



## OFFERING MEMORANDUM

251 3RD ST | SCOTTS MILLS, OR, 97375-9704





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## EXCLUSIVELY LISTED BY

### BROKER OF RECORD

Tim Campbell  
Campbell Commercial Real Estate  
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## IN CONJUNCTION WITH

### COREY SELENSKI

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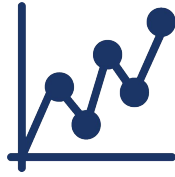
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AREA OVERVIEW

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



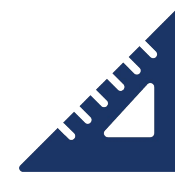
**\$676,000**  
LIST PRICE



**6.25%**  
CAP RATE



**\$42,231.25**  
TOTAL NOI



**±2,603 SF**  
GLA



**±4.5 Years**  
TERM REMAINING

## INVESTMENT HIGHLIGHTS

- Single-tenant property leased to the United States Postal Service.
- Investment grade rated tenant (S&P: AA+)
- Strategically Positioned: Located in an affluent market with an average Household income over \$107,000 in a 1-mile radius.
- Mission Critical Facility: Open Monday through Friday from 8:30 am to 4:30 pm offering delivery and retail services.

## ABOUT UNITED STATES POSTAL SERVICE

- USPS retains the largest physical and logistical infrastructure of any non-military government institution, providing an indispensable foundation supporting an ever changing and evolving nationwide communication network.
- Postal Service Reform Act: Is projected to save the United States Postal Service upwards of 50 billion over the next decade.



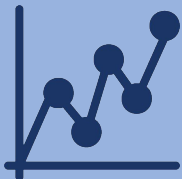








**\$676,000**  
LIST PRICE



**6.25%**  
CAP RATE



**\$42,231.25**  
NOI

## TENANT SUMMARY

TENANT	United States Postal Service
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	United States Postal Service
LEASE TYPE	USPS Maintenance Rider
ROOF AND STRUCTURE	Landlord Responsible
SQUARE FOOTAGE	±2,603 SF
YEAR BUILT	1997
LEASE EXPIRATION DATE	9/18/2027
TERM REMAINING	±4.5 Years
TERMINATION	Yes



## ANNUALIZED OPERATING DATA

	ANNUAL RENT	PRICE PER SF
<b>INCOME</b>		
Rent	\$44,017	\$16.91
Effective Gross Income	\$44,017	\$16.91
<b>EXPENSES</b>		
Insurance	\$1,135	\$0.44
Maintenance	\$650.75	\$0.25
Total Operating Expense	\$1,785.75	\$0.69
<b>NET OPERATING INCOME</b>	<b>\$42,231.25</b>	<b>\$16.22</b>

### FINANCING INQUIRIES

*For financing options reach out to:*

**PATRICK FLANAGAN**

**+1 (214) 550-0277**

**patrick.flanagan@matthews.com**





SCOTTS MILLS ELEMENTARY SCHOOL  
115 STUDENTS

SILVERTON FIRE DISTRICT -  
SCOTTS MILL STATION

SCOTT MILLS  
MARKET

GRANGE  
COMMUNITY CENTER

SCOTTS MILLS  
CITY HALL

ROLLIN  
SANDWICHES

GRANDVIEW AVE

3RD ST

SUBJECT PROPERTY





## TENANT PROFILE

### COMPANY NAME

United States Postal Service

### EMPLOYEES

± 633,108

### WEBSITE

USPS.com

### INDUSTRY

Mailing Service

### HEADQUARTERS

Washington D.C



## UNITED STATES POSTAL SERVICE

The United States Postal Service (USPS; also known as the Post Office, U.S. Mail, or Postal Service) is an independent agency of the executive branch of the United States federal government responsible for providing postal service in the United States, including its insular areas and associated states. It is one of the few government agencies explicitly authorized by the United States Constitution.

The United States Postal Service employs 633,188 workers, making it the third-largest civilian employer in the United States behind the federal government and Walmart. The USPS operates 34,451 post offices and locations in the U.S., and delivers 149.5 billion pieces of mail annually. The USPS operates one of the largest civilian vehicle fleets in the world, with an estimated 227,896 vehicles. It is by geography and volume the globe's largest postal system, delivering 47% of the world's mail.



