

## OFFERING MEMORANDUM



(28,886 students and 13,160 employees)

Northwest 4th Street  
(12,800 AADT)  
Northwest 3rd Street  
(18,500 AADT)

Northwest Harrison Boulevard  
(13,200 AADT)



**verizon**✓

**\$715,000 | 6.00% CAP RATE**

- » Long-Term Net Lease
  - » Guaranteed by Largest Verizon Franchisee (900 Stores)
  - » Rare 2% Annual Rental Increases
  - » Recent Lease Extension
- » High-Traffic Location at Signalized Hard Corner
  - » Excellent Visibility and Access to 31,700 Vehicles Per Day
- » Downtown Corvallis Location Near Large Schools and Major Employers
  - » Walking Distance from Oregon State University (28,886 Students and 13,160 Employees)
- » Recent 2019 Remodel
- » Located in an Opportunity Zone, Offering Special Tax Incentives for Buyer



# TABLE OF CONTENTS



## INVESTMENT SUMMARY

## AERIALS

## SITE PLAN

## TENANT SUMMARY

## PROPERTY OVERVIEW

## AREA OVERVIEW

## DEMOGRAPHIC PROFILE

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

## LEAD BROKERS

### SCOTT CROWLE

*Managing Director*

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

### MICHAEL T. YURAS, CCIM

*Executive Managing Director*

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

### VINCENT AICALE

*Executive Director*

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

### RYAN FORSYTH

*Executive Director*

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

**YURAS  
AICALE  
FORSYTH  
CROWLE**

Leased Investment Team

[www.YAFteam.com](http://www.YAFteam.com)

# INVESTMENT SUMMARY

<b>ADDRESS</b>	303 Northwest Harrison Boulevard, Corvallis, Oregon		
<b>PRICE</b>	<b>\$715,000</b>		
<b>CAP RATE</b>	<b>6.00% return</b>		
<b>NOI</b>	\$42,864		
<b>TERM</b>	5 years		
<b>RENT COMMENCEMENT</b>	May 1, 2015		
<b>LEASE EXPIRATION</b>	April 30, 2025		
<b>RENTAL INCREASES</b>	2% annual rental increases and 3% increases at start of each option		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	Current-Apr. 2020	\$42,864	6.00%
	May 2020-Apr. 2021	\$43,722	6.11%
	May 2021-Apr. 2022	\$44,596	6.24%
	May 2022-Apr. 2023	\$45,488	6.36%
	May 2023-Apr. 2024	\$46,398	6.49%
	May 2024-Apr. 2025	\$47,326	6.62%
	May 2025-Apr. 2028 (Option 1)	\$48,746	6.82%
	May 2028-Apr. 2031 (Option 2)	\$50,208	7.02%
<b>YEAR REMODELED</b>	2019		
<b>BUILDING SF</b>	1,800 SF		
<b>PARCEL SIZE</b>	0.12 acres (5,227 SF)		
<b>LEASE TYPE</b>	Net, with tenant responsible for all taxes, insurance, and maintenance, excluding roof and structure		



ACTUAL SITE

## NET LEASE WITH STRONG GUARANTY AND RECENT EXTENSION

- » Guaranteed by The Cellular Connection, LLC (TCC), the largest Verizon franchisee in the country, with nearly 900 stores in 39 states
- » Rare annual 2% rental increases in initial term and 3% increase at the start of each option period, providing a hedge against inflation
- » Five-year lease extension commencing in 2020
- » Recently remodeled building

## HIGH-TRAFFIC LOCATION IN DOWNTOWN CORVALLIS

- » Strategically located at the signalized hard corner of Northwest Harrison Boulevard and Northwest 3rd Street, with excellent visibility and access to 31,700 vehicles per day
- » Located in downtown Corvallis in the center of the city's retail corridor

## CLOSE TO SEVERAL SCHOOLS AND MAJOR EMPLOYERS

- » Within walking distance of Oregon State University (28,886 students and 13,160 employees), Linn-Benton Community College (5,974 students and 234 employees), and Corvallis High School (1,266 students)
- » Close to some of the region's largest employers, including Oregon State University and Hewlett-Packard's Corvallis offices
- » Population near the property increases during the day due to the number of daytime employees working in the area, with 18,827 employees working within a one-mile radius of the property

## LOCATED IN AN OPPORTUNITY ZONE WITH TAX INCENTIVES

- » Opportunity Zones were created to encourage investors to reinvest capital gains, which can come from any investment—including stocks, bonds, real estate and partnership interests—into these zones
- » Investors can invest in qualified Opportunity Zones through an investment called an Opportunity Fund, which provides both temporary and long-term tax deferrals for eligible investors
- » No taxes on 10% of gains after five years, 15% of gains after seven years, and 100% of gains after ten years





