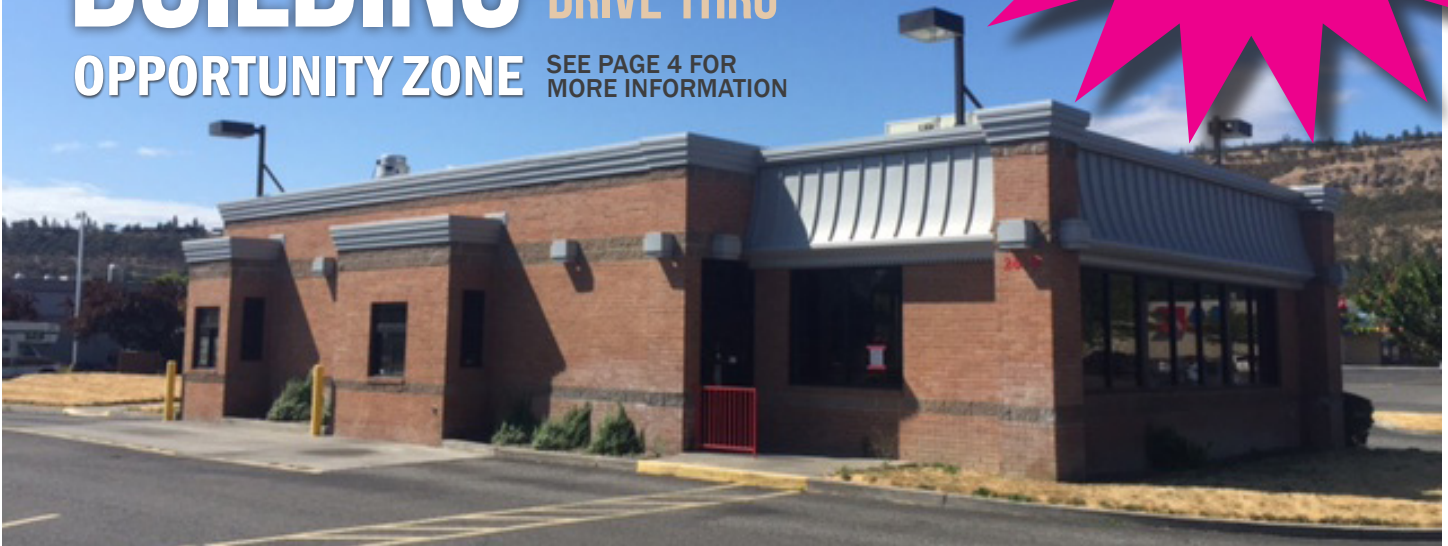


RESTAURANT BUILDING WITH DRIVE-THRU

OPPORTUNITY ZONE SEE PAGE 4 FOR MORE INFORMATION



LOCATION 2638 W 6th Street, The Dalles, Oregon

PARCEL SIZE .82 acre (35,719 SF) | Restaurant Building: 2,586 SF

SALE PRICE \$495,000

- COMMENTS**
- Highly visible to I-84 & SW 6th St.
 - K-Mart & Coastal Farm & Ranch anchored center
 - Less than two miles from the Google Data Center, which has approx. 200 employees.
 - Bank or fast food opportunities.

TRAFFIC COUNTS 6th Street – 9,700 ADT (17) | I-84 – 18,900 ADT (17)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2019	5,111	17,438	21,431
Population Forecast 2024	5,618	19,330	23,743
Average HH Income	\$67,233	\$68,826	\$70,196
Employees	3,208	8,415	11,059

Source: Regis – SitesUSA (2019)



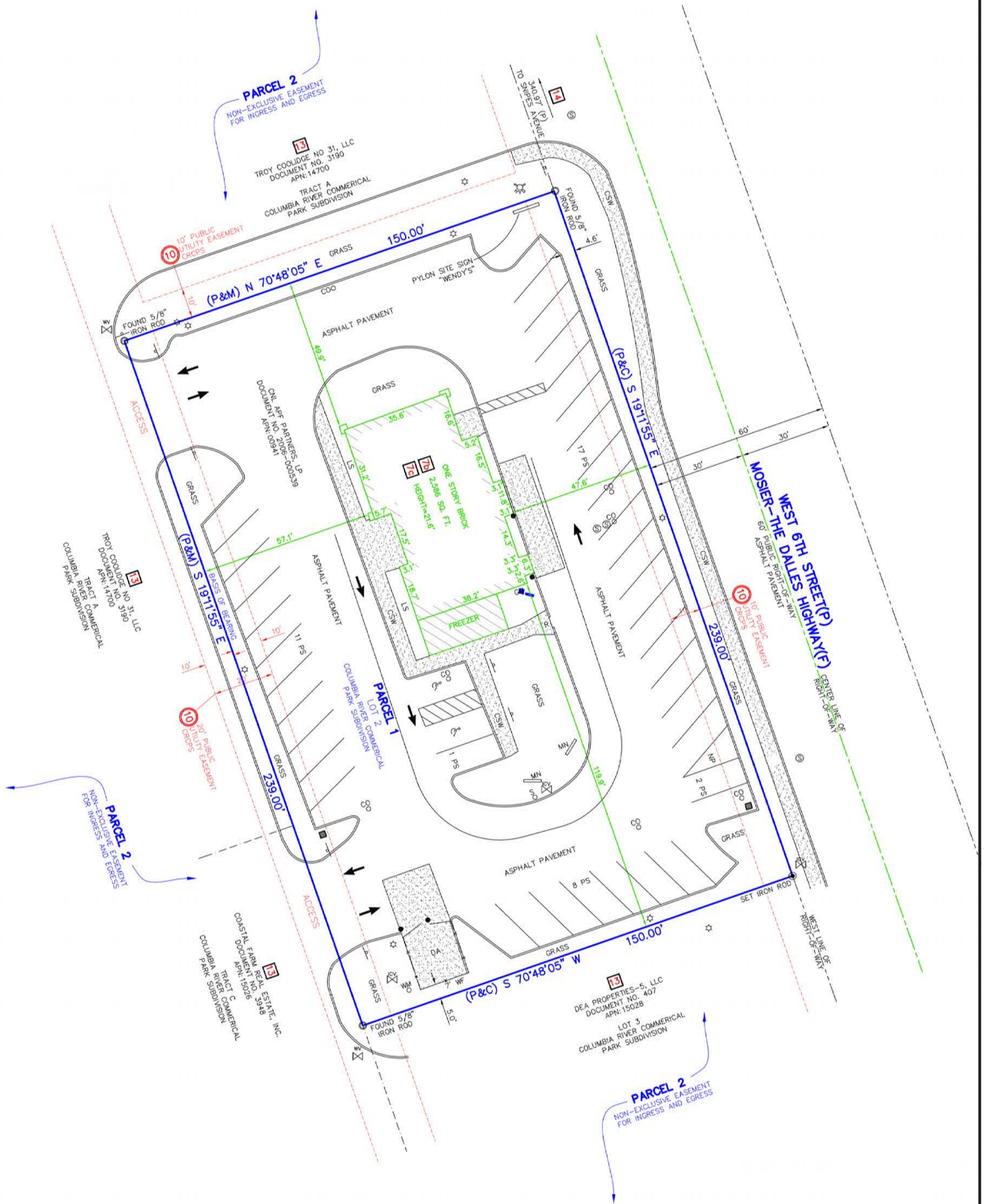
GEORGE MACOUBRAY » george@cra-nw.com
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503.274.0211