±34,000

Locations



1977

Year Founded



±633,100

Employees



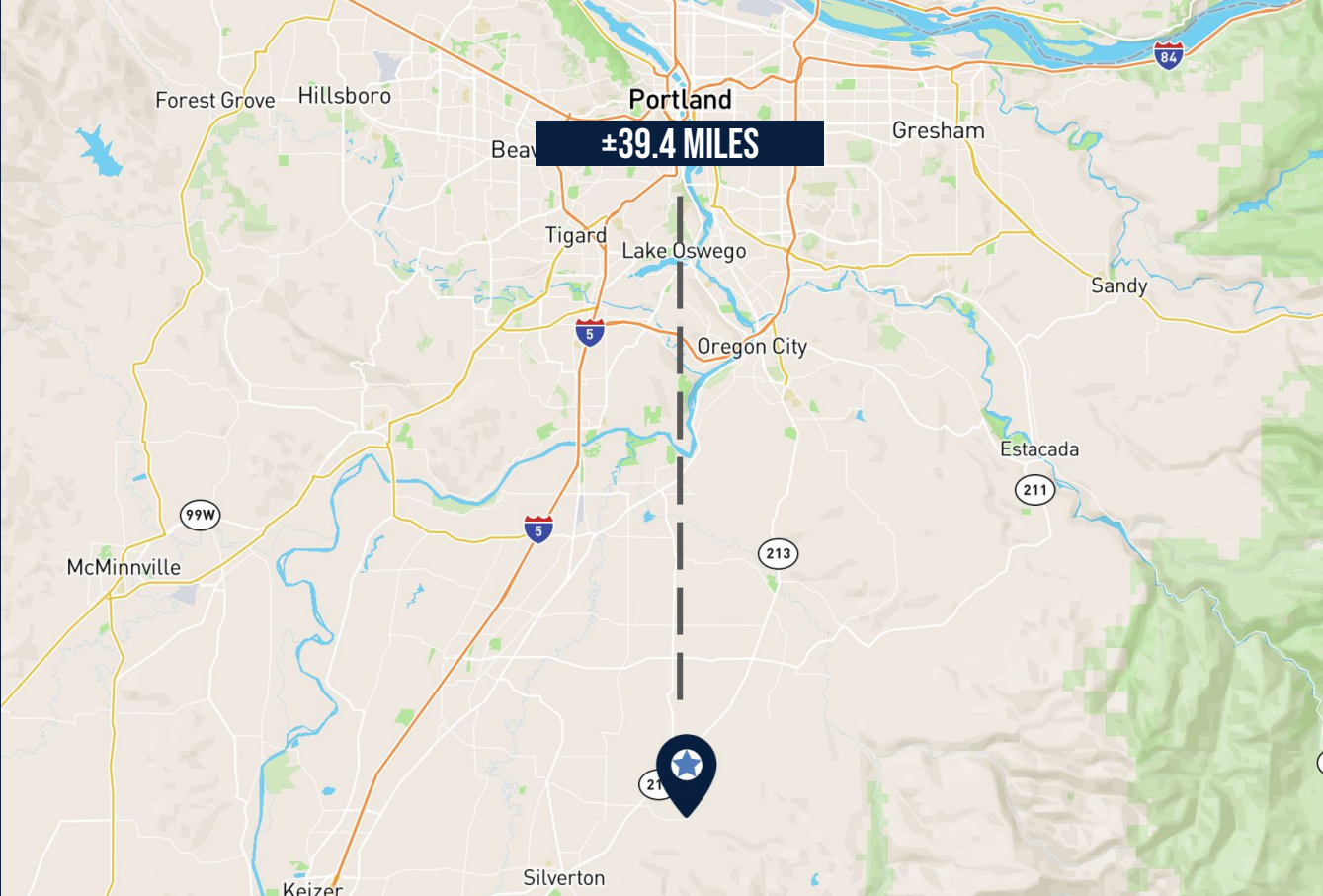
# SCOTTS MILLS, OR

Located ±39.4 miles from Portland, OR, Scotts Mills is a small town located in Marion County between Silverton and Molalla. The city takes its name from the sawmill and flour mill owned by Robert Hall Scott and Thomas Scott at this location, which became known as Scotts Mills in about 1866.

Scotts Mills Park on Butte Creek attracts many visitors from the metropolitan areas of Northwest Oregon. The warm water of Butte Creek, the swimming hole below the natural rock waterfall, and the woodsy appearance of the park are features that bring people here for summer fun.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	750	2,619	5,522
Current Year Estimate	701	2,451	5,168
2020 Census	689	2,406	5,066
Growth Current Year-Five-Year	6.96%	6.84%	6.85%
Growth 2020-Current Year	1.67%	1.86%	2.00%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	267	922	1,958
Current Year Estimate	242	836	1,767
2020 Census	237	819	1,726
Growth Current Year-Five-Year	10.40%	10.28%	10.82%
Growth 2020-Current Year	1.85%	2.05%	2.36%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$98,382	\$100,019	\$102,909







## PORTLAND, OR

Portland is the largest city in the state of Oregon. The city has a population of over 652,000 people. Approximately 2.5 million people live in the Portland metropolitan statistical area (MSA), making it the 25th most populous in the United States. About half of Oregon's population resides within the Portland metropolitan area. Portland has been nicknamed "Bridgetown" for many decades because its cityscape derives much of its character from the many bridges that span the Willamette River downtown, several of which are historic landmarks.

## ECONOMY

The location of Portland makes it an attractive city for many industries. The city's marine terminals alone handle over 13 million tons of cargo per year, and the port is home to one of the largest commercial dry docks in the country. Technology is also a big part of the economy. Portland has more than 1,200 technology companies existing within the metro, which led to the nickname Silicon Forest being used to describe the Portland area.



## ATTRACTIONS

Portland has a stellar arts and culture scene that includes plenty of live music venues, museums, theaters, performing arts schools. In 2013, The Guardian named the city's music scene as one of the "most vibrant" in the United States. The city has also been featured in various television programs, notably the IFC sketch comedy series Portlandia.

Science lovers can explore the Oregon Museum of Science and Industry. The museum consists of five main halls and other ticketed attractions, such as the USS Blueback submarine, the ultra-large-screen Empirical Theater and the Kendall Planetarium.

Portland has a plethora of food carts and trucks that can be found all around the city. Some of the most popular are Bark City BBQ, Pyro Pizza, Potato Champion, and Arlo's Fish and Chips.

The Portland Japanese Garden has many styles of gardens showcased in serene 5.5-acre space with waterfall, teahouse & mountain view.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **251 3RD ST, SCOTTS MILLS, OR, 97375-9704** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

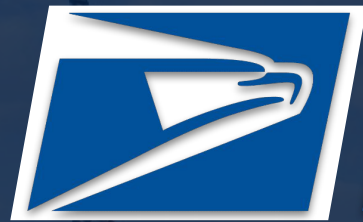
If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES