

SINGLE TENANT MEDICAL LEASED INVESTMENT

233 NE 102nd Avenue, Portland, Oregon



**100% LEASED TO
CDI EPIC LLC**

18,000 SF Medical Facility

CENTER FOR
DIAGNOSTIC IMAGING



Joe Kappler
503.972.7294
joek@macadamforbes.com

1800 SW First Avenue, Suite 650 | Portland OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500

233 NE 102nd Avenue

Portland, Oregon

FOR SALE



PROPERTY DESCRIPTION

BUILDING SIZE

18,000 SF

LOT SIZE

36,412 SF

ZONING

CX (Central Commercial),
City of Portland

YEAR BUILT

1990

PARKING

50 free surface spaces

SALE PRICE

\$5,375,000 (\$298.61/SF)

CAP RATE

5.5%



Joe Kappler
503.972.7294
joek@macadamforbes.com

233 NE 102nd Avenue

FOR SALE

Portland, Oregon



TENANT PROFILE

CENTER FOR
DIAGNOSTIC IMAGING



Center for Diagnostic Imaging (CDI)

CDI (A National Provider Network for Medical Imaging & Related Services) purchased a controlling interest in EPIC Imaging to form CDI Epic LLC. CDI was founded in 1981 and is based in St. Louis Park Minnesota. Center for Diagnostic Imaging, Inc. provides diagnostic imaging and interventional radiology services to healthcare communities in the United States.

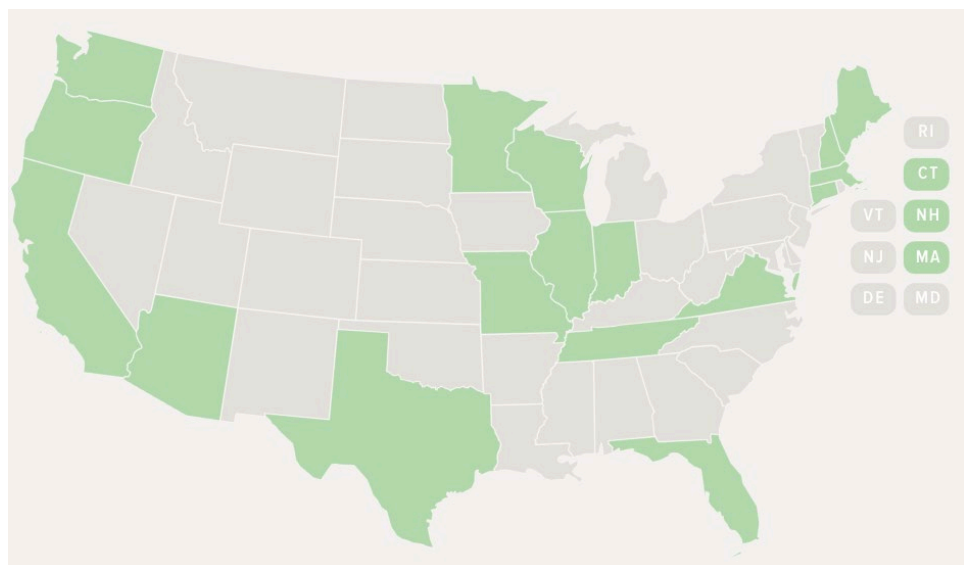
EPIC Imaging has more than a 50 year history in the Portland area, delivering high-quality imaging featuring sub-specialized radiologists with advanced training in women’s imaging, ENT, head and neck, oncology, musculoskeletal imaging, abdominal and intestinal disorders and interventional radiology.

They have three locations in the Portland metro area (Bethany, Gateway and Nimbus). CDI Epic LLC recently renewed their lease at the Gateway office for 10 years.

More information about CDI can be found at: https://www.mycdi.com/about_us/



CDI Office Locations



Source: www.mycdi.com



Joe Kappler
503.972.7294
joek@macadamforbes.com

233 NE 102nd Avenue

FOR SALE

Portland, Oregon



TENANT PROFILE

CDI Epic LLC's advanced diagnostic imaging technology includes MRI, CT, mammography, ultrasound, PET/CT, Digital X-ray and digital fluoroscopy, as well as an interventional practice specializing in pelvic congestion syndrome, uterine fibroid embolization, varicose veins, infertility and spinal fracture.



Joe Kappler
503.972.7294
joek@macadamforbes.com

233 NE 102nd Avenue

FOR SALE

Portland, Oregon



LEASE SUMMARY

TENANT	CDI Epic LLC
LEASE TYPE	Triple Net
EXTERIOR WALLS	Tenant Responsibility
ROOF	Tenant Responsibility
HVAC	Tenant Responsibility
SIDEWALKS	Tenant Responsibility
AWNINGS	Tenant Responsibility
LANDSCAPING	Tenant Responsibility
PARKING LOT	Tenant Responsibility
CAM	Tenant Responsibility
INSURANCE	Tenant Responsibility
UTILITIES	Tenant Responsibility
LEASE COMMENCEMENT	October 1, 2017
CURRENT TERM EXPIRATION	September 30, 2027
REMAINING LEASE TERM	10 Years
ANNUAL BASE RENT (CURRENT)	\$295,800
ESCALATIONS	3% annually
RENEWAL OPTIONS	2 options at 5 years each at FMV



RENT SCHEDULE

PERIOD	MONTHLY BASE RENT
10/1/2017 - 9/30/2018*	\$24,650.00 NNN
10/1/2018 - 9/30/2019	\$25,289.50 NNN
10/1/2019 - 9/30/2020	\$26,151.19 NNN
10/1/2020 - 9/30/2021	\$26,935.72 NNN
10/1/2021 - 9/30/2022	\$27,743.79 NNN
10/1/2022 - 9/30/2023	\$28,576.11 NNN
10/1/2023 - 9/30/2024	\$29,433.39 NNN
10/1/2024 - 9/30/2025	\$30,316.39 NNN
10/1/2025 - 9/30/2026	\$31,225.88 NNN
10/1/2026 - 9/30/2027	\$32,162.66 NNN

*Base rent is free from 10/1/2017 - 12/31/2017



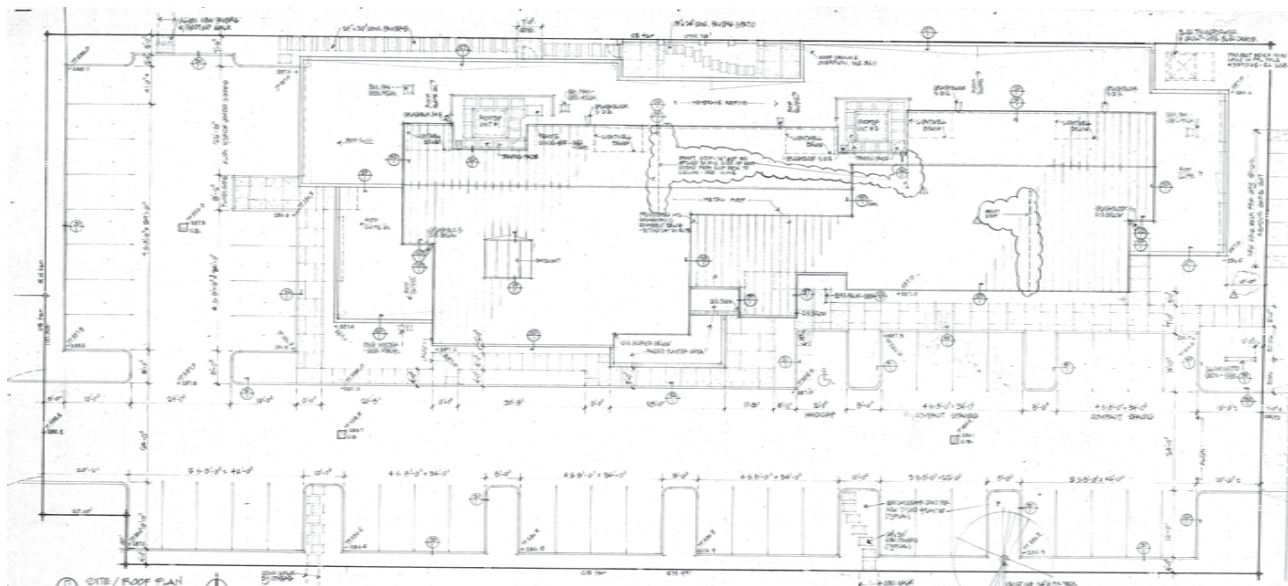
Joe Kappler
503.972.7294
joek@macadamforbes.com

