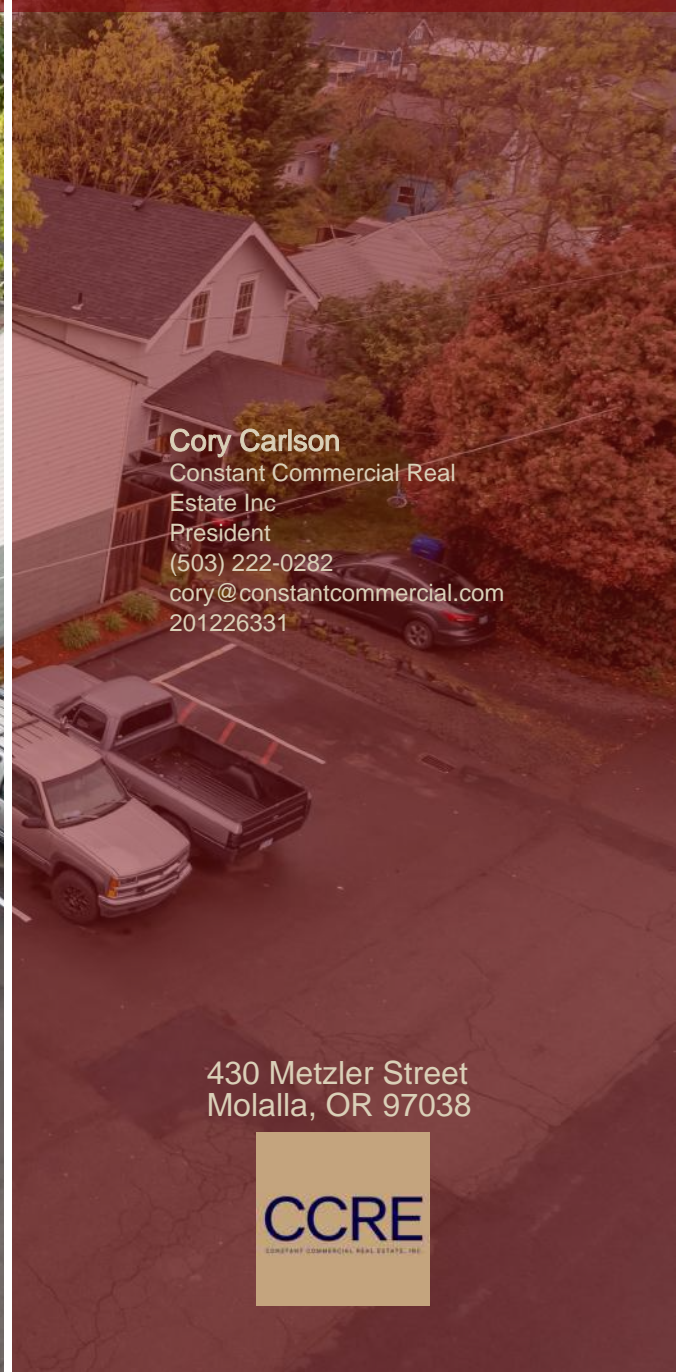


430 Metzler



OFFERING MEMORANDUM



Cory Carlson
Constant Commercial Real
Estate Inc
President
(503) 222-0282
cory@constantcommercial.com
201226331

430 Metzler Street
Molalla, OR 97038

CCRE
CONSTANT COMMERCIAL REAL ESTATE, INC.

430 Metzler

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Company Bio

Exclusively Marketed by:



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Brokerage License No.: 201250517
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01 Executive Summary

Investment Summary

Unit Mix Summary

430 METZLER

OFFERING SUMMARY

| | |
|-------------------|--|
| ADDRESS | 430 Metzler Street Molalla OR 97038 |
| COUNTY | Clackamas |
| BUILDING SF (EST) | 6,500 SF |
| LAND SF | 13,760 SF |
| LAND ACRES | .32 |
| NUMBER OF UNITS | 7 |
| YEAR BUILT | 1977 |
| APN | 52E08DD06600 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|--------------------------|-----------|
| PRICE | \$975,000 |
| PRICE PSF | \$150.00 |
| PRICE PER UNIT | \$139,286 |
| OCCUPANCY | 95.00% |
| NOI (CURRENT) | \$61,022 |
| NOI (Pro Forma) | \$83,271 |
| CAP RATE (CURRENT) | 6.26% |
| CAP RATE (Pro Forma) | 7.52% |
| CASH ON CASH (CURRENT) | 4.52% |
| CASH ON CASH (Pro Forma) | 8.74% |
| GRM (CURRENT) | 8.39 |
| GRM (Pro Forma) | 7.51 |

PROPOSED FINANCING

| | |
|--------------------------------|----------------|
| Conventional - Broker Verified | |
| LOAN TYPE | Amortized |
| DOWN PAYMENT | \$292,500 |
| LOAN AMOUNT | \$682,500 |
| INTEREST RATE | 5.75% |
| LOAN TERMS | 7-year Balloon |
| ANNUAL DEBT SERVICE | \$47,794 |
| LOAN TO VALUE | 70% |
| AMORTIZATION PERIOD | 30 Years |

DEMOGRAPHICS

| | 3 MILE | 5 MILE | 10 MILE |
|------------------------|-----------|-----------|-----------|
| 2026 Population | 12,649 | 17,195 | 46,551 |
| 2026 Median HH Income | \$89,382 | \$95,619 | \$103,069 |
| 2026 Average HH Income | \$103,812 | \$110,459 | \$125,121 |



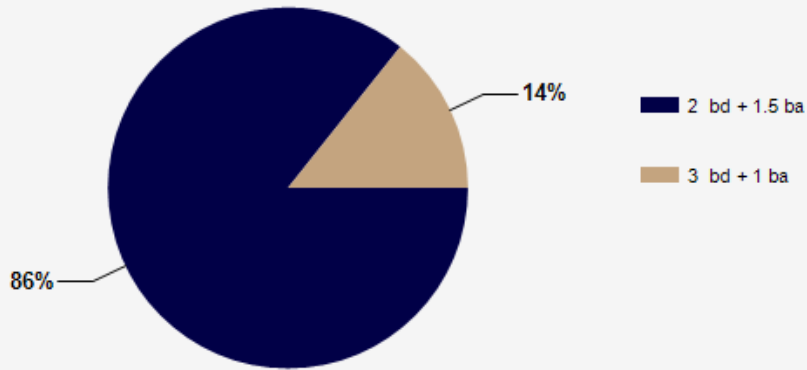
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5200 Meadows Rd #150, Lake Oswego, OR 97035

