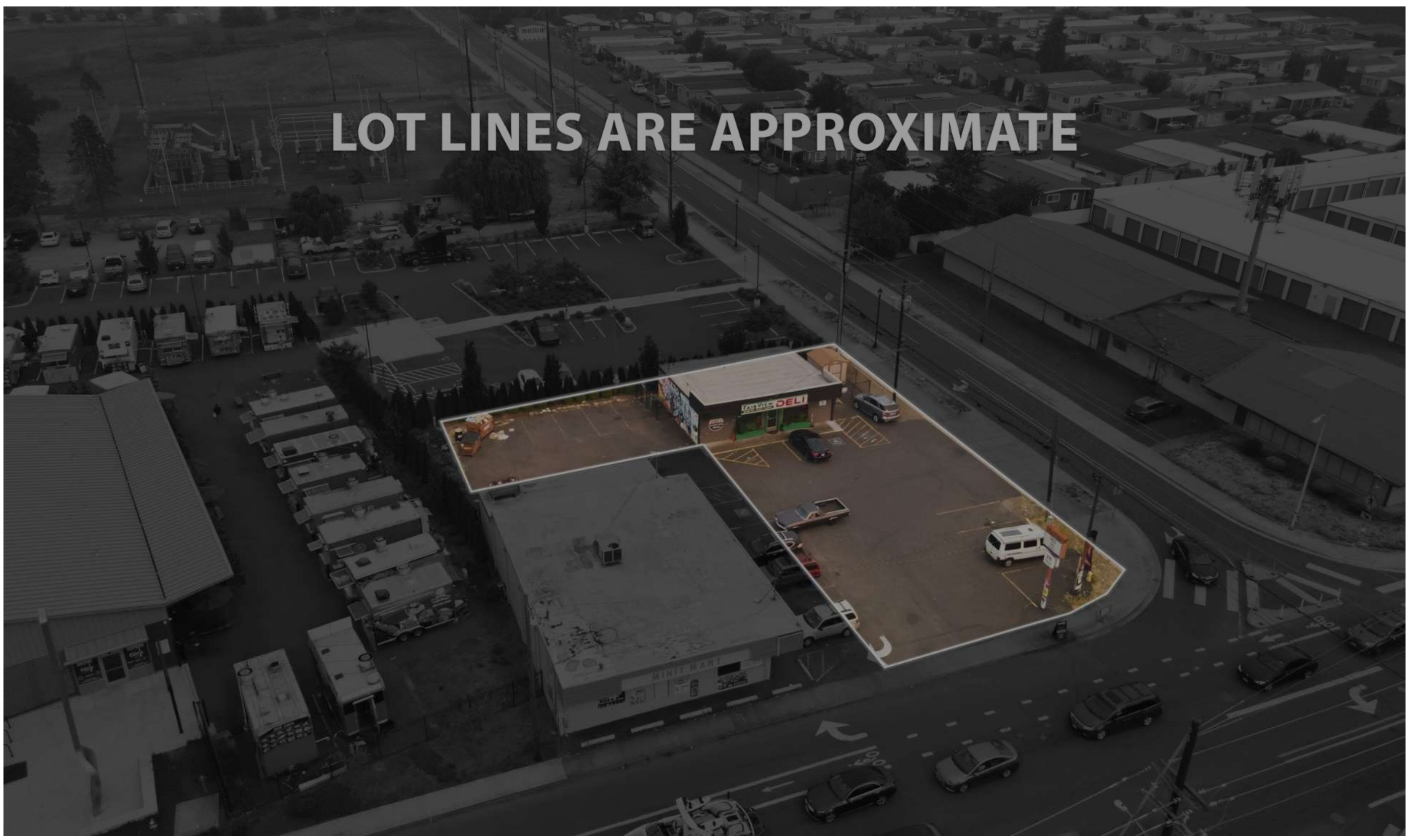
REAL ESTATE + OPERATING BUSINESS

Fairview Deli

Building & Business Opportunity

1606 NE 223rd Avenue • Fairview, Oregon 97024

ASKING PRICE	VIDEO LOTTERY	PROPERTY TYPE
$850,000	4 TERMINALS	OWNER-USER RETAIL



Lot lines shown are approximate. Property, business assets, licensing, and financial information are subject to independent verification.

