stabilized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$247,008	\$272,880	\$281,066	\$289,498	\$298,183	\$307,129	\$316,343	\$325,833	\$335,608	\$345,676
Utility Bill-back	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Gross Potential Income	\$250,008	\$275,880	\$284,066	\$292,498	\$301,183	\$310,129	\$319,343	\$328,833	\$338,608	\$348,676
General Vacancy	-3.00%	-3.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$242,598	\$267,694	\$270,013	\$278,023	\$286,274	\$294,772	\$303,526	\$312,541	\$321,828	\$331,392
Operating Expenses										
Real Estate Taxes	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631	\$9,631
Insurance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Management Fee	\$14,556	\$16,062	\$16,201	\$16,681	\$17,176	\$17,686	\$18,212	\$18,752	\$19,310	\$19,884
Owner Paid Utilities (Water/Sewer)	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000
Repairs & Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Landscaping & Contract Services	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Administration & Misc.	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Reserves	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Total Operating Expense	\$62,187	\$63,693	\$63,832	\$64,312	\$64,807	\$65,317	\$65,843	\$66,383	\$66,941	\$67,515
Net Operating Income	\$180,411	\$204,001	\$206,181	\$213,711	\$221,467	\$229,455	\$237,683	\$246,158	\$254,887	\$263,878
Annual Debt Service	\$127,451	\$127,451	\$127,451	\$127,451	\$127,451	\$127,451	\$127,451	\$127,451	\$127,451	\$127,451
Cash Flow	\$52,960	\$76,550	\$78,730	\$86,260	\$94,016	\$102,004	\$110,232	\$118,707	\$127,436	\$136,427



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Calendar Year	Fill Vacancies	Stabilized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	6.79%	9.81%	10.09%	11.06%	12.05%	13.08%	14.13%	15.22%	16.34%	17.49%
CAP Rate	6.94%	7.85%	7.93%	8.22%	8.52%	8.83%	9.14%	9.47%	9.80%	10.15%
Debt Coverage Ratio	1.42	1.60	1.62	1.68	1.74	1.80	1.86	1.93	2.00	2.07
Operating Expense Ratio	25.63%	23.79%	23.64%	23.13%	22.63%	22.15%	21.69%	21.23%	20.80%	20.37%
Gross Multiplier (GRM)	10.40	9.42	9.15	8.89	8.63	8.38	8.14	7.91	7.68	7.46
Loan to Value	70.01%	69.13%	68.15%	67.14%	66.09%	64.98%	63.73%	62.49%	61.11%	59.71%
Breakeven Ratio	75.85%	69.29%	67.34%	65.56%	63.83%	62.16%	60.53%	58.95%	57.41%	55.92%
Price / SF	\$488.72	\$488.72	\$488.72	\$488.72	\$488.72	\$488.72	\$488.72	\$488.72	\$488.72	\$488.72
Income / SF	\$45.60	\$50.31	\$50.75	\$52.26	\$53.81	\$55.40	\$57.05	\$58.74	\$60.49	\$62.29
Expense / SF	\$11.68	\$11.97	\$11.99	\$12.08	\$12.18	\$12.27	\$12.37	\$12.47	\$12.58	\$12.69

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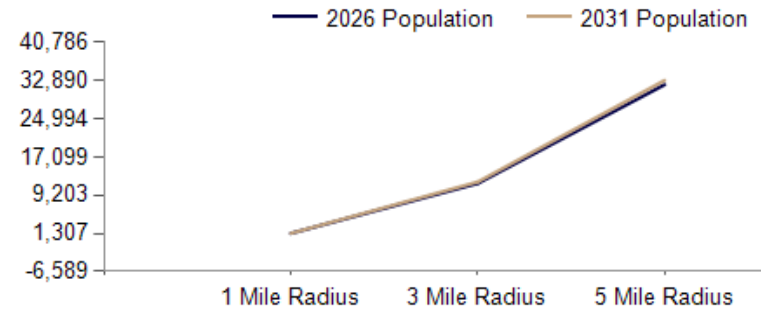
06 Demographics