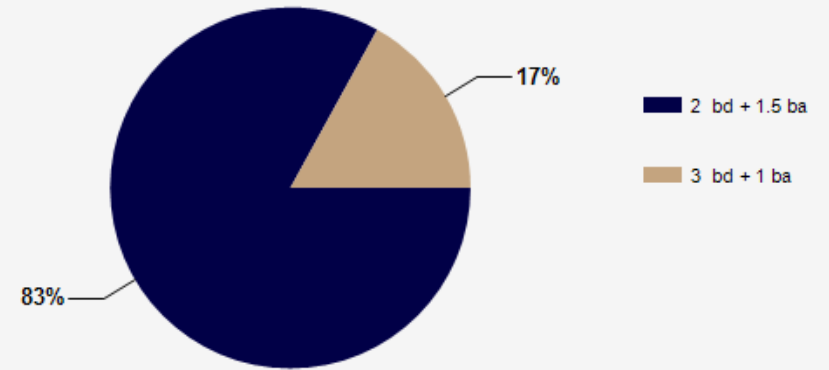
- 430 Metzler Avenue offers a 7-unit multifamily asset in Molalla, Oregon with a clear, executable value-add thesis already in motion. The property sits on a manicured 0.32-acre R3-zoned parcel and is being offered by a methodical ownership group that has invested meaningfully in the asset over the hold period. Four of six two-bedroom units and the three-bedroom unit have been updated with new cabinetry, appliances, LVP flooring, updated light fixtures, and fresh paint. In-unit laundry has been installed in five of seven units on turnover, with conversion continuing on the remaining two — a significant amenity upgrade at this price point in this submarket.
- The primary value-add drivers for an incoming owner are operational rather than capital-intensive. Owner-paid utilities represent the largest single expense line at approximately \$16,000 annually; implementing a Ratio Utility Billing System (RUBS) would shift this cost to tenants and materially improve net operating income without additional renovation spend. A recently executed lease at \$1,425/month on a renovated two-bedroom establishes the current market rate, with remaining below-market and vacant units representing identifiable near-term upside. A stabilized rent roll projects to \$9,685/month — \$116,220 annually — supporting a projected NOI of \$61,022 and a 6.26% cap rate at the offering price.

| Unit Mix | # Units | Square Feet | Actual | | | Market | | |
|------------------------|----------|-------------|-------------------|---------------|----------------|----------------|-----------------|-----------------|
| | | | Current Rent | Rent PSF | Monthly Income | Market Rent | Market Rent PSF | Market Income |
| 2 bd + 1.5 ba | 6 | 900 | \$1,070 - \$1,425 | \$1.39 | \$7,485 | \$1,425 | \$1.58 | \$8,550 |
| 3 bd + 1 ba | 1 | 1,100 | \$1,495 | \$1.36 | \$1,495 | \$1,625 | \$1.48 | \$1,625 |
| Totals/Averages | 7 | 929 | \$1,283 | \$1.38 | \$8,980 | \$1,454 | \$1.57 | \$10,175 |