Jefferson Elementary School  
(318 students)

Kings Circle Shopping Center



Timberhill Shopping Center



Linus Pauling Middle School  
(698 students)

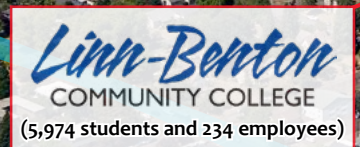
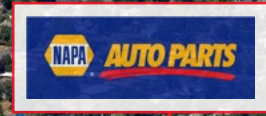
Garfield Elementary School  
(431 students)



What's on your list today? You'll find it at  
**Fred Meyer**

Franklin School  
(358 students)

Corvallis High School  
(1,266 students)



Northwest 4th Street  
(12,800 AADT)

Northwest 3rd Street  
(18,500 AADT)

DOWNTOWN CORVALLIS

Northwest Harrison Boulevard  
(13,200 AADT)

WILLAMETTE RIVER







WILLAMETTE RIVER



Northwest 3rd Street  
(18,500 AADT)



Northwest 4th Street  
(12,800 AADT)



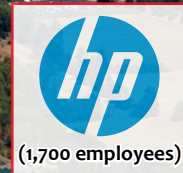
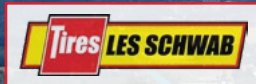
DOWNTOWN CORVALLIS



Northwest Harrison Boulevard  
(13,200 AADT)







Northwest 4th Street  
(12,800 AADT)

Northwest 3rd Street  
(18,500 AADT)

WILLAMETTE RIVER



Northwest Harrison Boulevard  
(13,200 AADT)

DOWNTOWN CORVALLIS





(28,886 students and 13,160 employees)

Northwest Harrison Boulevard  
(13,200 AADT)



What's on your list today? You'll find it at  
**Fred Meyer**



Franklin School  
(358 students)

Corvallis High School  
(1,266 students)



Linn-Benton  
COMMUNITY COLLEGE  
(5,974 students and 234 employees)



Samaritan  
Health  
Services  
(180 employees)



Northwest 4th Street  
(12,800 AADT)

Northwest 3rd Street  
(18,500 AADT)

DOWNTOWN CORVALLIS



Foster Farms  
DAIRY  
(41 jobs)



RODEWAY  
INN  
(61 rooms)

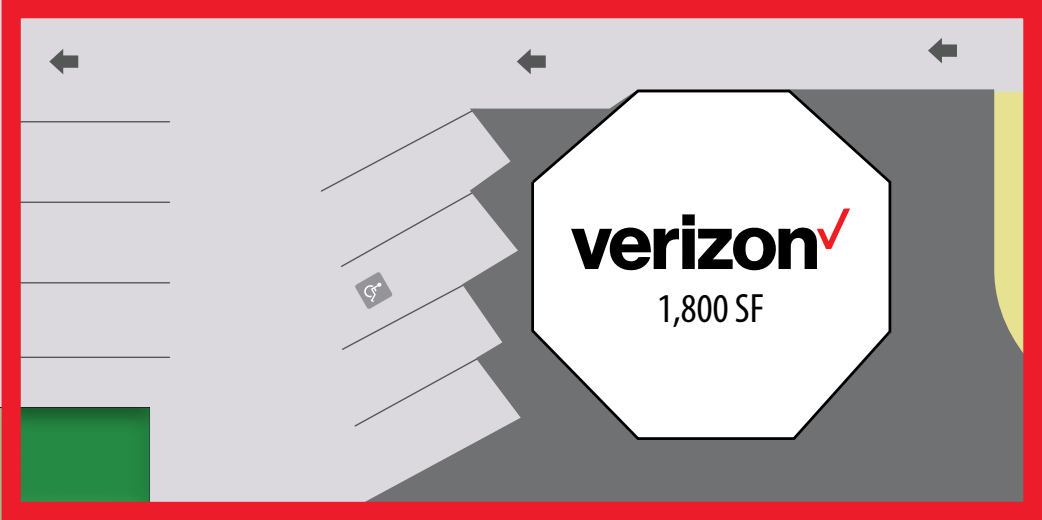
Super  
8  
(101 rooms)



WILLAMETTE RIVER



SITE PLAN



verizon  
1,800 SF

STREET  
PARKING

NORTHWEST 3RD STREET

STREET  
PARKING

NORTHWEST HARRISON BOULEVARD





# TENANT SUMMARY



Verizon Wireless, a wholly owned subsidiary of Verizon Communications, is a multi-national telecommunications conglomerate which is one of the world's leading providers of communications, information, and entertainment products. Verizon Wireless is the largest telecommunications provider in the U.S., with 154 million subscribers as of the third quarter of 2018. The company powers the nation's largest and most reliable 4G LTE network, which currently covers about 98% of the population in the U.S. Verizon Wireless services include broadband data and video, corporate networking solutions, data center and cloud services, security and managed network services, and local and long-distance voice services. In 2018, Verizon was the first in the world to launch commercial 5G, with residential broadband deployments beginning in Los Angeles, Sacramento, Houston, and Indianapolis. In 2019, Verizon will introduce mobile 5G.

