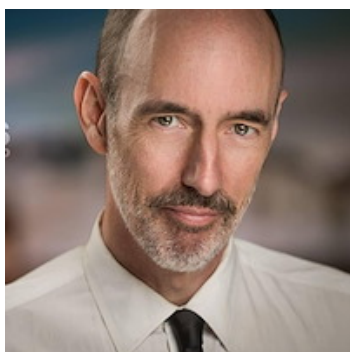




PROPERTY REPORT

530 S 1st Ave, Hillsboro, OR 97123

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Presented by

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All Professionals Real Estate LLC

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Beaverton, OR 97003



530 S 1st Ave, Hillsboro, OR 97123

■ Expired

* Expired: 6/30/2024
* CIE/MLS Listing 23695702: 11/6/2023

List Price

\$1,599,000

Expired Date: 6/30/2024
Listing ID: 23695702

Closed Price

\$323,143

Closed Date: 7/6/2022

Price Per Sq Ft

\$222

Property Facts

Property Type
Property Subtype
Number of Buildings
Number of Units
Number of Stories
Building Area (sq ft)
Lot Size
Lot Dimensions
Year Built
Roofing
Heating
Garage (spaces)
Construction

Public Facts

Retail
Auto repair (& related)
—
0
—
5,400
9,600 sq ft
9600 SF
—
—
—
0
—

Listing Facts

Industrial
Manufacturing
1
—
2
7,200
9,583 sq ft
—
1975
Flat
Forced Air
—
Concrete

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Extended Property Facts

Structure Details

Roofing	Flat
Number of Levels	2
Construction Features	Concrete
Parking Features	On Site

Property Features

Construction Features	Concrete
Number of Buildings	1
Levels	2
Roof Features	Flat
Levels	2
Heating	Forced Air
Building Sq. Ft.	7,200 sq ft

Interior Details

2nd Floor	1800 sq ft
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Exterior Details

Lot Size - Square Feet	9600 sq ft
Lot Size - Acres	0.220 ac
Neighborhood Code	ZHBO

Location Details

Directions to Property	S 1st Ave & SE Walnut St
Zoning	I-G





Listing Facts and Details

Listing Details

Listing ID: 23695702**Listing Source:** RMLS™ Oregon and SW Washington**Original List Price:** \$989,000**Original List Date:** 11/6/2023**Current List Price:** \$1,599,000**Listing Agreement Type:** Exclusive Right to Sell(ER)**Showing Instructions:** CallListingAgent**Details:**

ASKING PRICE: \$1,599,000 CASH? Building Size: 7,200 SF? 1st floor: Warehouse/production? 2nd floor: Office/caretaker space? Separate Upstairs 2 bed 1 bath apt with laundry room? 3 rentable areas? Site Size: ± 6,583 SF / ± 0.22 AC? Currently operating as hemp distillate extraction facilityOWNER CARRY? \$1,000,000 down Favorable (below market) interest ratesFOR LEASE: NON CANNABIS RELATED USE? 3 different spaces available individually or together? Terms negotiable dependent on credit and useFOR LEASE: CANNABIS RELATED USE? 3 different spaces available individually or together? Terms negotiable dependent on credit and use? Full ethanol extraction equipment available within lease? Equipment provides ability to take bio mass to isolate? Finished product equipment can be used or removed? apex

Legal:

DIST:51 SEC/TWN/RNG/MER:SEC 06 TWN 01S RNG 02W SIMMONS ADD TO HILLSBORO, LOT PTS 4-6

Price Change History

Change Date	Description	New List Price	% Change
7/1/2024	Expired	\$1,599,000	—
4/29/2024	Price Change	\$1,599,000	+61.68%
1/23/2024	Active	\$989,000	—
11/6/2023	Active	\$989,000	—

Public Facts

Owner Information

Owner Name 530 SOUTH 1ST LLC**Mailing Address** 516 S 1St Ave Hillsboro OR 97123-4402**Vesting** Company/Corporation**Contact Title** OFFICER**Number of Tenants** 3**Avg. Time Tenants in Business** 1,104

Legal Description

APN 1S206BB-08301 01**Tax ID** R1322973**FIPS Parcel Number** 410671S206BB-08301 01**Census Tract** 410670325.013037**Abbreviated Description** DIST:51 SEC/TWN/RNG/MER:SEC 06 TWN 01S RNG 02W SIMMONS ADD TO HILLSBORO, LOT PTS 4-6**City/Municipality/Township** Hillsboro, OR 97123**General Use** Auto Repair (& Related), Garage**Overall Use** MISCELLANEOUS SERVICES

Assessed Values

Date	Improvements	Land	Total	Tax
2023	—	—	\$176,740	\$2,978
2022	—	—	\$171,600	\$2,897



