



MLS #	712612	Asking Price	\$549,900
Status		Area	90 MARION COUNTY
Type	Industrial	Appr Lot Size	
Address	254 NW 5th Av	Acres	0.450
Cross Street	Alder	Lot Square Feet	
City	Mill City	Appr Bldg. Sqft.	
State	OR		
Zip	97360		

Remarks

Investment Property-Mini Storage units - 10x10 and 5x10 units plus a 4 bedroom 2 bath house with approx 1470 sq ft with many updated features. .45 acre allows for possible expansion of storage units.

General

Property Name	Mill City Storage Units
Tax Account #	R41929
Listing Date	12/1/2016
Possession	COE
County	Marion
Zoning	CH
Original Price	\$549,900

Virtual Tour **Virtual Tour**

DOM	55
Expenses - A or P	
Maintenance	\$500
Vacancy Loss	3006
Less Annual Debt Service	

Cash Flow Before Taxes	
Taxes	\$2,511
Tax Years	15-16
Directions	Highway 22 east - Right on 5th.

Total Operating Expense	
Adjusted Gross Income	
Net Operating Income	
Gross Sched Income	\$57,100

Features

SUITABLE/ INDUSTRY	Self Storage/Mini-Storage
PROPERTY USE TYPE	Business
TENANCY	
SIGNAGE	Yes
OUTBUILDINGS	Shed
ROOF	Composition
SIDING	Shingle
FOUNDATION	Continuous
BASEMENT	
FENCED YARD	Yes
VIEW	Territorial

SUITABLE/ OFFICE	
SUITABLE/SENIOR HOUSING	
SUITABLE/ SHOPPING	
HEATING-COOLING	Electric, Forced Air
SEWER	City
WATER	City, Connected
HIGH SPEED COMM.	Unknown
TERMS SELLER WILL CONSIDER	Cash, Conventional

My Information



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GYSIN REALTY GROUP LLC - Main: 503-585-1970
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MONTHLY MONEY BREAKDOWN 2016

MONTH	CHECKS	CASH	\$ ORDER	CREDIT	TOTALS
JAN	1386.25	540	140	315	2381.25
FEB	1435	760		75	2270
MARCH	1242.5	1026.25	120	850	3238.75
APRIL	965	665	135	2275	4040
MAY	1034.5	1002.5	388	665	3090
JUNE	1725	307.5	165	785	2982.5
JULY	1432	577	330	680.25	3019.25
AUGUST	1202	1132	45	2045.25	4424.25
SEPTEMBER	1325	596	210	790	2921
OCTOBER	1601	688	285	547.5	3121.5
NOVEMBER	1590	550	177.5	570	2887.5
DECEMBER	1895	767	280	844	3786
TOTAL					38162

10 X 10 = 34 min. 82.00 mo.

5 X 10 = 24 min. 52.00 mo.

1-17-17

Tom Graylock

254 NW 5th Ave Mill City Oregon

Subject home is a 3 bedroom and 2 bath. Recent updating summer 2016. Home sits between the ingress and egress gates on a large portion of the .45 acre lot.

Presently tenants pay \$1,200 per month. Seller/Owner credits tenants each month \$150 for opening gated storage complex and re securing at night. Tenant also will collect storage rents if dropped at house for monthly payments.