The lease is guaranteed by The Cellular Connection (TCC), a national Verizon premium wireless retailer that sells cellphones, accessories, and service plans to customers at retail locations across the U.S. With nearly 900 stores in 39 U.S. states, TCC is the largest Verizon franchisee in the country.

For more information, please visit [www.verizonwireless.com](http://www.verizonwireless.com) and [www.tccrocks.com](http://www.tccrocks.com).

<b>TICKER</b>	<b>NYSE: "VZ"</b>	<b>LOCATIONS</b>	<b>2,330+</b>
<b>REVENUE</b>	<b>\$130.9B</b>	<b>HEADQUARTERS</b>	<b>Basking Ridge, NJ</b>

# LEASE ABSTRACT

<b>TENANT</b>	Moorehead Communications, Inc. dba The Cellular Connection		
<b>GUARANTOR</b>	The Cellular Connection, LLC		
<b>ADDRESS</b>	<a href="#">303 Northwest Harrison Boulevard, Corvallis, Oregon</a>		
<b>RENT COMMENCEMENT</b>	May 1, 2015		
<b>LEASE EXPIRATION</b>	April 30, 2025		
<b>RENEWAL OPTIONS</b>	Two (2) three (3) year options		
<b>RENTAL INCREASES</b>	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	Current-Apr. 2020	\$42,864	6.00%
	May 2020-Apr. 2021	\$43,722	6.11%
	May 2021-Apr. 2022	\$44,596	6.24%
	May 2022-Apr. 2023	\$45,488	6.36%
	May 2023-Apr. 2024	\$46,398	6.49%
	May 2024-Apr. 2025	\$47,326	6.62%
	May 2025-Apr. 2028 (Option 1)	\$48,746	6.82%
	May 2028-Apr. 2031 (Option 2)	\$50,208	7.02%
<b>REAL ESTATE TAXES</b>	Tenant is responsible for real estate taxes.		
<b>INSURANCE</b>	Tenant is responsible for insurance.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all non-structural maintenance, including the HVAC system and the parking areas.		
<b>MAINTENANCE BY LANDLORD</b>	Landlord is responsible for the replacement of the roof, and the maintenance and repair of the foundation and structure of the Leased Premises		
<b>RIGHT OF FIRST REFUSAL</b>	None		



# PROPERTY OVERVIEW

## LOCATION

The property is strategically located at the signalized hard corner of Northwest Harrison Boulevard and Northwest 3rd Street, with excellent visibility and access to 31,700 vehicles per day. Located in downtown Corvallis, the property is in the center of the city's retail corridor. Notable retailers near the property include Advance Auto Parts, McDonald's, Starbucks, and Dutch Bros. Other tenants a short distance from the property include Safeway, AMC Theatres, Trader Joe's, Michaels, PetSmart, Home Depot, and more.

The property is centrally located near several schools and major employers. The property within walking distance of Oregon State University (28,886 students and 13,160 employees), Linn-Benton Community College (5,974 students and 234 employees), and Corvallis High School (1,266 students). The property is close to some of the region's largest employers, including Oregon State University and Hewlett-Packard's Corvallis offices. As a result, the population near the property increases during the day due to the number of daytime employees working in the area, with 18,827 employees working within a one-mile radius of the property.

## ACCESS

Access from Northwest Harrison Boulevard and Northwest 3rd Street

## TRAFFIC COUNTS

Northwest Harrison Boulevard:	13,200 AADT
Northwest 3rd Street:	18,500 AADT
Northwest 4th Street:	12,800 AADT

## PARKING

Eight (8) parking stalls, including one (1) handicap stall

## YEAR REMODELED

2019

## NEAREST AIRPORTS

Eugene Airport (EUG) and Portland International Airport (PDX)



8

PARKING  
STALLS



2019

YEAR  
REMODELED



32K

TRAFFIC  
COUNT (AADT)