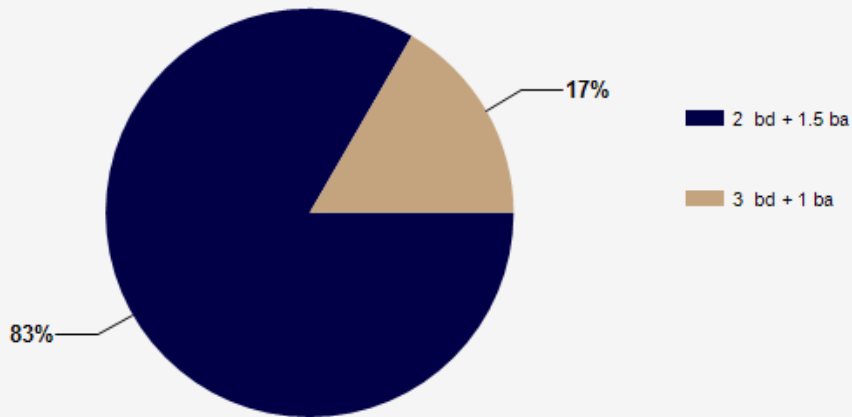
Unit Mix Summary



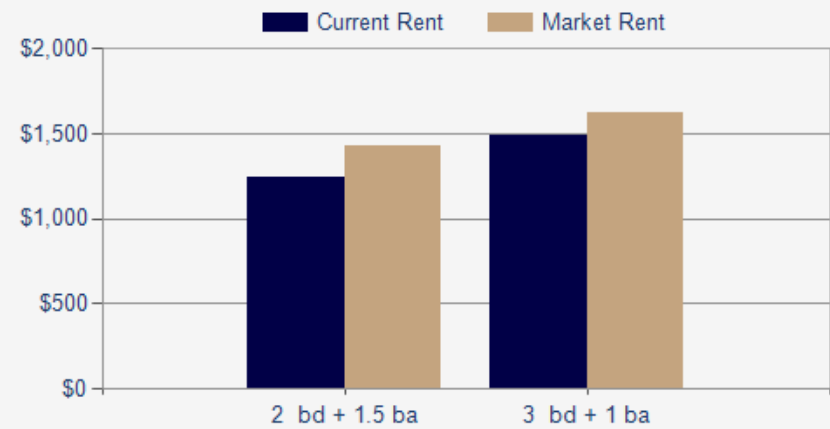
Unit Mix SF

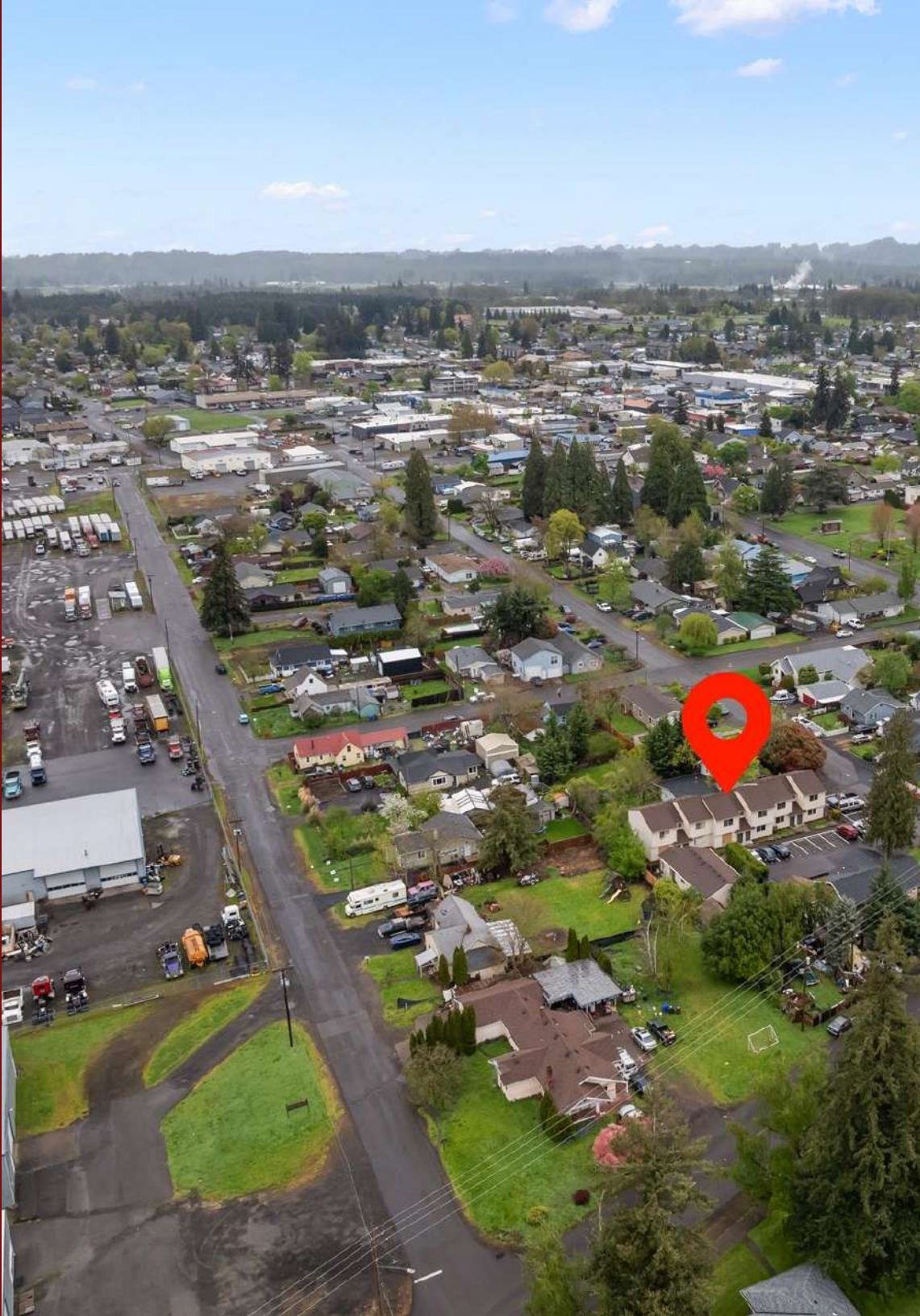


Unit Mix Revenue



Actual vs. Market Revenue





02

Location

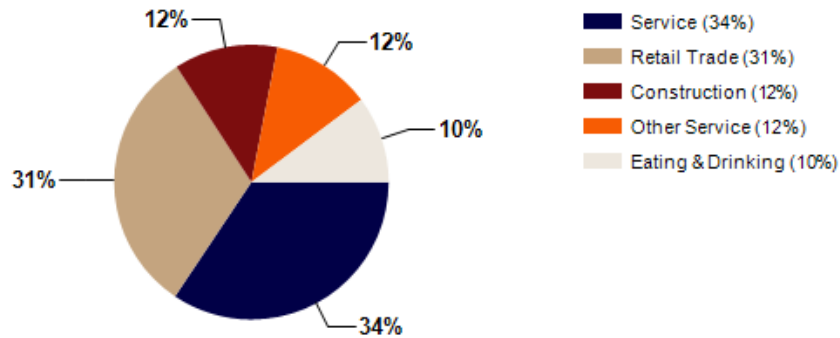
Location Summary

430 METZLER

- Molalla is an incorporated city of approximately 10,000 residents in northern Clackamas County, situated along the Highway 211 corridor roughly 30 miles southeast of Portland. The city serves as an affordable bedroom community for commuters to the greater Portland metro and the Clackamas County employment spine along I-205, with limited new multifamily supply supporting stable renter demand.

430 Metzler Avenue sits within walking distance of downtown Molalla's retail core, Molalla River School District campuses, and the Molalla Aquatic Center. R3 zoning — one of the city's highest-density residential designations — supports long-term land value stability. Oregon City, regional grocery, and Providence Willamette Falls Medical Center are all within a 20-minute drive.

