

SALE/LEASE | 7025 N. Lombard St., Portland, OR 97203  
Office Building

PRICE REDUCED



**FEATURES - MOTIVATED OWNER!**

- On-site Parking
- Great Divisibility
- Well-maintained
- Excellent Glass Line

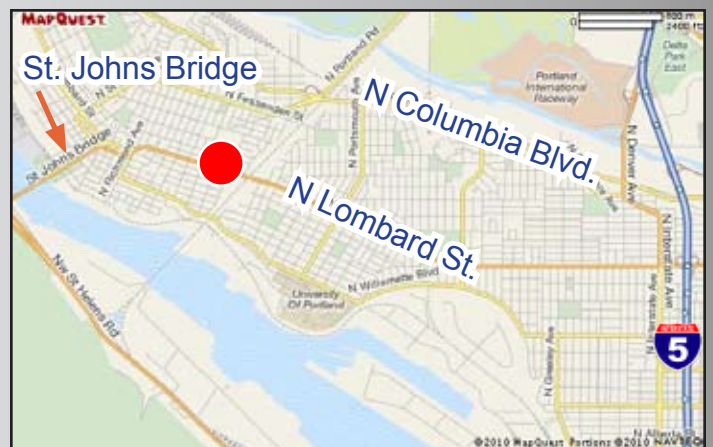
**LEASE RATE**

- \$9.00/SF NNN to \$12.00/SF/Year MG

**SALE PRICE**

- ~~\$690,000~~

**\$640,000**



*More Information • Property Tour | Please Contact:*

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**Andrew Bean** | [andrewb@norris-stevens.com](mailto:andrewb@norris-stevens.com) | 503.225.8443

**Norris & Stevens**

621 SW Morrison St., Ste. 800  
Portland, OR 97205  
503.223.3171 | [norris-stevens.com](http://norris-stevens.com)

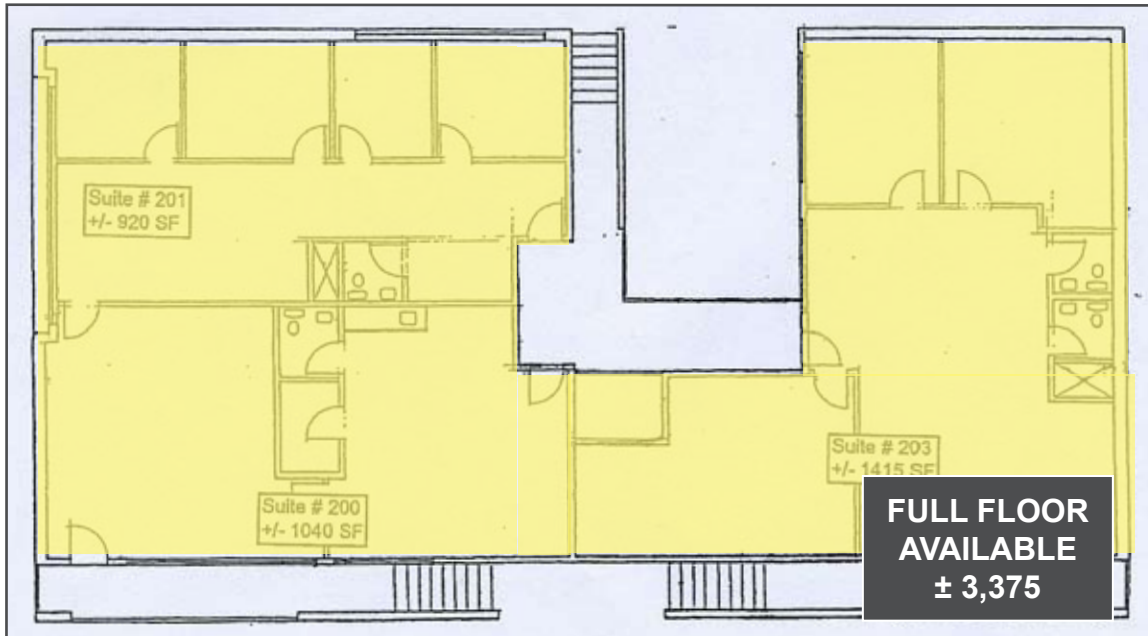


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**Office Building**

**1<sup>st</sup> FLOOR**



**2<sup>nd</sup> FLOOR**



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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

**TCN**  
WORLDWIDE

# SALE/LEASE | 7025 N. Lombard St., Portland, OR 97203

## Office Building

### OWN VS. LEASE ANALYSIS

#### ASSUMPTIONS

Size (sf)	6,555	
Price/sf	\$97.63	\$640,000
Lease/sf per month	\$1.00	\$6,555

#### Estimated Loan Terms:

\$320,000	Bank loan amount
6.50%	Bank interest rate - adjustment period negotiable**
300	Bank amortization
\$256,000	SBA loan amount
5.90%	SBA interest rate - fixed for 20 year term**
240	SBA amortization

Tax bracket	40%
Annual property tax	\$7,110

#### OWN

<b>Move in Costs</b>	
Down payment (10%)	\$64,000
Estimated loan fees/costs	\$5,760
<b>TOTAL</b>	<b>\$69,760</b>

<b>Monthly Costs</b>	
Mortgage Payment	\$3,980
Property Taxes	\$593
Other operating costs	\$1,865
<b>TOTAL</b>	<b>\$6,437</b>

<b>Estimated tax benefits (monthly)</b>	
Depreciation benefit	\$547
Interest deduction (7 yr avg.)	\$1,107
Property tax deduction	\$237
Operating cost deduction	\$746
Subtotal	\$2,637
<b>Other Ownership Benefits</b>	
Avg. appreciation	0.025
Rental Income	n/a
<b>TOTAL</b>	<b>\$3,970</b>

**Effective monthly cost OWN                    \$2,467**

#### LEASE

<b>Move in Costs</b>	
Prepaid Rent	\$6,555
Security Deposit	\$6,555
<b>TOTAL</b>	<b>\$13,110</b>

<b>Monthly Costs</b>	
Lease Payment	\$6,555
Estimated Expenses	
<b>TOTAL</b>	<b>\$6,555</b>

<b>Estimated Tax Benefits (monthly)</b>	
Lease deduction	\$2,622
<b>Other Lease Benefits</b>	
Sublease Income	n/a
<b>TOTAL</b>	<b>\$2,622</b>

**Effective monthly cost LEASE                \$3,933**

#### Ownership Analysis Summary

Effective annual cost differential	\$17,591
Annual Principal Paydown (7 yr avg)	\$15,160
<b>ANNUAL WEALTH CREATION</b>	<b>\$32,751</b>

**NOTE: Tax benefits vary depending upon individual circumstances. Consult a tax advisor for specifics.**