General Demographics

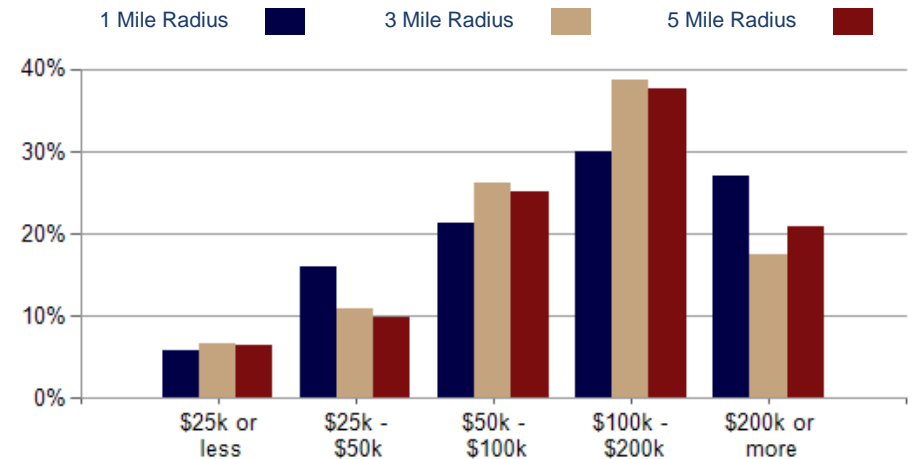


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,234	8,241	21,518
2010 Population	1,234	9,564	26,829
2026 Population	1,307	11,629	32,025
2031 Population	1,315	11,929	32,890
2026 African American	4	55	250
2026 American Indian	28	165	370
2026 Asian	23	207	690
2026 Hispanic	208	1,205	3,008
2026 Other Race	102	493	1,183
2026 White	1,028	9,610	26,472
2026 Multiracial	121	1,084	2,999
2026-2031: Population: Growth Rate	0.60%	2.55%	2.65%

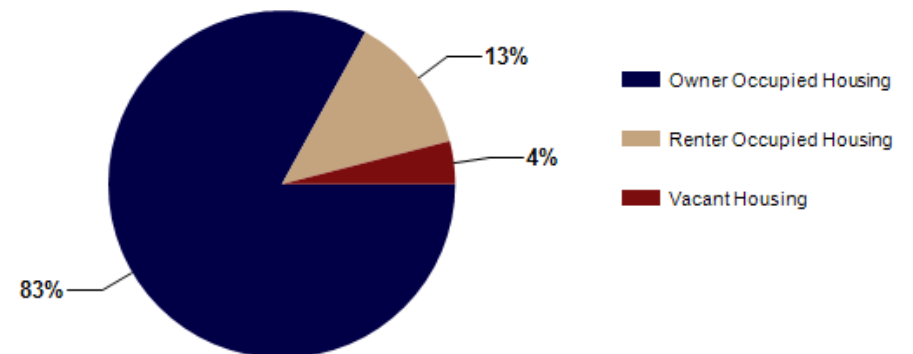
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5	165	453
\$15,000-\$24,999	23	114	291
\$25,000-\$34,999	19	120	310
\$35,000-\$49,999	59	340	814
\$50,000-\$74,999	65	562	1,433
\$75,000-\$99,999	38	535	1,440
\$100,000-\$149,999	77	1,010	2,635
\$150,000-\$199,999	69	613	1,657
\$200,000 or greater	131	737	2,382
Median HH Income	\$115,920	\$112,181	\$115,805
Average HH Income	\$156,929	\$135,632	\$140,844