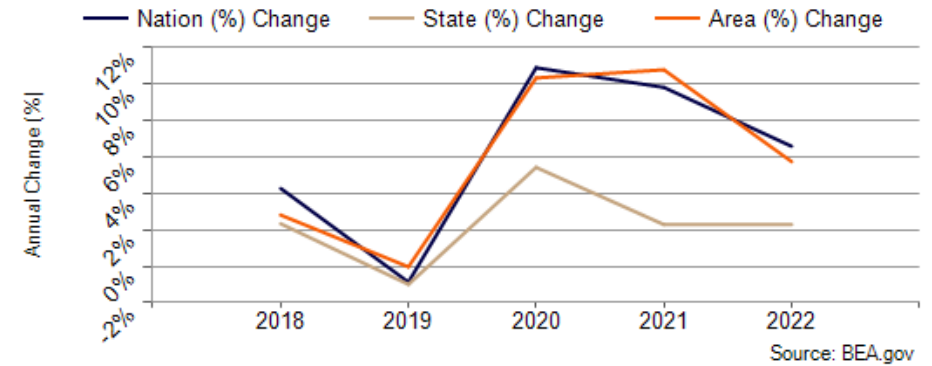
Major Industries by Employee Count



Largest Employers

| | |
|---------------------------------|-----|
| Molalla River School District | 500 |
| Molalla Police Department | 50 |
| Molalla Fire Department | 50 |
| Molalla Public Works Department | 30 |
| Molalla Chamber of Commerce | 20 |
| Molalla Community Center | 15 |
| Molalla Senior Center | 10 |
| Molalla Library | 10 |

Clackamas County GDP Trend





430 METZLER

03 Property Description

Property Features

Property Images

PROPERTY FEATURES

| | |
|--------------------------|--------------------|
| NUMBER OF UNITS | 7 |
| BUILDING SF (EST) | 6,500 |
| LAND SF | 13,760 |
| LAND ACRES | .32 |
| YEAR BUILT | 1977 |
| # OF PARCELS | 1 |
| ZONING TYPE | R3 |
| NUMBER OF STORIES | 2 |
| NUMBER OF BUILDINGS | 2 |
| NUMBER OF PARKING SPACES | 15 |
| WASHER/DRYER | Hook-ups & on-site |







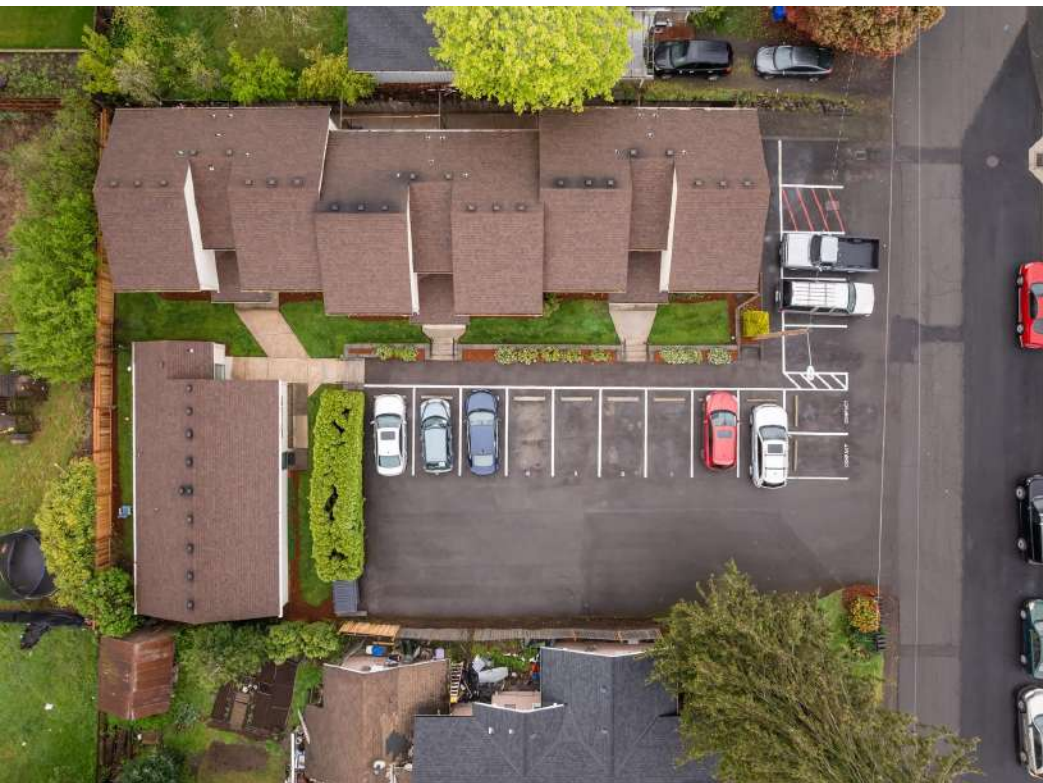














04

Rent Roll

Rent Roll

430 METZLER

| Unit | Unit Mix | Square Feet | Rent PSF | Current Rent | Market Rent | Move-in Date |
|--------------------------|---------------|--------------|---------------|-------------------|--------------------|--------------|
| 1 | 2 bd + 1.5 ba | 900 | \$1.20 | \$1,080.00 | \$1,495.00 | 10/05/2005 |
| 2 | 2 bd + 1.5 ba | 900 | \$1.58 | \$1,425.00 | \$1,495.00 | 04/17/2026 |
| 3 | 2 bd + 1.5 ba | 900 | \$1.55 | \$1,395.00 | \$1,495.00 | 05/01/2026 |
| 4 | 2 bd + 1.5 ba | 900 | \$1.44 | \$1,300.00 | \$1,495.00 | 02/28/2014 |
| 5 | 2 bd + 1.5 ba | 900 | \$1.56 | \$1,405.00 | \$1,495.00 | 09/13/2017 |
| 6 | 2 bd + 1.5 ba | 900 | \$1.52 | \$1,365.00 | \$1,495.00 | 06/01/2016 |
| 7 | 3 bd + 1 ba | 1,100 | \$1.36 | \$1,495.00 | \$1,495.00 | 02/07/2019 |
| Totals / Averages | | 6,500 | \$1.46 | \$9,465.00 | \$10,465.00 | |



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05

Financial Analysis

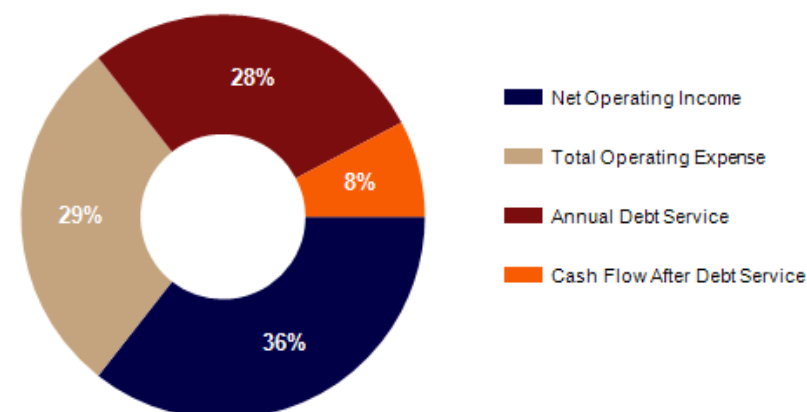
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Financial Metrics