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INVESTMENT OVERVIEW

A Turnkey Deli, Video Lottery Operation, and Real Estate Package

A rare owner-user opportunity combining an established operating platform with control of the underlying commercial property.

Realty First, LLC is pleased to present the Fairview Deli building and operating business at 1606 NE 223rd Avenue in Fairview, Oregon. The offering combines a freestanding neighborhood deli and casual-food operation, four video lottery terminals, and a highly visible commercial site near NE 223rd Avenue and Arata Road.

The package is designed for an owner-user or experienced operator seeking operating income, real estate control, surface parking, signage, and potential long-term appreciation.

CORE VALUE PROPOSITION
Acquire the operating platform and the underlying real estate in one transaction.

Price	$850,000
Address	1606 NE 223rd Ave
Lot Size	10,454 SF / 0.24 AC
Building	1,200 SF
Year Built	1979
Zoning	TCC
2025 Tax	$2,431.15
APN	R320955

Storefront and customer parking area. All measurements and site attributes should be independently verified.

PROPERTY OVERVIEW

Freestanding Commercial Building with Surface Parking

Property information below is based on the supplied title/property reports and is subject to buyer verification.

BUILDING & SITE

Property Address: 1606 NE 223rd Avenue, Fairview, OR 97024

Building Area: 1,200 square feet

Lot Area: 10,454 square feet (approximately 0.24 acres)

Year Built: 1979

Stories: One

Property Use: Small retail store / commercial

Construction / Foundation: Concrete foundation; built-up roof reported

Parking: On-site surface parking; count to be verified

PARCEL, ZONING & TAX

APN: R320955

Tax Lot: 1N3E27CC-04700

Legal: Section 27 1N 3E, TL 4700, 0.24 acres

Zoning: TCC — Town Center Commercial

Flood Zone: X; reported outside the Special Flood Hazard Area

2025 Assessed Value: $132,990

2025 Market Total Value: $153,170

2025 Property Tax: $2,431.15

Occupancy: Owner occupied, per supplied report

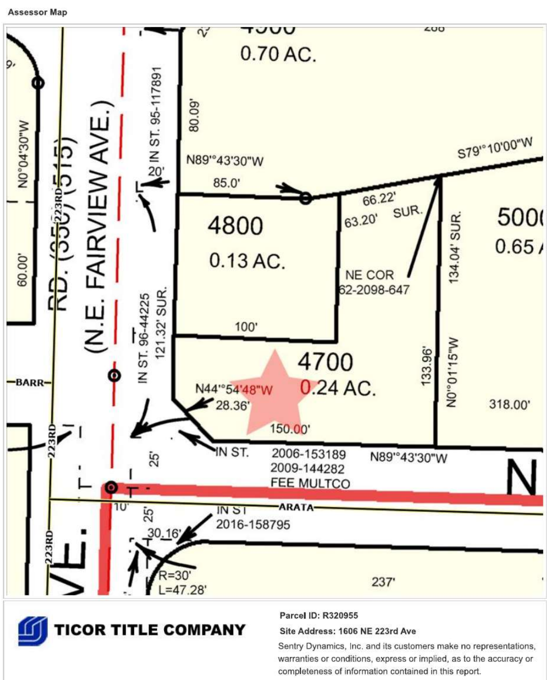
Aerial view showing the Fairview Deli building, open parking areas, adjacent retail uses, fuel, and nearby food-cart activity.

LOCATION & PARCEL

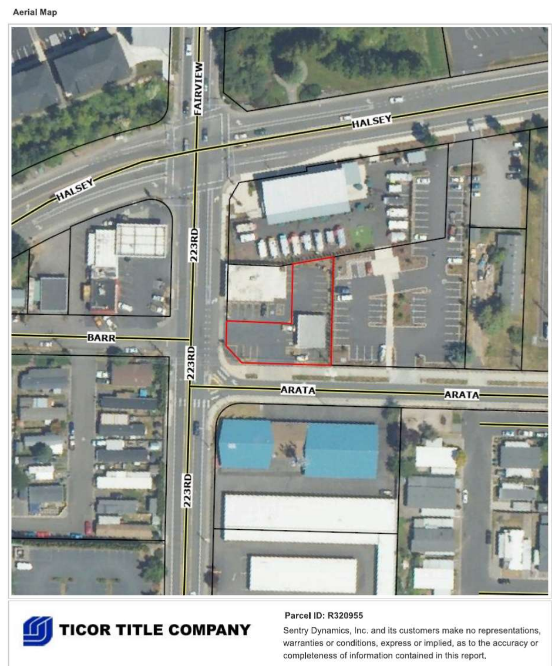
Commercial Context at NE 223rd Avenue and Arata Road

The site is positioned near an active intersection with nearby retail, fuel, service, and food-cart uses.

ASSESSOR PARCEL MAP



AERIAL PARCEL MAP



VISIBILITY

Freestanding identity with building-mounted signage and direct customer recognition.

ACCESS & PARKING

Ground-level access and multiple surface parking areas support convenience visits.

COMMERCIAL SYNERGY

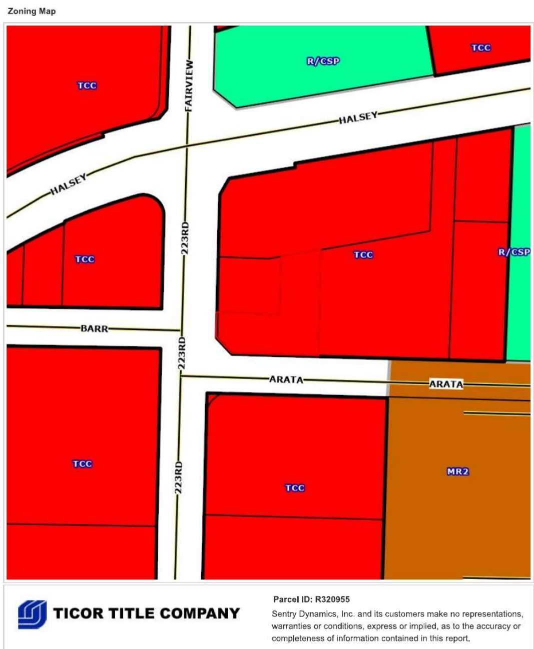
Nearby food carts, fuel, retail, and service uses create recurring traffic and cross-shopping potential.

PLANNING & SITE CONTEXT

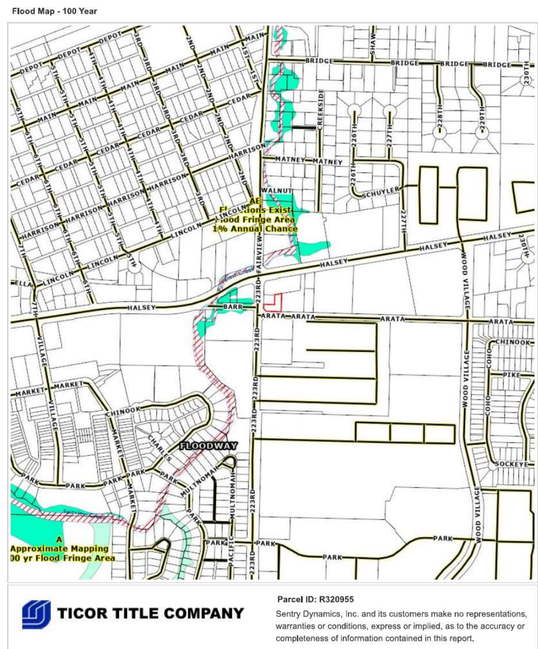
Zoning, Flood, and Development Considerations

Maps are reproduced from the supplied title-company report and are provided for general reference only.

ZONING MAP



100-YEAR FLOOD MAP



TCC — TOWN CENTER COMMERCIAL

- Current deli/retail use and any future use should be confirmed with the City of Fairview.
- Buyer should verify signage, parking, food-service, lottery, and any proposed expansion or redevelopment requirements.
- No representation is made regarding entitlement, redevelopment density, or approval of a future use.

FLOOD & SITE REVIEW

- The supplied Stewart report identifies Flood Zone X and reports that the parcel is outside the Special Flood Hazard Area.
- Flood maps, drainage, soils, utilities, and environmental conditions should be independently verified.
- A survey and title review are recommended to confirm boundaries, access, parking rights, and easements.