233 NE 102nd Avenue

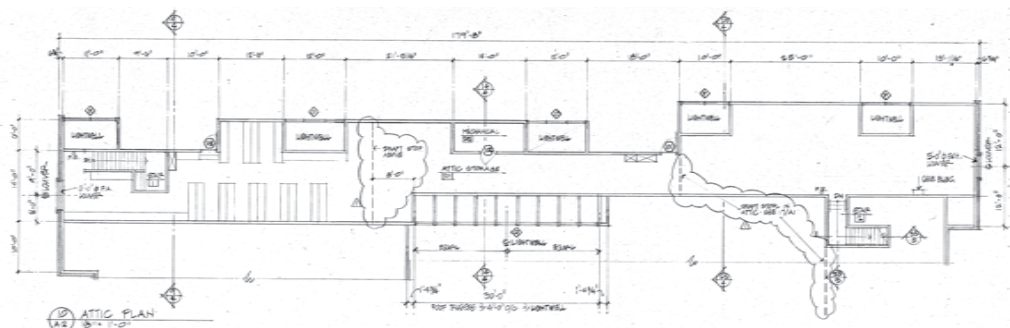
FOR SALE

Portland, Oregon

FIRST FLOOR PLAN



ATTIC FLOOR PLAN



Joe Kappler
503.972.7294
joek@macadamforbes.com

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

WWW.MACADAMFORBES.COM | 503.227.2500

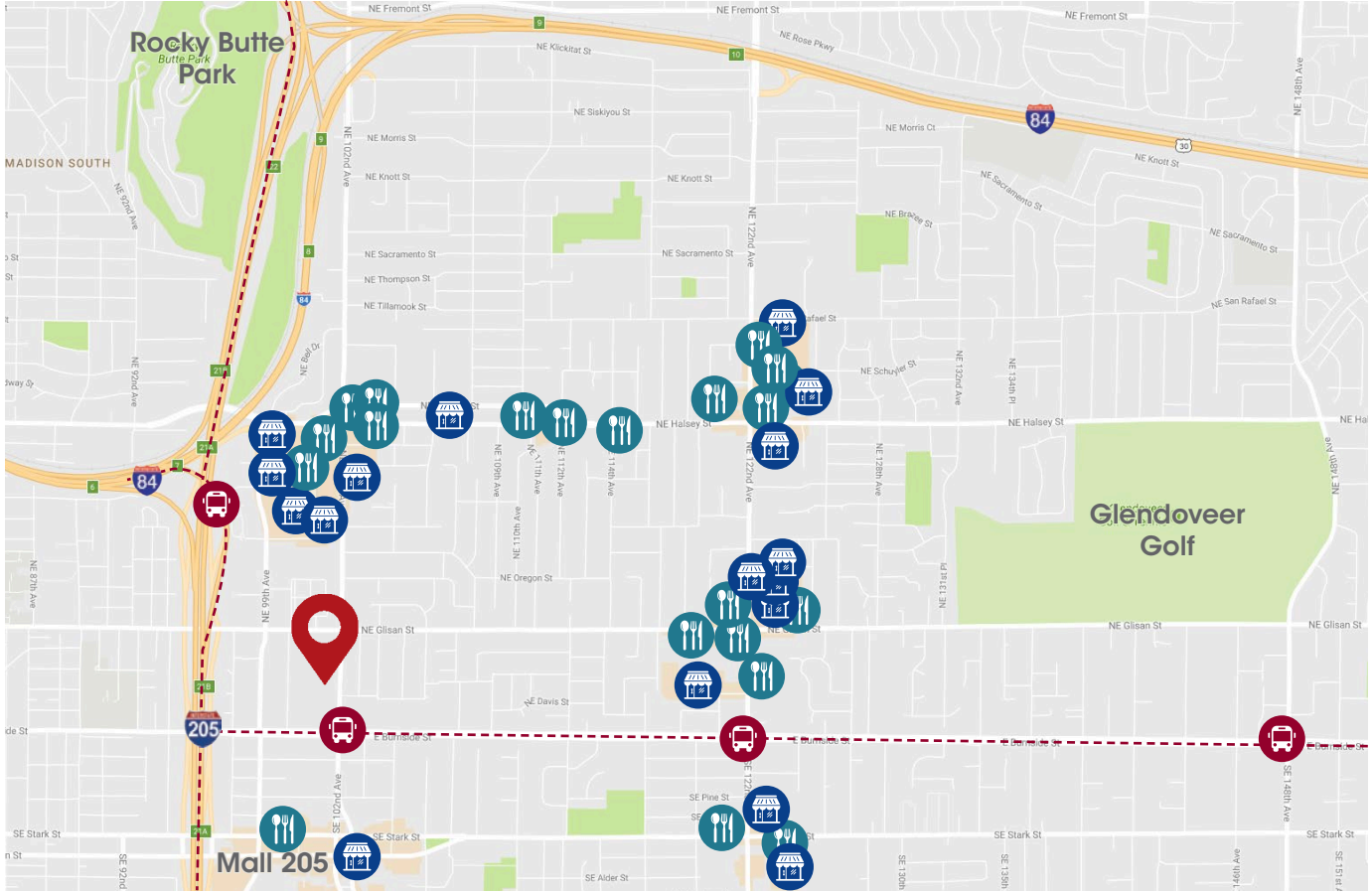
233 NE 102nd Avenue

FOR SALE

Portland, Oregon



LOCATION



RETAIL



- Walgreen's
- Safeway
- Winco
- Dollar Tree
- The Outer Rim Bicycle Shop
- Kohl's
- Fred Meyer
- Big 5 Sporting Goods
- Auto Zone

