



For Sale

1913 - 1939 NE 3rd St.

\$1,525,000

RARE HIGH TRAFFIC WITH TWO DRIVE-THRU RESTAURANTS

- Five year leases with El Pollo Gordo and Rigobertos.
- 100% occupied.
- One fast food/drive-thru restaurant & One sit down restaurant with drive-thru.
- High turnover.
- Dynamic location - Highly Visible.
- Zoned CL (Limited Commercial).
- 3,617 total Square Feet.

Investments

Bill

Leasing

DuBois,

CCIM,

Principal

Broker

Office

Retail

Residential

Scott

Consulting

Wicklund,

P.C.,

Broker

Contact:

Scott Wicklund

541.280.5688

www.duboiswicklundgroup.com

Located at:

121 NW Greenwood Ave Suite 101

Bend, OR 97701



INCOME APPROACH - POTENTIAL VALUE W/ NEW LEASES

Name/Phone # Walt Ramage 389-6060	Price	\$ 1,525,000
Date 2/24/2009	Terms	Cash
Property ID		
Address 1913 & 1939 NE 3RD St. Bend Oregon 97701		
Type 3rd Street Retail	Cap Rate	6.58%

TENANT PROFILE

Tenant	Size	Rent	Orig. Date	Exp. Date	\$/ SF
1 El Pollo Gordo	2,045	\$ 3,988	3/2/2009	2/28/2014	1.95
2 Roberto's	1,572	\$ 4,638	8/1/2007	7/31/2012	2.95
3					
4					
5					
6					
7					
8					
9					
10					
	3,617				
	Total	\$ 8,626	x 12 mo. =	\$ 103,507	Annual Rents

Current Vacancy Rate 0.0% Historical Vacancy Rate

OPERATING DATA

INCOME		% of EGI	
Annual Rental Income	103,507	100%	Net Net Net
Other Income		0%	
Total Gross Income	103,507	100%	
Less Vacancy and Credit Loss			
Effective Gross Income	103,507	100%	

EXPENSES		% of TOE
Real Estate Taxes		0%
Fire/Liability Insurance		0%
Repairs and Maintenance		0%
Management Fees		0%
Utilities		0%
Electric		0%
Natural Gas		0%
Water		0%
Sewer		0%
Garbage		0%
Janitorial		0%
Supplies		0%
Miscellaneous	1,035	1%
Reserves for Replacement	2,070	2%
Total Operating Expenses	3,105	3%

Net Operating Income	100,402	NOI/Cap Rate	\$ 1,525,000
Proposed Debt Service		Debt Coverage Ratio =	-
Cash Flow	100,402		
Equity	1,525,000		
Equity Yield	6.58%		

Financing

Current Interest Rate		Proposed Loan to Value	
Amortization (years)		Interest Rate	
Loan Amount		Amortization (years)	
Debt Service (yearly)		Loan Amount	
		Debt Service	

PROPERTY INFORMATION:

Rare high traffic drive-thru restaurant opportunity for sale. Two Restaurants, one is a high turnover restaurant with a drive-thru and the other is a sit down restaurant with a drive-thru. 4 tax lots, 3 of them are .16 acres and the other is .32 acres, totalling .80 acres. One building is 1,572 SF and the other is 2,045 SF. High visibility on 3rd Street.

Located on 3rd Street nestled between Seward Ave. & Thurston; major cross street is Revere Ave.

Contact DuBois Wicklund Group
 www.duboiswicklundgroup.com
 info@duboiswicklundgroup.com
 541.389.6060