Property Report

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2021	—	—	\$166,610	\$2,839
2020	—	—	\$161,760	\$2,778
2019	—	—	\$157,050	\$2,698
2018	—	—	\$152,480	\$2,583
2017	—	—	\$148,040	\$2,489
2016	—	—	\$143,730	\$2,421
2015	—	—	\$139,550	\$2,323
2014	—	—	\$135,490	\$2,310
2013	—	—	\$131,550	\$2,260
2012	—	—	\$127,720	\$2,190
2011	\$122,710	\$55,400	\$178,110	\$2,111
2010	\$113,470	\$64,640	\$178,110	—

Deed Records

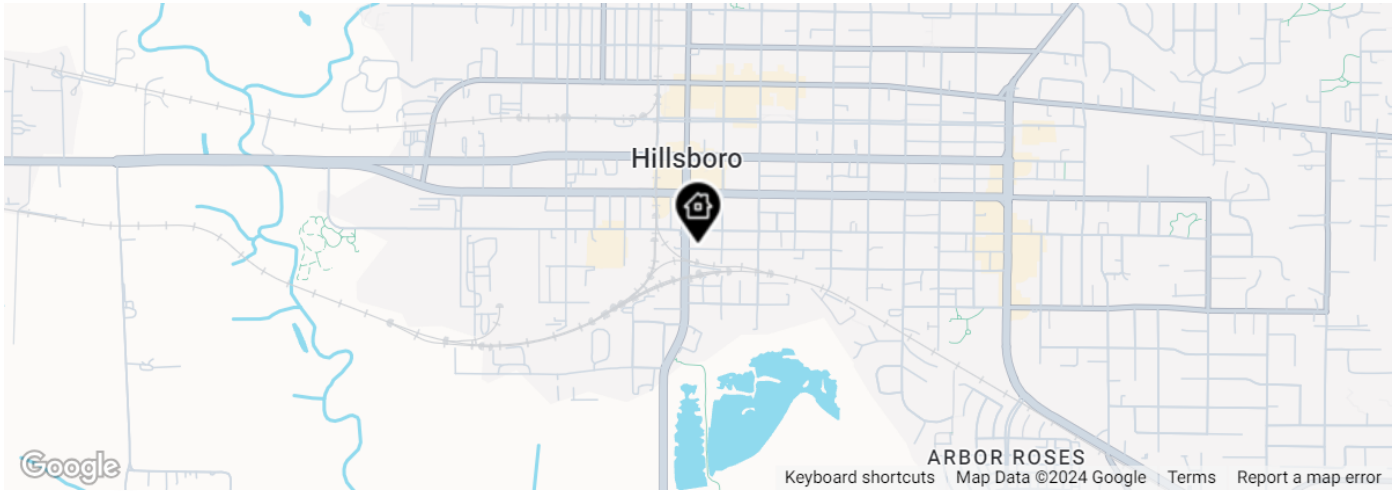
Recording Date	7/6/2022
Document Type	Warranty Deed
Sales Price	\$323,143
Sales Price Code	Full amount stated on Document
Buyer Name	530 SOUTH 1ST LLC
Buyer ID	Limited Liability Company
Seller Name	KATHLEEN A PAGE, PAGE LIVING TRUST
Seller ID	Trustee
Document #	2022-044088
County Transfer Tax	\$324
Contract Date	6/3/2022

Financial Details

Adjusted Prop. Value	\$581,490
Default History	NO DEFAULTS IN AVAILABLE RECORDS
MTG Risk Score	124
New Applicant Underwriting Score	130
Property Use Reliability Score	124
Property Use Risk Score	C
Financial Risk Score	124
Local Area Credit Risk Score	C
Special Risk Characteristics	NO SPECIAL RISK FEATURES