430 METZLER

REVENUE ALLOCATION

CURRENT

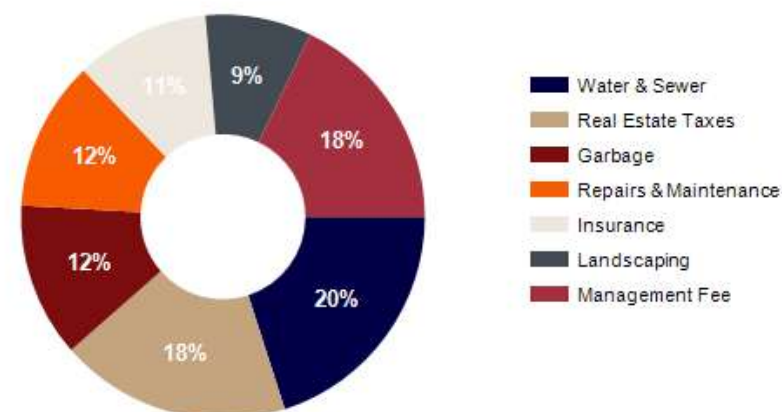
| INCOME | CURRENT | PRO FORMA | |
|-------------------------------|------------------|------------------|--------|
| Gross Scheduled Rent | \$116,220 | \$121,500 | 93.5% |
| RUBS | | \$8,400 | 6.5% |
| Gross Potential Income | \$116,220 | \$129,900 | |
| General Vacancy | -5.00% | -5.00% | |
| Effective Gross Income | \$110,409 | \$123,825 | |
| Less Expenses | \$49,387 | \$40,554 | 32.75% |
| Net Operating Income | \$61,022 | \$83,271 | |
| Annual Debt Service | \$47,794 | \$47,794 | |
| Cash flow | \$13,228 | \$35,477 | |
| Debt Coverage Ratio | 1.28 | 1.74 | |



| EXPENSES | CURRENT | Per Unit | PRO FORMA | Per Unit |
|----------------------------------|-----------------|----------------|-----------------|----------------|
| Real Estate Taxes | \$9,134 | \$1,305 | \$9,134 | \$1,305 |
| Insurance | \$5,300 | \$757 | \$5,300 | \$757 |
| Management Fee (8.00% of EGI) | \$8,833 | \$1,262 | | |
| Repairs & Maintenance | \$5,920 | \$846 | \$5,920 | \$846 |
| Water & Sewer | \$9,900 | \$1,414 | \$9,900 | \$1,414 |
| Landscaping | \$4,200 | \$600 | \$4,200 | \$600 |
| Garbage | \$6,100 | \$871 | \$6,100 | \$871 |
| Total Operating Expense | \$49,387 | \$7,055 | \$40,554 | \$5,793 |
| Annual Debt Service | \$47,794 | | \$47,794 | |
| Expense / SF | \$7.60 | | \$6.24 | |
| % of EGI | 44.73% | | 32.75% | |

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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GLOBAL

| | |
|-----------------|-----------|
| Price | \$975,000 |
| MillageRate | 0.94000% |
| General Vacancy | 5.00% |

INCOME - Growth Rates

| | |
|----------------------|-------|
| Gross Scheduled Rent | 3.00% |
|----------------------|-------|

EXPENSES - Growth Rates

| | |
|-----------------------|-------|
| Real Estate Taxes | 2.00% |
| Insurance | 2.00% |
| Repairs & Maintenance | 2.00% |
| Water & Sewer | 2.00% |
| Landscaping | 2.00% |
| Garbage | 2.00% |