The supplied property reports identify the parcel as approximately 0.24 acres with a 1,200-square-foot building. Zoning and flood designations can change; the buyer should obtain current written confirmation from the appropriate agencies.

BUSINESS OVERVIEW

Neighborhood Deli and Video Lottery Operation

A compact operating platform serving food, convenience, and entertainment customer occasions.

BUSINESS DESCRIPTION

Fairview Deli operates as a neighborhood deli and casual-food destination with deli sandwiches, Korean food offerings, beverages, and video lottery entertainment. The combination can generate several customer occasions, including meal purchases, convenience visits, repeat lottery play, and cross-purchases.

- Four video lottery terminals currently associated with the operation, subject to Oregon Lottery approval and applicable agreements.
- Building-mounted Fairview Deli signage and recognizable storefront identity.
- Existing operating platform that a buyer may continue, refresh, or reposition.
- Real estate ownership may reduce lease-renewal risk and give the buyer greater control over occupancy costs and improvements.

OFFERING COMPONENTS

Real Estate

Freestanding commercial building and parcel identified in the supplied property reports.

Operating Business

Fairview Deli trade name, goodwill, operating platform, and transferable business assets, subject to final agreement.

Video Lottery & OLCC Licensing

Four video lottery terminals are currently in operation with on premises OLCC License & Oregon Lottery retailer license. The Oregon Lottery retailer contract and the OLCC on-premises liquor license do not transfer with the sale. A buyer must independently apply to and qualify with the Oregon Lottery and the OLCC, and continued lottery operation depends on the buyer obtaining those approvals.

Equipment & Inventory

To be confirmed by a detailed asset list and inventory count before closing.

Transition Support

Training and transition terms to be negotiated in the purchase agreement.

PACKAGE ASKING PRICE: $850,000 — NO PURCHASE-PRICE ALLOCATION IS IMPLIED IN THIS MEMORANDUM

The final purchase agreement should allocate consideration among real property, equipment, inventory, goodwill, and other assets in consultation with the parties' tax and legal advisors.

Operating and lottery financial information is available to qualified buyers upon execution of a non-disclosure agreement. Contact the listing broker.

VALUE-CREATION OPPORTUNITIES

Operational and Real Estate Upside for an Engaged Owner-Operator

Potential strategies are illustrative only and require buyer feasibility, licensing, zoning, and capital review.

POTENTIAL STRATEGIES

Food Program Optimization

Refresh the menu, improve merchandising, expand higher-margin prepared-food offerings, and consider delivery or online ordering.

Lottery Customer Retention

Maintain a clean, safe, service-oriented environment and consistent operating hours to support repeat visits.

Signage & Curb Appeal

Improve exterior presentation, lighting, wayfinding, and storefront branding, subject to approvals.

Parking & Site Management

Clarify parking rights, improve striping and circulation, and maintain clean, visible customer areas.

Cross-Marketing

Explore lawful collaboration with nearby food carts, retailers, and service businesses.

Future Repositioning

Evaluate alternative retail or food-service concepts consistent with zoning, building systems, parking, and licensing.

Approximate lot-line exhibit supplied by the seller/broker. A survey or title review is required to confirm boundaries, access, parking rights, and easements.

TRANSACTION FRAMEWORK

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ASKING PRICE

$850,000

Real estate and operating business package with Deli and Lottery business subject to approvals and final asset schedule.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes from materials supplied by the seller and third parties. Realty First, LLC and its representatives make no representation or warranty, express or implied, as to accuracy or completeness. Prospective purchasers must independently verify all property, title, zoning, environmental, building, business, financial, tax, licensing, lottery, equipment, inventory, and operational information. The seller may withdraw, modify, or reject any offer without notice. The sale is subject to a mutually acceptable purchase agreement and all required approvals. Photographs, lot lines, maps, and projections are approximate. This memorandum is not an appraisal, tax opinion, legal opinion, or guarantee of future performance.

Sources: Stewart/Data Trace Property Detail Report (data as of November 3, 2025); Ticor Title Company parcel report; seller-provided video lottery commission records and analysis; seller/broker photographs.