

FOR SALE

HOLLYWOOD CROSSING | TRADER JOES 4121 NORTHEAST HALSEY STREET | PORTLAND, OR



Tenant & Lease Highlights

Tenant Trade Name:	Trader Joe's
Lease Term/Type/Building SF:	10 yrs/NNN/13,900 SF
Rent Increases:	CPI/12% Every 5 Years
Lease Expiration:	July 2017
Tenant Trade Name:	Panera Bread
Lease Term/Type/Building SF:	10 yrs/NNN/3,655 SF
Rent Increases:	10% Every 5 Years
Lease Expiration:	November 2017
Tenant Trade Name:	Citi Financial
Lease Term/Type/Building SF:	5 yrs/NNN/2,920 SF
Rent Increases:	3 % Annually
Lease Expiration:	October 2012



Trader Joe's, Your Neighborhood Specialty Grocery Store! Trader Joe's is a privately held company and all stores are company owned and operated.



Panera Bread Company, We are home. We are family. We are friends. Panera Bread's Hollywood Crossing location has corporate ownership and the company also franchises by selling market areas. Publicly Traded on the NASDAQ, symbol (PNRA).



Citi Financial, The world's leading financial services provider, is a part of Citigroup, Inc. Citigroup is publicly traded on the NYSE, Symbol (C).

Purchase Price:	\$8,026,859				
Annual Income:	\$543,857				
Reserves (\$0.10 x 20,442 SF)	(\$2,044)				
Net Operating Income:	\$541,813				
Cap Rate:	6.75%				
		<u>Lease Term</u>	<u>Adj. Cap</u>	<u>Annual Rent</u>	
		Trader Joe's:	10 Years	6.25%	\$319,728
		Panera Bread:	10 Years	7.50%	\$129,752
		Citi Financial:	5 Years	8.00%	\$94,377

Property & Investment Highlights

- New Architectural Design & Construction
- Specialty Grocery Store
- Trader Joe's Relocation (41st & Sandy)
- In Excess of 18,839 Cars Per Day
- Premiere Hollywood District Location
- Located Across From Hollywood Station & Light Rail
- Just Off I-84, and Within 2 Miles of Lloyd Center Mall
- 20,442 Square Foot Building
- Two 10 Year Triple Net Lease & a 5 Year.
- CPI/12 % Rent Increase in Year 6, Trader Joe's
- 10 % Rent Increase in Year 6, Panera Bread
- 3 % Rent Increase Every Year, Citi Financial
- Population: 188,553 People Within a 3-Mile Radius
- 107 Parking Spaces, Parking Ratio 5 per 1,000 RSF

Supporting Documents Available Upon Request

The information contained herein has been obtained from sources considered to be reliable, nonetheless, a prospective purchaser or lessee should verify all information to his or her satisfaction.



For More Information
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