2026 Household Income



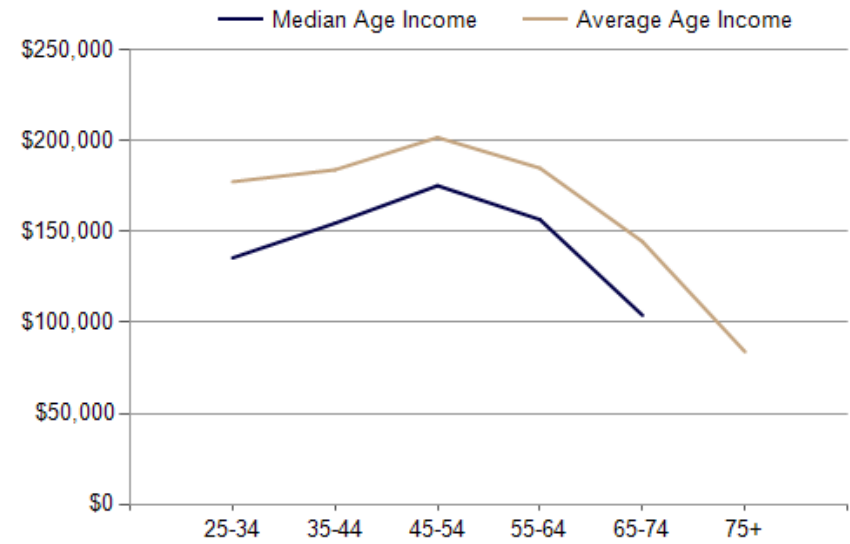
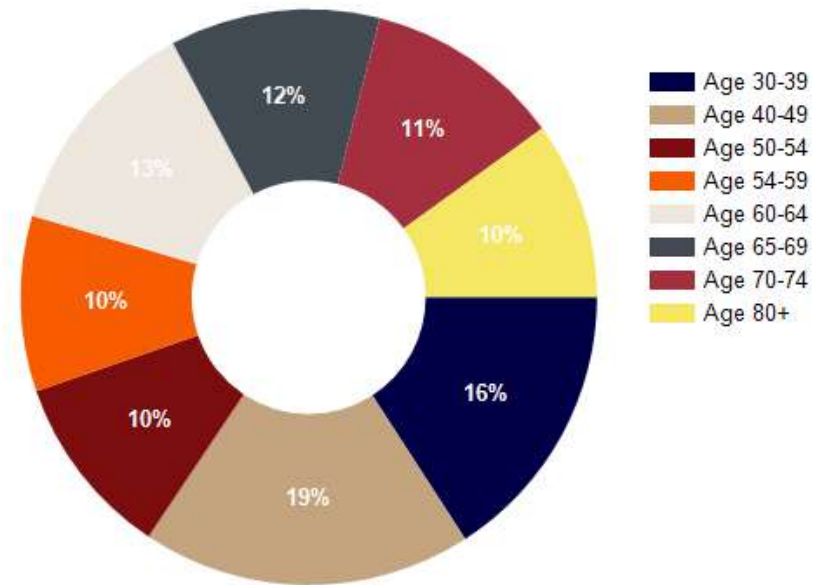
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	63	687	1,936
2026 Population Age 35-39	69	794	2,168
2026 Population Age 40-44	76	819	2,339
2026 Population Age 45-49	78	793	2,211
2026 Population Age 50-54	86	681	1,923
2026 Population Age 55-59	82	654	1,752
2026 Population Age 60-64	105	764	1,979
2026 Population Age 65-69	98	717	1,963
2026 Population Age 70-74	92	646	1,729
2026 Population Age 75-79	83	511	1,228
2026 Population Age 80-84	39	297	768
2026 Population Age 85+	32	230	576
2026 Population Age 18+	1,058	9,166	24,971
2026 Median Age	48	42	41
2031 Median Age	48	43	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$135,603	\$112,695	\$116,498
Average Household Income 25-34	\$177,524	\$139,421	\$143,449
Median Household Income 35-44	\$154,684	\$125,922	\$132,786
Average Household Income 35-44	\$184,111	\$151,761	\$159,022
Median Household Income 45-54	\$175,362	\$128,640	\$137,909
Average Household Income 45-54	\$201,912	\$159,996	\$167,202
Median Household Income 55-64	\$156,668	\$123,805	\$126,034
Average Household Income 55-64	\$185,022	\$153,462	\$154,494
Median Household Income 65-74	\$104,000	\$95,001	\$95,667
Average Household Income 65-74	\$144,557	\$124,870	\$125,761
Average Household Income 75+	\$83,918	\$79,159	\$86,259

Population By Age



SE 352nd & SE Compton Rd

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