PROPOSED FINANCING

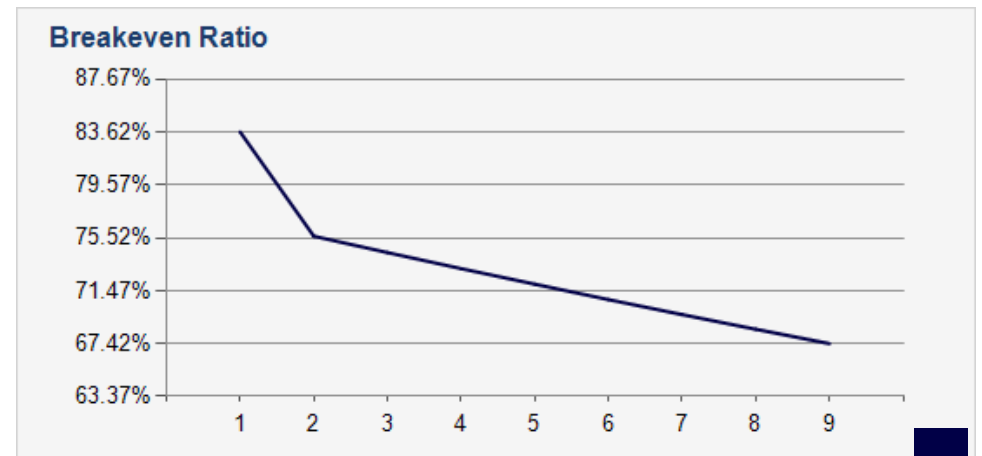
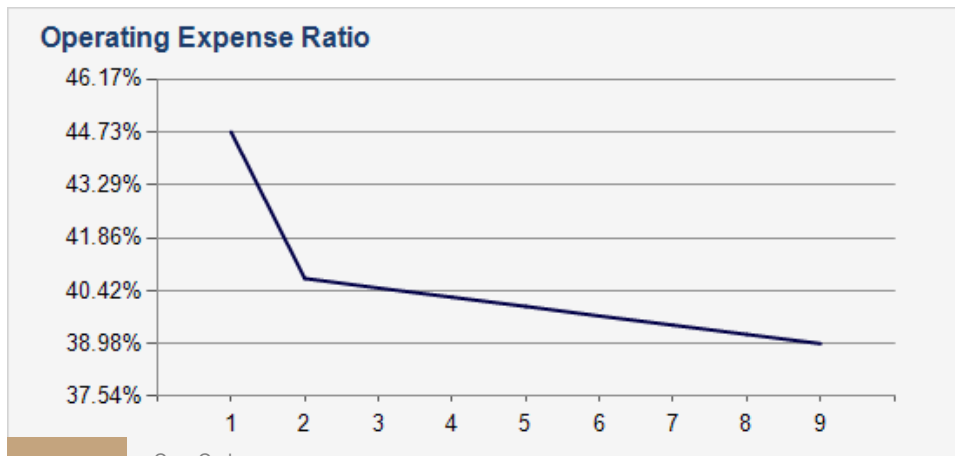
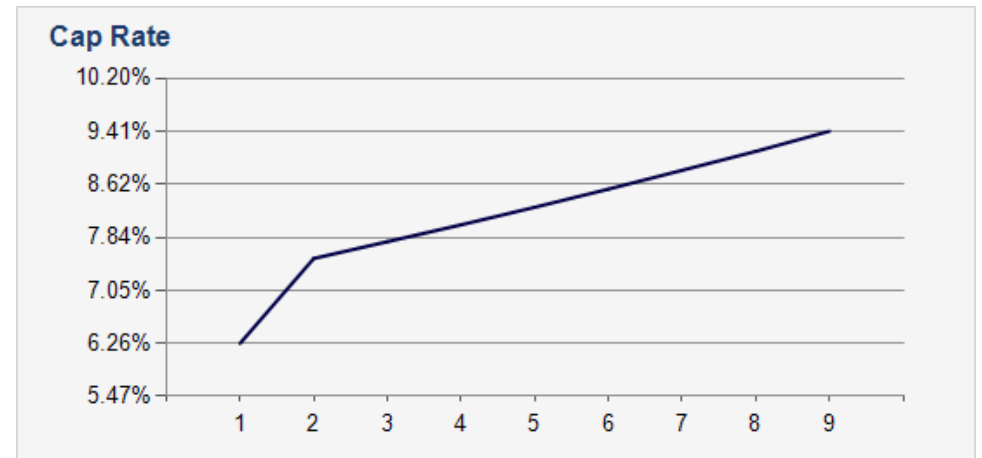
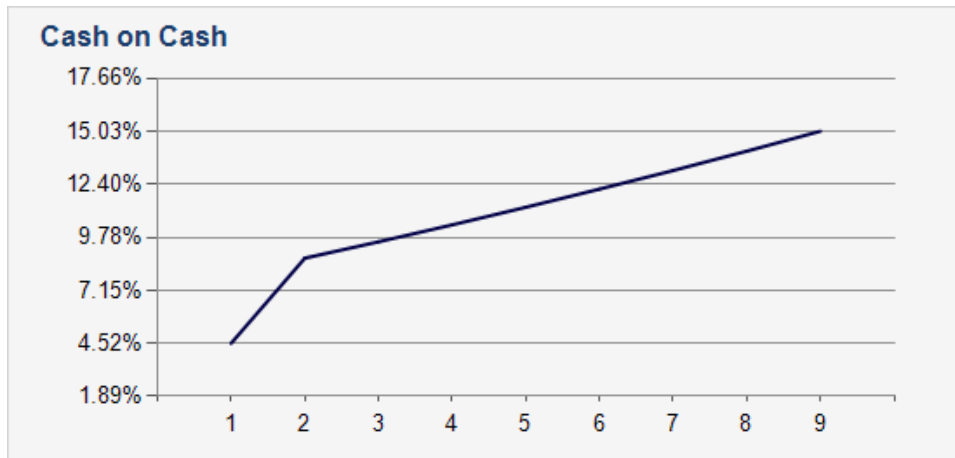
Conventional - Broker Verified

| | |
|---------------------|----------------|
| Loan Type | Amortized |
| Down Payment | \$292,500 |
| Loan Amount | \$682,500 |
| Interest Rate | 5.75% |
| Loan Terms | 7-year Balloon |
| Annual Debt Service | \$47,794 |
| Loan to Value | 70% |
| Amortization Period | 30 Years |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| Calendar Year | CURRENT | Pro Forma | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Cash on Cash Return b/t | 4.52% | 8.74% | 9.55% | 10.39% | 11.26% | 12.16% | 13.08% | 14.04% | 15.03% | 16.05% |
| CAP Rate | 6.26% | 7.52% | 7.77% | 8.02% | 8.28% | 8.55% | 8.83% | 9.11% | 9.41% | 9.72% |
| Debt Coverage Ratio | 1.28 | 1.54 | 1.58 | 1.64 | 1.69 | 1.74 | 1.80 | 1.86 | 1.92 | 1.98 |
| Operating Expense Ratio | 44.73% | 40.75% | 40.49% | 40.24% | 39.99% | 39.73% | 39.48% | 39.23% | 38.98% | 38.73% |
| Gross Multiplier (GRM) | 8.39 | 7.51 | 7.30 | 7.10 | 6.91 | 6.72 | 6.53 | 6.35 | 6.18 | 6.01 |
| Loan to Value | 70.01% | 69.06% | 68.17% | 67.14% | 66.07% | 64.95% | 63.77% | 62.45% | 61.13% | 59.73% |
| Breakeven Ratio | 83.62% | 75.64% | 74.39% | 73.16% | 71.97% | 70.79% | 69.64% | 68.52% | 67.42% | 66.34% |
| Price / SF | \$150.00 | \$150.00 | \$150.00 | \$150.00 | \$150.00 | \$150.00 | \$150.00 | \$150.00 | \$150.00 | \$150.00 |
| Price / Unit | \$139,286 | \$139,286 | \$139,286 | \$139,286 | \$139,286 | \$139,286 | \$139,286 | \$139,286 | \$139,286 | \$139,286 |
| Income / SF | \$16.98 | \$19.05 | \$19.58 | \$20.13 | \$20.69 | \$21.27 | \$21.87 | \$22.49 | \$23.13 | \$23.78 |
| Expense / SF | \$7.59 | \$7.76 | \$7.93 | \$8.10 | \$8.27 | \$8.45 | \$8.63 | \$8.82 | \$9.01 | \$9.21 |