NEAREST  
AIRPORT

EUGENE AIRPORT  
AND PORTLAND  
INTERNATIONAL  
AIRPORT



# AREA OVERVIEW

Corvallis is located in central western Oregon. It is the county seat of Benton County and the principal city of the Corvallis Metropolitan Statistical Area (MSA), which encompasses all of Benton County. Corvallis is nestled in the heart of Oregon's Willamette Valley, within 90 minutes of the Portland metropolitan area, world class skiing, and the spectacular Oregon coast. Corvallis has a residential population of 59,280 and is home to Oregon State University. With a top tier engineering school, world class research in a range of disciplines, and a commitment to new business incubation and commercialization, Oregon State University (OSU) anchors many of the region's critical strengths. OSU serves as Oregon's leading source of basic applied research in forestry, agriculture, fisheries, engineering, electronics, home economics, and the sciences for the development of human, land, atmospheric, and oceanic resources. It is considered one of the nation's leading research universities.

The Willamette Valley is positioned at the foot of the Oregon Coast Range and comprises some of the most fertile and lush farmland in the Pacific Northwest. Stretching from just below the Oregon-Washington border to the city of Eugene, the Willamette Valley has long been considered the heartland of Oregon. The southern Willamette Valley is best known for its agriculture and its innovation, which include a flourishing wine industry, innovation accelerators, a growing start-up culture, high-tech industry, and access to tens of thousands of students, professionals, and entrepreneurs affiliated with Oregon State University, Samaritan Health Systems, Linn-Benton Community College, Hewlett-Packard, the U.S. Department of Energy, and hundreds of other businesses, non-profits, agencies, and community partners.

- » Oregon State University (OSU) is a public research university in Corvallis. The university offers more than 200 undergraduate degree programs along with a variety of graduate and doctoral degrees. It is also the largest university in the state, with a total enrollment exceeding 28,000. More than 230,000 students have graduated from OSU since its founding. The Carnegie Foundation designates Oregon State University as a "Community Engagement" university and classifies it as a doctoral university with a status of "highest research activity". OSU received \$441 million in research funding for the 2017 fiscal year.
- » Situated midway in the Willamette Valley, Corvallis is about 85 miles south of Portland, 30 miles south of the state capital of Salem, ten miles southwest of Albany, about ten miles west of Interstate 5 at its closest point, and 44 miles north of Eugene/Springfield.
- » As of the 2018, the Corvallis MSA's population was 92,101.
- » Clusters of high-tech, food and beverage, and advanced engineering firms are located in the Corvallis area.

MAJOR EMPLOYERS IN CORVALLIS MSA	# OF EMPLOYEES
OREGON STATE UNIVERSITY	13,160
SAMARITAN HEALTH SERVICES	3,366
HEWLETT-PACKARD	1,700
CORVALLIS SCHOOL DISTRICT	623
CORVALLIS CLINIC	614
BENTON COUNTY	464
CITY OF CORVALLIS	395
CH2M HILL	300
LINN-BENTON COMMUNITY COLLEGE	234
KORVIS	134





# DEMOGRAPHIC PROFILE

2019 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>13,310</b>	<b>58,441</b>	<b>68,576</b>
Households	5,250	23,999	27,972
Families	1,050	10,853	13,540
Average Household Size	2.02	2.23	2.27
Owner Occupied Housing Units	589	8,917	11,584
Renter Occupied Housing Units	4,661	15,082	16,388
Median Age	23.2	29.1	30.8
<b>Average Household Income</b>	<b>\$43,410</b>	<b>\$74,379</b>	<b>\$80,019</b>

2024 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>13,878</b>	<b>60,945</b>	<b>71,649</b>
Households	5,518	25,071	29,258
Families	1,089	11,228	14,042
Average Household Size	2.03	2.23	2.27
Owner Occupied Housing Units	622	9,269	12,069
Renter Occupied Housing Units	4,896	15,803	17,189
Median Age	23.3	30.2	32.4
<b>Average Household Income</b>	<b>\$49,254</b>	<b>\$86,033</b>	<b>\$93,010</b>







**Oregon State  
University**

(28,886 students and 13,160 employees)

**YURAS  
AICALE  
FORSYTH  
CROWLE**

Leased Investment Team

Northwest 4th Street  
(12,800 AADT)  
Northwest 3rd Street  
(18,500 AADT)

Northwest Harrison Boulevard (13,200 AADT)

**verizon**✓

## LEAD BROKERS

### SCOTT CROWLE

*Managing Director*

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

### MICHAEL T. YURAS, CCIM

*Executive Managing Director*

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

### VINCENT AICALE

*Executive Director*

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

### RYAN FORSYTH

*Executive Director*

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

**www.YAFteam.com**

Cushman and Wakefield Inc. LIC. # 00616335