Maps



Legend:  Subject Property

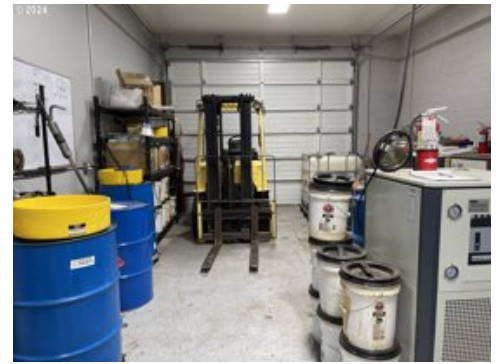


Legend:  Subject Property

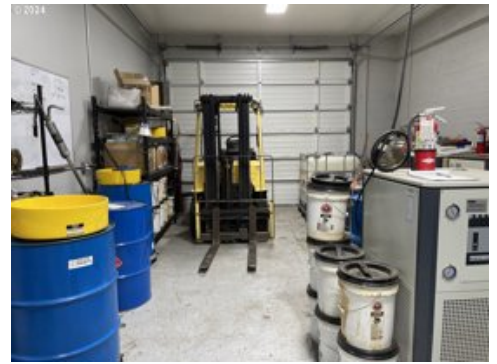


Legend:  Subject Property

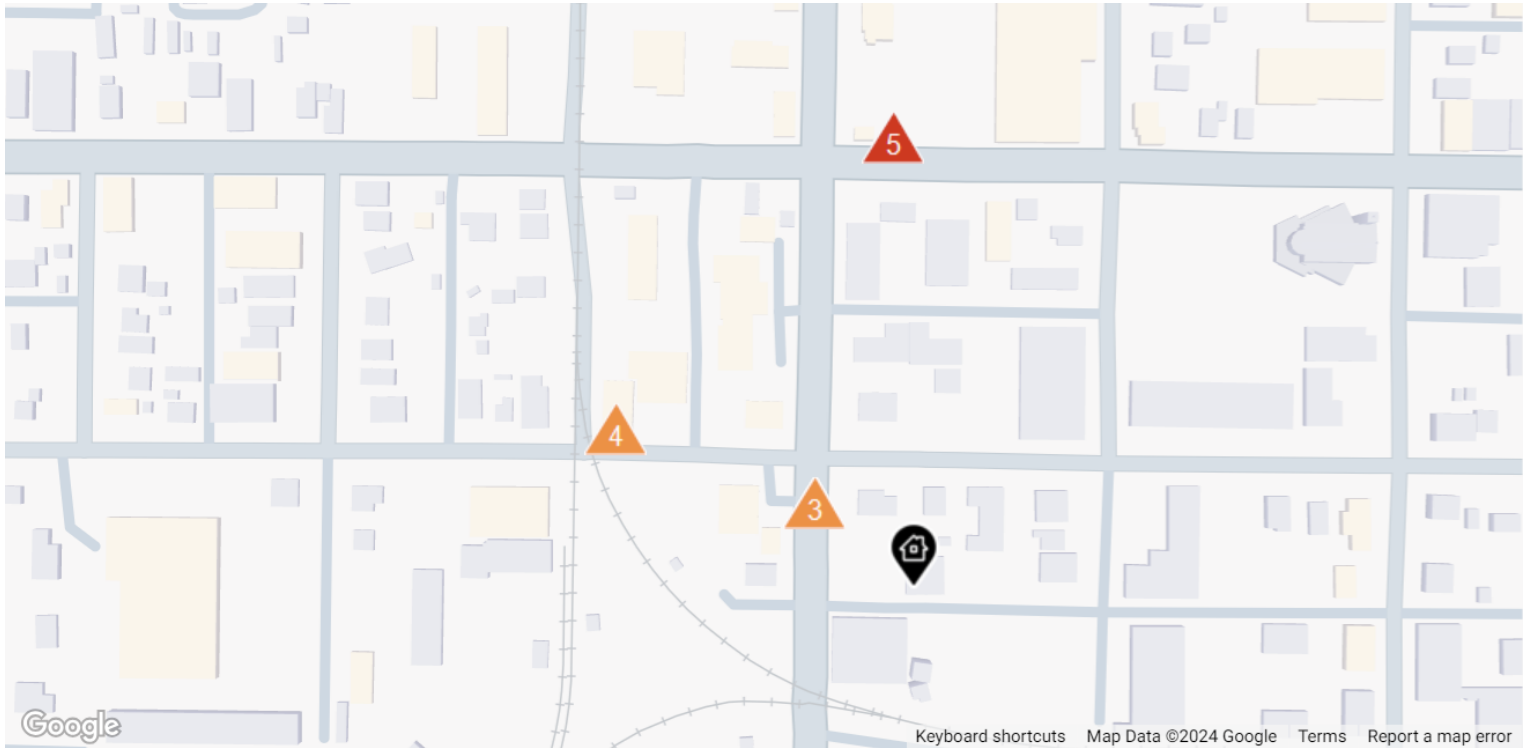
Property Photos



Historical Photos



Traffic Counts



Daily Traffic Counts:  Up 6,000 / day  6,001 – 15,000  15,001 – 30,000  30,001 – 50,000  50,001 – 100,000  Over 100,000 / day

1

9,240

2023 Est. daily traffic counts

Street: **S 1st Ave**
Cross: **SW Walnut Ave**
Cross Dir: **S**
Dist: **0.03 miles**

Historical counts

Year	Count	Type

2

10,767

2023 Est. daily traffic counts

Street: **S 1st Ave**
Cross: **SW Walnut Ave**
Cross Dir: **N**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2020	 10,255	AADT
2017	 11,700	AADT
2016	 11,500	AADT
2015	 10,400	AADT
2012	 10,300	AADT

3

10,767

2023 Est. daily traffic counts

Street: **S 1st Ave**
Cross: **SW Walnut Ave**
Cross Dir: **N**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2021	 11,137	AADT
2020	 7,934	AADT
2018	 8,800	AADT
2017	 8,800	AADT
2016	 8,700	AADT

4

6,557

2023 Est. daily traffic counts

Street: **SW Walnut Ave**
Cross: **SW Adams Ave**
Cross Dir: **W**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2020	 6,299	AADT
2017	 7,100	AADT

5

16,994

2023 Est. daily traffic counts

Street: **SE Oak St**
Cross: **SE 5th Ave**
Cross Dir: **W**
Dist: **0.03 miles**

Historical counts

Year	Count	Type

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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Elev8 Mortgage



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MORTGAGE



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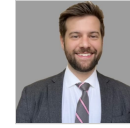
Ticor Title



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