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06

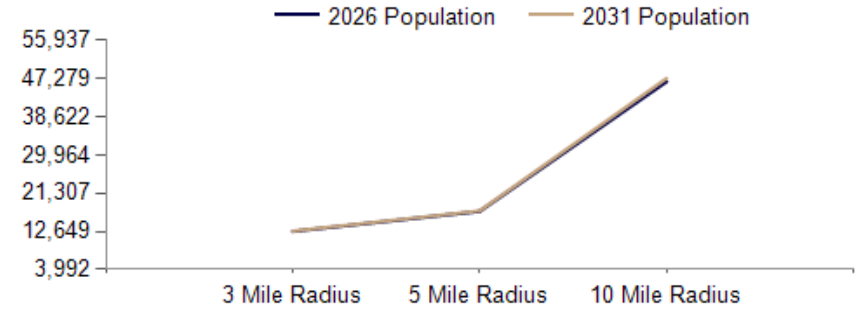
Demographics

General Demographics

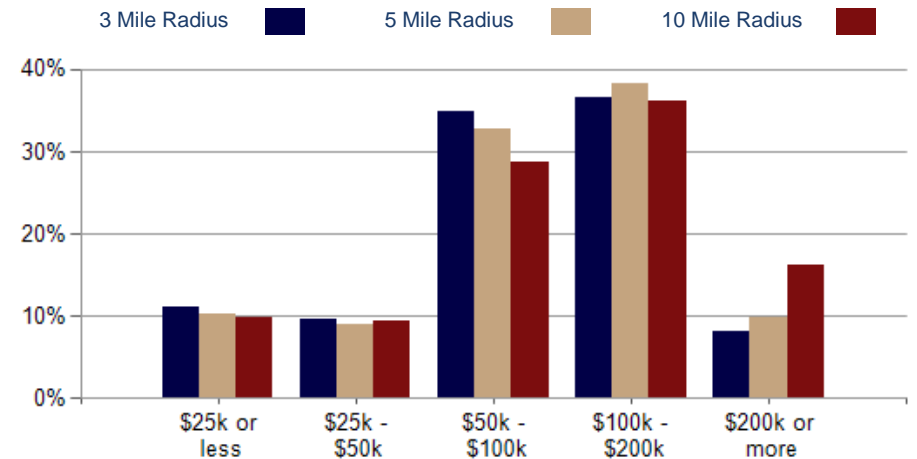
430 METZLER

| POPULATION | 3 MILE | 5 MILE | 10 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Population | 8,176 | 12,766 | 38,579 |
| 2010 Population | 10,757 | 15,141 | 42,440 |
| 2026 Population | 12,649 | 17,195 | 46,551 |
| 2031 Population | 12,727 | 17,299 | 47,279 |
| 2026 African American | 68 | 86 | 213 |
| 2026 American Indian | 122 | 169 | 449 |
| 2026 Asian | 138 | 185 | 546 |
| 2026 Hispanic | 2,002 | 2,307 | 6,642 |
| 2026 Other Race | 1,002 | 1,127 | 3,166 |
| 2026 White | 10,002 | 13,896 | 37,206 |
| 2026 Multiracial | 1,278 | 1,688 | 4,891 |
| 2026-2031: Population: Growth Rate | 0.60% | 0.60% | 1.55% |

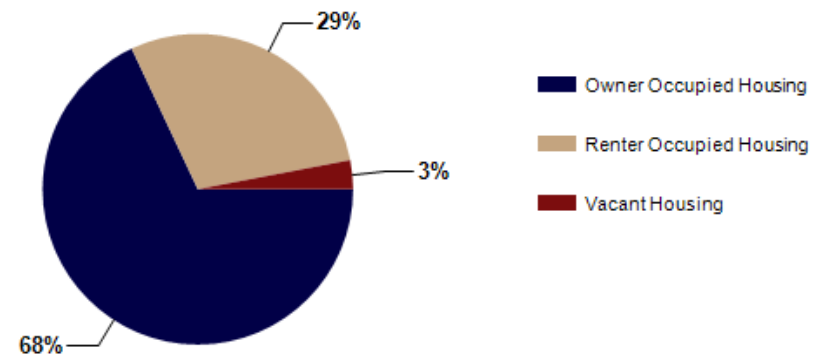
| 2026 HOUSEHOLD INCOME | 3 MILE | 5 MILE | 10 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 187 | 211 | 613 |
| \$15,000-\$24,999 | 313 | 424 | 1,019 |
| \$25,000-\$34,999 | 129 | 185 | 622 |
| \$35,000-\$49,999 | 304 | 377 | 955 |
| \$50,000-\$74,999 | 896 | 1,147 | 2,732 |
| \$75,000-\$99,999 | 681 | 876 | 2,086 |
| \$100,000-\$149,999 | 1,202 | 1,671 | 4,129 |
| \$150,000-\$199,999 | 455 | 703 | 1,917 |
| \$200,000 or greater | 365 | 605 | 2,699 |
| Median HH Income | \$89,382 | \$95,619 | \$103,069 |
| Average HH Income | \$103,812 | \$110,459 | \$125,121 |