DINING



- Portland Coffee Shop
- Pig 'N Pancake
- La Isla Bonita
- Starbucks
- Mod Pizza
- McGillacuddy's Sports Bar & Grill
- Muchas Gracias
- McMenamins Mall 205
- Burgerville

TRANSPORTATION



- MAX Blue Line
- TRIMET Bus Stop



Joe Kappler
 503.972.7294
 joek@macadamforbes.com

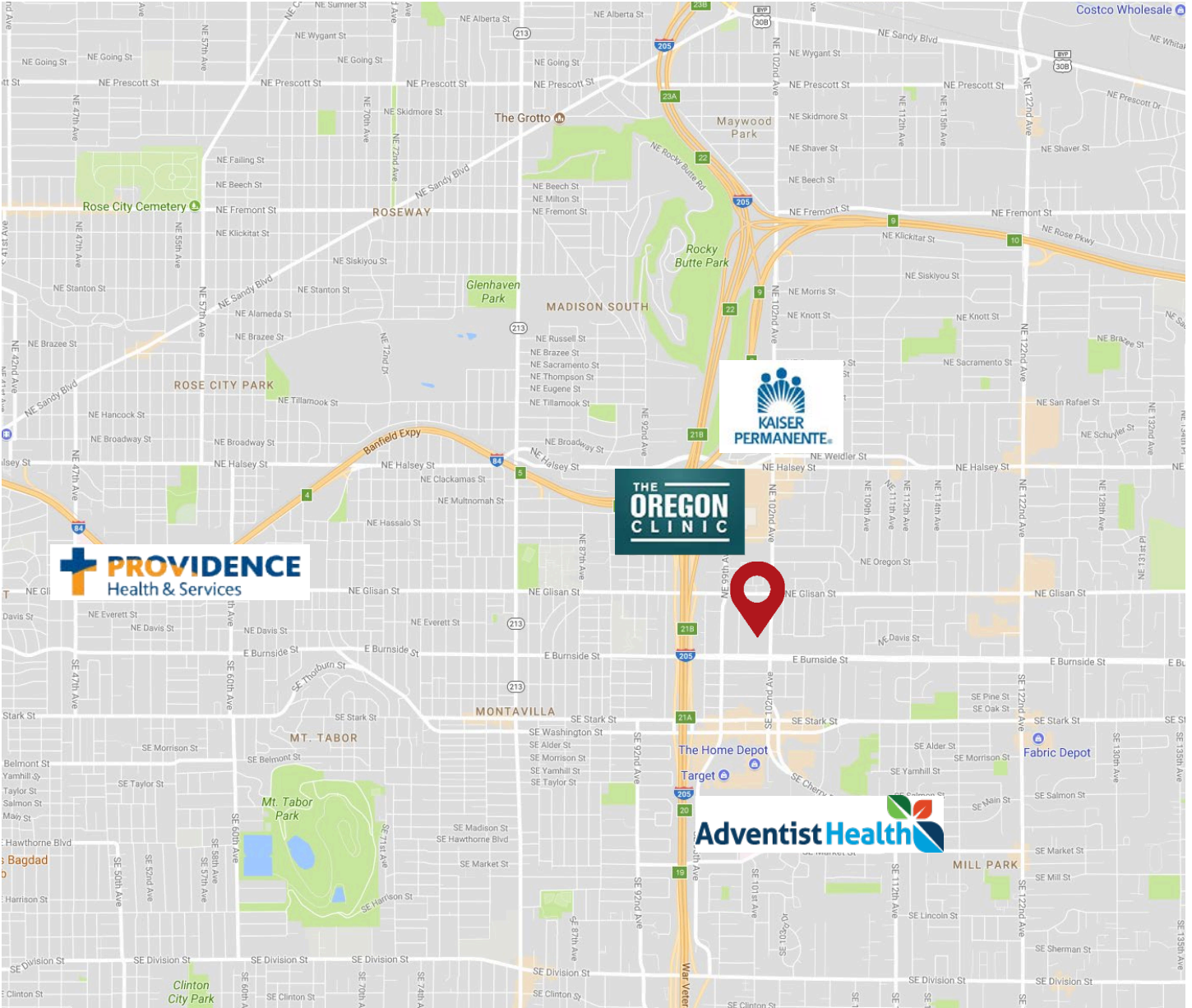
233 NE 102nd Avenue

FOR SALE

Portland, Oregon



LOCATION



Joe Kappler
503.972.7294
joek@macadamforbes.com

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

WWW.MACADAMFORBES.COM | 503.227.2500