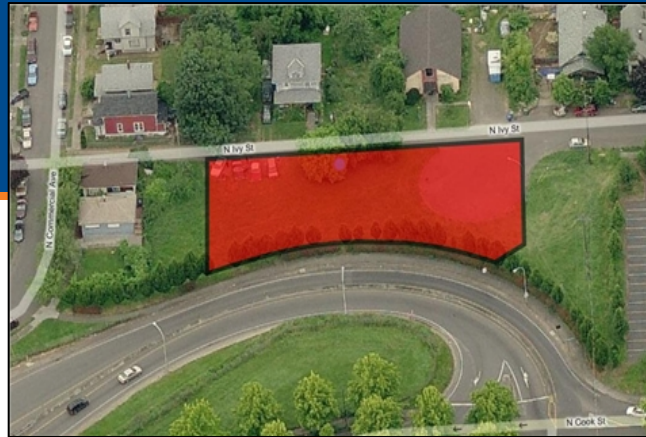


EXCLUSIVE LAND OFFERING

Marcus & Millichap
Real Estate Investment Services

LAND - MULTI-FAMILY
N Ivy Street Development Lots
Portland, OR 97227

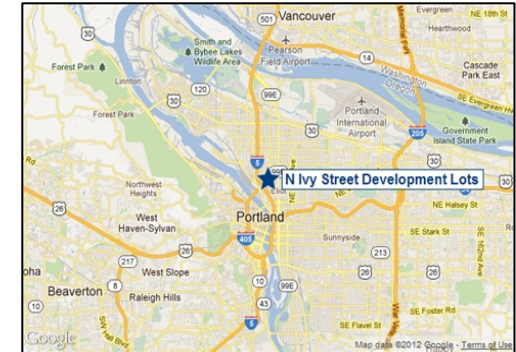


INVESTMENT HIGHLIGHTS

- ◆ Urban Infill Location
- ◆ Development Opportunity
- ◆ Five Adjacent Parcels
- ◆ Medium Density Zoning (R1A)
- ◆ Access To Mass Transit
- ◆ Near North Mississippi Avenue Restaurants and Shops
- ◆ Walking Distant To Emanuel Hospital

OFFERING SUMMARY

Price	\$425,000
Down Payment	(100%) \$425,000
Lot Size (SF)	17,066
Price Per SF	\$24.90
Lot Size (Acres)	0.3918
Price Per Acre	\$1,084,737



Listed by:

RYAN O'LEARY
Associate

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Offices Nationwide

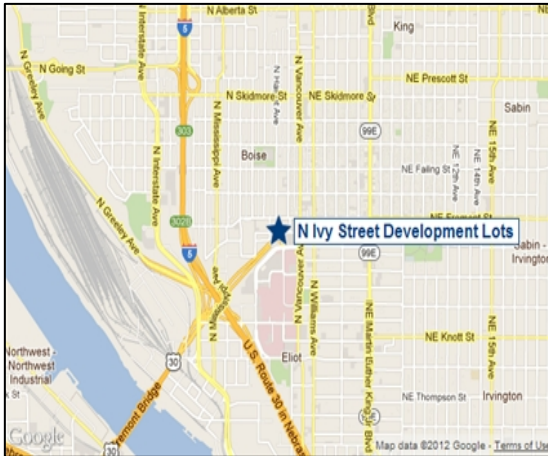
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N IVY STREET DEVELOPMENT LOTS • PORTLAND, OR 97227

PROPERTY SUMMARY

Zoning	R1A
Lot Size Dimensions	100 x 40 Avg.



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale five adjacent parcels on North Ivy Street. The parcels are situated in an urban infill location at the foot of the Fremont Bridge. Current zoning (R1A) allows for medium density housing at a rate of one residence per thousand square feet or approximately 43 units per acre. Density may be as high as 65 units if amenity bonus provisions are used. The highest and best use for this development opportunity will be multi-dwelling structures consisting of duplexes, townhomes or rowhouses.

The subject property benefits from nearby neighborhood amenities including the North Mississippi retail corridor which is within walking distance. Mass transit is also available within one block along N Fremont and N Vancouver. Current developments in the immediate area include a state of the art addition to Emanuel Hospital Children's Center.



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