

HAMILTON & ELIZA



BROADWAY



CLARK



# VANCOUVER PORTFOLIO

2018-2019 Construction | Located in Downtown  
Vancouver, WA | Favorable Assumable Financing

3 PROPERTIES | 4 BUILDINGS | 100 UNIT PORTFOLIO  
FOR SALE INDIVIDUALLY OR AS A PORTFOLIO

 **Kidder  
Mathews**



# THE OFFERING

Kidder Mathews presents a one of a kind portfolio of three newly constructed assets (4 buildings total) within a five block radius in the Uptown Neighborhood of downtown Vancouver, WA. Available for sale individually or as a portfolio.

Totaling 100 units and completed between 2018 and 2019, the portfolio includes Hamilton/Eliza (44 units), Broadway (36 units) and Clark (20 units). The unit mix includes studios, one bed, two bed, and three bed units with modern finishes, full kitchens with hard surface counters and stainless appliances. All units feature washer/dryers and decks or patios.

All three assets feature assumable debt through Granbridge. All have below market interest rates, sizable remaining terms, including interest-only. Additionally, all of the assets but one have full property tax abatements on the real property improvements for terms ranging from 6 to 9 years.

Downtown Vancouver is Portland's largest suburb and has become a destination place to live, thanks in part to the \$1.5 billion Waterfront Vancouver project that showcases a spectacular mix of residential, office, retail, and restaurants directly on the Columbia River facing Portland.



## PORTFOLIO OVERVIEW

No. of Units	100
Assets	3 Properties, 4 Buildings
Year Built	2018-2019
Sale Price	\$27,143,495

## UNIT MIX OVERVIEW

Studio	63
1 Bed	22 (1 Bath [6], 1.5 Bath [16])
2 Bed	11 (1 Bath [8], 2 Bath [3])
3 Bed	4 (1 Bath [2], 2 Bath [2])

## ASSET OVERVIEW

Property	No. of Bldgs	Units	Total SF	Price / Unit	Price / SF	Sale Price	Cap Rate
Broadway	1	36	20,620	\$265,081	\$463	\$9,542,926	4.75%
Hamilton & Eliza	2	44	27,863	\$270,314	\$427	\$11,893,811	4.75%
Clark	1	20	13,509	\$285,338	\$422	\$5,706,758	4.75%
<b>Total/Avg</b>	<b>4</b>	<b>100</b>	<b>61,942</b>	<b>\$271,435</b>	<b>\$438</b>	<b>\$27,143,495*</b>	<b>4.75%</b>

\* Available as complete portfolio or as individual properties

# PORTFOLIO HIGHLIGHTS

1901 BROADWAY ST, 2000-2012 BROADWAY ST, 701 E MCLOUGHLIN BLVD  
VANCOUVER, WA

## PORTFOLIO INFORMATION

**AVAILABLE** individually or as a portfolio

**ASSETS** 3 Properties, 4 Buildings

**YEARS BUILT** 2018-2019

**NUMBER OF UNITS** 100 Units

**UNIT MIX** Studios (63), One bed (22), Two beds (11), & Three beds (4)

**AMENITIES** include in-unit washer & dryers, off-street parking, deck/patios

**FINANCING** assumable with below market rates and I/O

**UPSIDE** in rents

## LOCATION HIGHLIGHTS

**CORE** downtown Vancouver location

**BLOCKS** from CBD, waterfront, restaurants, retailers

**GROWING** rental rates

**STEADY** job growth

**HIGH DEMAND** for apartments in Downtown Vancouver

**0.25 MILES** to I-5

**1 MILE** from Vancouver Waterfront, Clark Community College, Vancouver VA Hospital, Fort National Historic Site, Lewis and Clark Trail, Pearson Air Museum

**3 MILES** to Portland International Airport

**7 MILES** to Downtown Portland





# VANCOUVER PORTFOLIO

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COLUMBIA RIVER

VANCOUVER WATERFRONT

DOWNTOWN  
VANCOUVER CBD

E MILL PLAIN BLVD  
E 15TH ST

BROADWAY  
APARTMENTS

CLARK  
APARTMENTS

HAMILTON & ELIZA  
APARTMENTS

MAIN ST

W FOURTH PLAIN BLVD



# BROADWAY

1901 BROADWAY ST, VANCOUVER, WA 98633



## PROPERTY DETAILS

Units	36
Unit Mix	Studio (30), 1 Bed 1.5 Bath (6)
Avg. Unit Size	478 SF
Net Rentable Area	17,220 SF
Gross Building Area	20,620 SF
No. of Buildings & Floors	1 Building; 4 Floors
Parking Spaces	9
Site Area	9,583 SF / 0.22 AC
Year Built	2018
Parcel Number	045656-000

## LOAN - 15 YEAR FIXED RATE; GRANDBRIDGE

Loan Balance	\$4,777,500
IO Expiration	8/1/2024 (25 Months Remaining)
Interest Rate	4.06%
Origination - Maturity	7/29/2019 - 8/1/2034
Remaining Loan Term	145 Months / 12.08 Years

## PROPERTY TAX EXEMPTION

Start / End Date	1/1/2022 - 1/1/2030
Original / Remaining Term	12 Years / 8 Years
AMI	115%
Affordable Units	8
Max Rents for Affordable Units	Studio (\$1,946) 1 Bed 1 Bath (\$2,085) 2 Bed 1 Bath (\$2,177)



# HAMILTON & ELIZA

2000-2012 BROADWAY ST, VANCOUVER, WA 98663



## PROPERTY DETAILS

Units	44 (30 Hamilton, 14 Eliza)
Unit Mix	Studio (H-20, E-4), 1 Bed 1 Bath (E-5), 1 Bed 1.5 Bath (H-10), 2 Bed 2 Bath (E-3), 3 Bed 2 Bath (E-2)
Avg. Unit Size	493 SF
Net Rentable Area	21,704 SF
Gross Building Area	27,863 SF
No. of Buildings & Floors	2 Buildings; 4 Floors
Parking Spaces	23
Site Area	15,680 SF / 0.36AC
Year Built	2018 / 2019
Parcel Numbers	042750-000, 042720-000

## LOAN - 10 YEAR FIXED RATE; GRANDBRIDGE

Loan Balance	\$6,800,000
IO Expiration	1/1/2025 (30 Months Remaining)
Interest Rate	3.98%
Origination - Maturity	12/19/2019 - 1/1/2030
Remaining Loan Term	90 Months / 7.5 Years

## PROPERTY TAX EXEMPTION

Start / End Date	1/1/19 - 1/1/2031
Original / Remaining Term	12 Years / 9 Years
AMI	115%
Affordable Units	6
Max Rents for Affordable Units (Hamilton Only)	Studio (\$1,946) 1 Bed 1 Bath (\$2,085) 2 Bed 1 Bath (\$2,504)



# CLARK

701 E MCLOUGHLIN BLVD, VANCOUVER, WA 98663



## PROPERTY DETAILS

Units	20
Unit Mix	Studio (9), 1 Bed 1 Bath (1), 2 Bed 1 Bath (8), 3 Bed 1 Bath (2)
Avg. Unit Size	551 SF
Net Rentable Area	11,013 SF
Gross Building Area	13,509 SF
No. of Buildings & Floors	1 Building; 4 Floors
Parking Spaces	20
Site Area	8,712 SF / 0.20 AC
Year Built	2018
Parcel Number	041410-000

## LOAN - 15 YEAR FIXED RATE; GRANDBRIDGE

Loan Balance	\$2,730,000
IO Expiration	9/1/2024 (26 Months Remaining)
Interest Rate	3.72%
Origination - Maturity	8/30/2019 - 9/1/2034
Remaining Loan Term	146 Months / 12.17 Years

## PROPERTY TAX EXEMPTION

Start / End Date	1/1/20 - 1/1/2028
Original / Remaining Term	8 Years / 6 Years
AMI	100%
Affordable Units	4
Max Rents for Affordable Units	Studio (\$1,692) 1 Bed 1 Bath (\$1,813) 2 Bed 1 Bath (\$2,177)



# SUBMARKET OVERVIEW

## CITY OF VANCOUVER

Vancouver is a thriving metropolis located just nine miles north of downtown Portland, Oregon across the Columbia River. It is the largest suburb in the Portland-metro area with around 175,000 residents (19% of the Portland MSA), and combined with the Portland-Metro area's 2.4 million residents, ranks among the top 25 metro areas in the country. Already the fourth largest city in Washington, Clark County is also the fastest growing community in the Pacific Northwest.

Vancouver has been increasingly recognized for its livability and desirability. In 2017, Livability.com placed the city sixth on its list of "Top 10 Best Places to Retire." Sunset named Vancouver its "Northwest Winner" on its 2017 list of "20 Best Value Towns in the West," and

Movehub recently ranked Vancouver in first place for "most hipster" city in America, recognizing its progressive politics, sustainable food, thrift store bargains, and delicious local beer.

The Esther Short neighborhood, located just blocks from Herby, sits at the heart of downtown Vancouver's cultural center. This hub is packed with restaurants and shops on every block, and the farmers market at Esther Short Park is one of the main weekend attractions.

Because of its affordability and convenience, a significant percentage of Portland's workforce lives in Clark County and commutes to Portland. Downtown Vancouver is experiencing several revitalization projects that will increase urban living options, green spaces, offices, and shopping. A 32 acre and \$1.3 billion mixed-use waterfront project is underway downtown. In addition, Oregon and Washington legislators are considering constructing a new I-5 bridge which would connect Portland and Vancouver.



Helping continue the long term growth of the city, Vancouver maintains a diverse and growing economy known for its educated workforce, good schools, strong health care and high-tech sectors, solid transportation infrastructure, and desirable no state income tax system. Less than a half mile from Herby, Clark College enrolls approximately 13,000 students on its 101 acre campus.

Vancouver is closer to the Portland International Airport than most of Portland, accessible via Interstates 205 and five - twenty minutes away

from most of Vancouver and its eastern suburbs of Camas and Washougal. C-TRAN is Clark County's public bus system.

The Pacific Ocean is less than 90 miles to the west. The Cascade Mountain Range rises on the east. Mount St. Helens National Volcanic Monument and Mt. Hood are less than two hours away. The spectacular Columbia River Gorge National Scenic Area lies 30 minutes to the east. Vancouver combines the excitement of a major metropolitan area with small-town charm and abundant recreational opportunities.

Vancouver is a dramatically growing city that has stepped out of Portland's shadow and created its own destination community for both existing residents and those new to the Pacific Northwest.



# SUBMARKET OVERVIEW

## THE WATERFRONT DEVELOPMENT

**"A WORLD-CLASS URBAN DESIGN AT THE WATER'S EDGE"**

The waterfront development will include a seven acre riverside park with 3,300 homes, and 32 acres of retail, high-end restaurants, and Hotel Indigo. All of this, anchored by a 90-foot cable-stay pier extending out over the Columbia River with mountain views, makes for a one-of-a-kind development that is transforming the city of Vancouver.

### THE WATERFRONT MASTER PLAN

\$1.5 billion development

20-block, 32-acre urban development south-facing on the Columbia River

1.25 million feet of Class A creative office space

250,000 SF of planned restaurant and retail space

3,300 planned residential units

\$35 million waterfront park - spanning 7.3 acres

\$250 million phase 1 is currently under construction

**"THIS DEVELOPMENT MAY EFFECTIVELY MAKE THE PORTLAND SUBURB ACTUALLY COOLER THAN PORTLAND ..."**

- Sophia June, Willamette Week





# SUBMARKET OVERVIEW

## IMMEDIATE LOCAL AMENITIES

### ESTHER SHORT PARK

A 5 acre gem in the heart of downtown Vancouver, Esther Short Park is the oldest public square in the state of Washington. The park has many amenities for the whole family and attracts visitors, local residents and workers out for a stroll daily.

### THE WATERFRONT

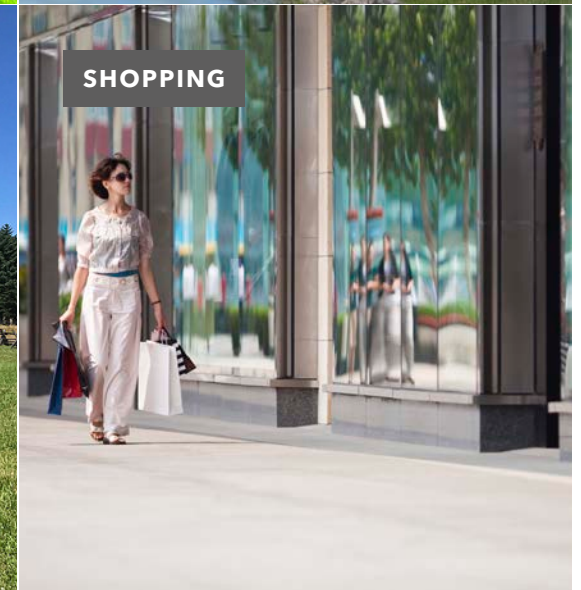
The Waterfront-Vancouver is a new urban development, led by Gramor Development, which is under construction just west of the I-5 interstate bridge in downtown Vancouver. The development will have 3,300 residential units, 1 million SF of commercial office space and 250,000 SF of commercial retail. The plan also will accommodate a 150-room hotel. This development is being heralded as a “game changer” for Vancouver.

### FORT VANCOUVER

Vancouver is one of only two cities in the Pacific Northwest to have a U.S. National Park Service Historic Site in its downtown core. Fort Vancouver National Historic Site includes Pearson’s airfield, a reconstructed 19th century trading post and fort with a bastion, seasonal gardens, an outlying village, working trade houses for baking, carpentry, and blacksmithing. Set on 191-acres next to the Columbia River, the Fort is a not-to-miss experience unique to Vancouver at all times of the day.

### SHOPPING

With a variety of shops and galleries ranging from names you know and love to locally-owned boutiques, Vancouver has a host of shopping options. Uncover the latest trends at Vancouver Mall, Southwest Washington’s largest shopping destination. Or head uptown for a selection of quaint boutiques and art galleries. For those looking to avoid paying sales tax, Portland’s Hayden Island is just minutes away with a wide assortment of national retailers.







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