2026 Household Income



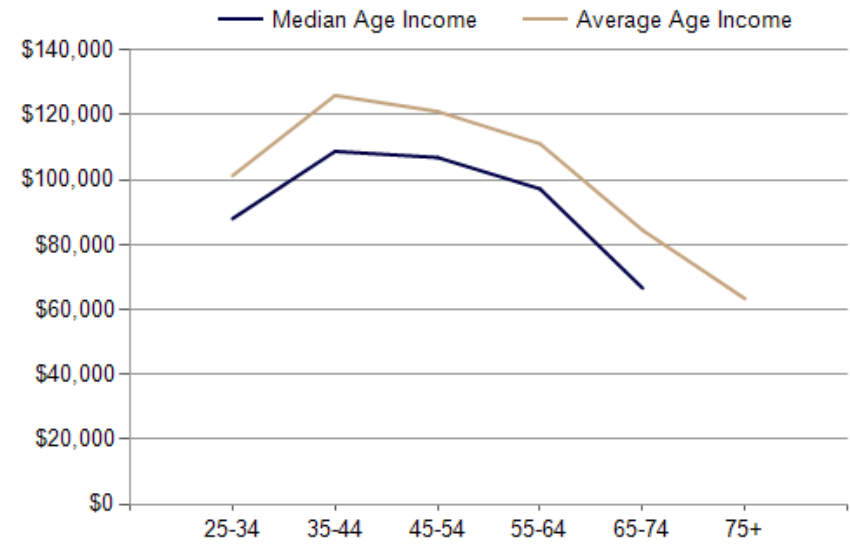
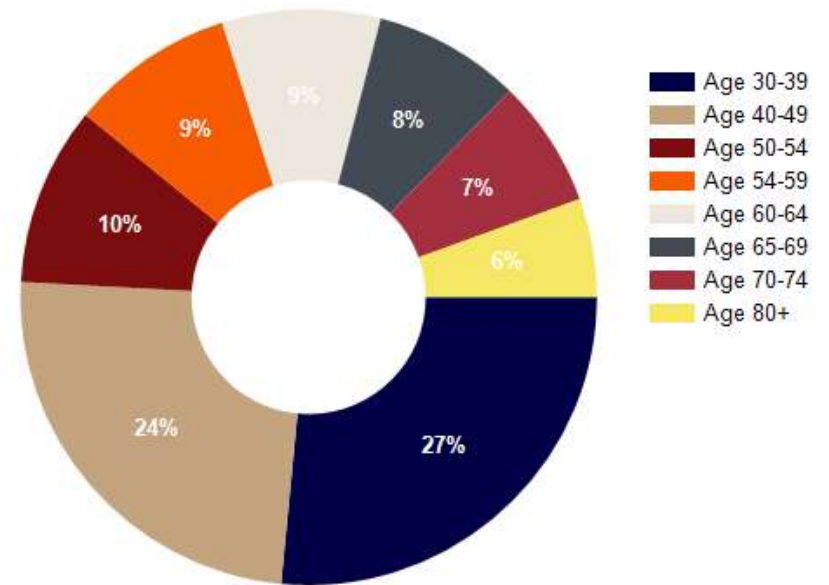
2026 Own vs. Rent - 3 Mile Radius



| 2026 POPULATION BY AGE | 3 MILE | 5 MILE | 10 MILE |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 989 | 1,240 | 2,966 |
| 2026 Population Age 35-39 | 928 | 1,169 | 2,971 |
| 2026 Population Age 40-44 | 948 | 1,250 | 3,154 |
| 2026 Population Age 45-49 | 809 | 1,089 | 2,901 |
| 2026 Population Age 50-54 | 727 | 1,024 | 2,793 |
| 2026 Population Age 55-59 | 667 | 970 | 2,766 |
| 2026 Population Age 60-64 | 642 | 1,027 | 2,940 |
| 2026 Population Age 65-69 | 597 | 957 | 2,927 |
| 2026 Population Age 70-74 | 518 | 825 | 2,642 |
| 2026 Population Age 75-79 | 400 | 644 | 2,072 |
| 2026 Population Age 80-84 | 227 | 365 | 1,300 |
| 2026 Population Age 85+ | 184 | 266 | 939 |
| 2026 Population Age 18+ | 9,427 | 13,123 | 36,481 |
| 2026 Median Age | 37 | 39 | 42 |
| 2031 Median Age | 38 | 40 | 43 |

| 2026 INCOME BY AGE | 3 MILE | 5 MILE | 10 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$88,051 | \$93,147 | \$105,871 |
| Average Household Income 25-34 | \$101,285 | \$106,994 | \$131,002 |
| Median Household Income 35-44 | \$108,779 | \$112,755 | \$123,684 |
| Average Household Income 35-44 | \$126,031 | \$132,107 | \$152,178 |
| Median Household Income 45-54 | \$106,900 | \$111,758 | \$122,826 |
| Average Household Income 45-54 | \$121,074 | \$130,803 | \$151,276 |
| Median Household Income 55-64 | \$97,214 | \$103,794 | \$112,997 |
| Average Household Income 55-64 | \$111,126 | \$121,121 | \$139,981 |
| Median Household Income 65-74 | \$66,629 | \$74,292 | \$84,159 |
| Average Household Income 65-74 | \$84,490 | \$93,328 | \$107,009 |
| Average Household Income 75+ | \$63,341 | \$68,313 | \$72,585 |

Population By Age



430 METZLER

07 Company Profile

Company Bio

CCCRE

CONSTANT COMMERCIAL REAL ESTATE, INC.

Investment Brokerage | Commercial & Multifamily Financing | Consulting & Advising



Cory Carlson

President & Founder

Oregon Principal Brokers License # 201226331

Born and raised in the Portland metro area, Cory embraces an active lifestyle rooted in his Pacific Northwest upbringing. As a dedicated father to 3 kids, he values the lessons learned through parenthood.

Cory's entrepreneurial spirit emerged early, leading him to pursue a degree in Business Management and Entrepreneurship. His diverse background spans industries such as construction, emergency medical services, firefighting, whitewater guiding, and small business ventures—including automotive sales, landscaping, and officiating lacrosse.

Cory founded Constant Commercial Real Estate Inc., a brokerage dedicated to providing strategic, analytical, and consultative real estate investment services. He is passionate about helping investors build wealth through customized strategies while fostering long-term client relationships. Owning and managing a business allows Cory to balance entrepreneurship, family life, and the pursuit of meaningful financial outcomes for his clients.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Constant Commercial Real Estate Inc and it should not be made available to any other person or entity without the written consent of Constant Commercial Real Estate Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Constant Commercial Real Estate Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Constant Commercial Real Estate Inc has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Constant Commercial Real Estate Inc has not verified, and will not verify, any of the information contained herein, nor has Constant Commercial Real Estate Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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