Commercial Realty Advisors NW, LLC
 733 SW Second Avenue, Suite 200
 Portland, Oregon 97204
www.cra-nw.com
 Licensed brokers in Oregon & Washington

THE DALLES, OREGON



SITE PLAN | 2638 W 6TH STREET



OPPORTUNITY ZONES

In 2018, the U.S. Treasury made opportunity zone designations across the country to encourage long-term investments through a federal tax incentive. Governor Brown's nomination resulted in 86 qualified opportunity zones in Oregon.

What Are Opportunity Zones?

Opportunity Zones can deliver significant tax savings on medium- to long-term investments in economically disadvantaged communities. This new tax incentive pertains to both the capital gains invested initially through a qualified opportunity fund, as well as capital gains earned for the investor from businesses or projects in a zone.

Each zone consists of an entire census tract, as established for the decennial U.S. Census. Tracts vary in size but generally align with population density. Oregon has 834 census tracts, more than 300 of which were eligible by meeting the definition of a "low income community" in terms of median family incomes or poverty rates. Oregon could nominate up to 86 zones, as each state was allowed up to 25% of its low income communities for designation.

The designations are in effect until December 31, 2028, and offer a predictable basis for private investment decisions over several years. Current federal law provides no means to change or add zones. As such, Oregon's nomination process entailed thorough analysis of all relevant census tracts for their potential and usefulness, as well as extensive outreach to the general public, federally recognized Indian Tribes, local governments, and other parties over a 3-month period. Aside from the opportunity zone nomination process, state government does not have an ongoing, official role under federal law. Nevertheless, Business Oregon is exploring ways to partner with others in furthering the use of zones for the benefit of Oregon communities.

What are the Tax Advantages?

The private capital for projects or businesses in a qualified opportunity zone will arise primarily from the unrealized capital gains of U.S. taxpayers—that is, the increased value of assets (stocks, land, etc.) since they were originally purchased by the individual or corporation currently holding the asset. When an asset is sold and the gains realized, an income tax liability is normally generated.

With the opportunity zone incentive, the capital gains arising from sale to an unrelated person that are then transferred into a qualified opportunity fund within 180 days of being realized will have their tax liability delayed or deferred until December 31, 2026, at the latest. The taxpayer decides how much of his/her newly realized gains to invest, when to sell or exit that investment, or even whether to invest other moneys alongside.

In addition to deferring income taxes, by the time the investment of tax-deferred capital gains in the opportunity zone is sold or the end of 2026, whichever is earlier:

- The amount subject to taxes shrinks by 10%—in that the basis in the investment increases—if the investment has been held for at least five years.
- If held for at least seven years in total, the basis increases by an additional 5% pts (15% in total).
- The amount subject to taxes is effectively the fair market value of the investment, if it has declined in value.

If the investment of tax-deferred capital gains appreciates after having been held for at least 10 years, then those new capital gains earned in the zone are themselves completely tax free. Otherwise, the net income or proceeds generated by a zone investment are taxable.

Investors seeking to maximize the after tax return on their tax deferred gains could put money into qualified opportunity zones anywhere in the country, or they might be able to choose [qualified opportunity funds](#) that have a regional or other type of emphasis. Despite sharing some common geography, these tax benefits work quite differently from New Market Tax Credits, or for that matter, from any other federal program or incentive. Certain critical details are addressed with draft regulations and other guidance from the Internal Revenue Service (IRS).

What Are Opportunity Funds?

A qualified Opportunity Fund is the required vehicle to invest into Opportunity Zones. [More information on opportunity funds.](#)

The information here is for public education. Every effort has been made to correctly use the best, most up-to-date data, but the state cannot guarantee complete accuracy, and under no circumstances is this information warranted for investment, tax planning, or any other reason. The information contained here should not be used as the basis of any decision with financial or other consequences, and regardless, working with a qualified tax advisor is recommended.

Resources

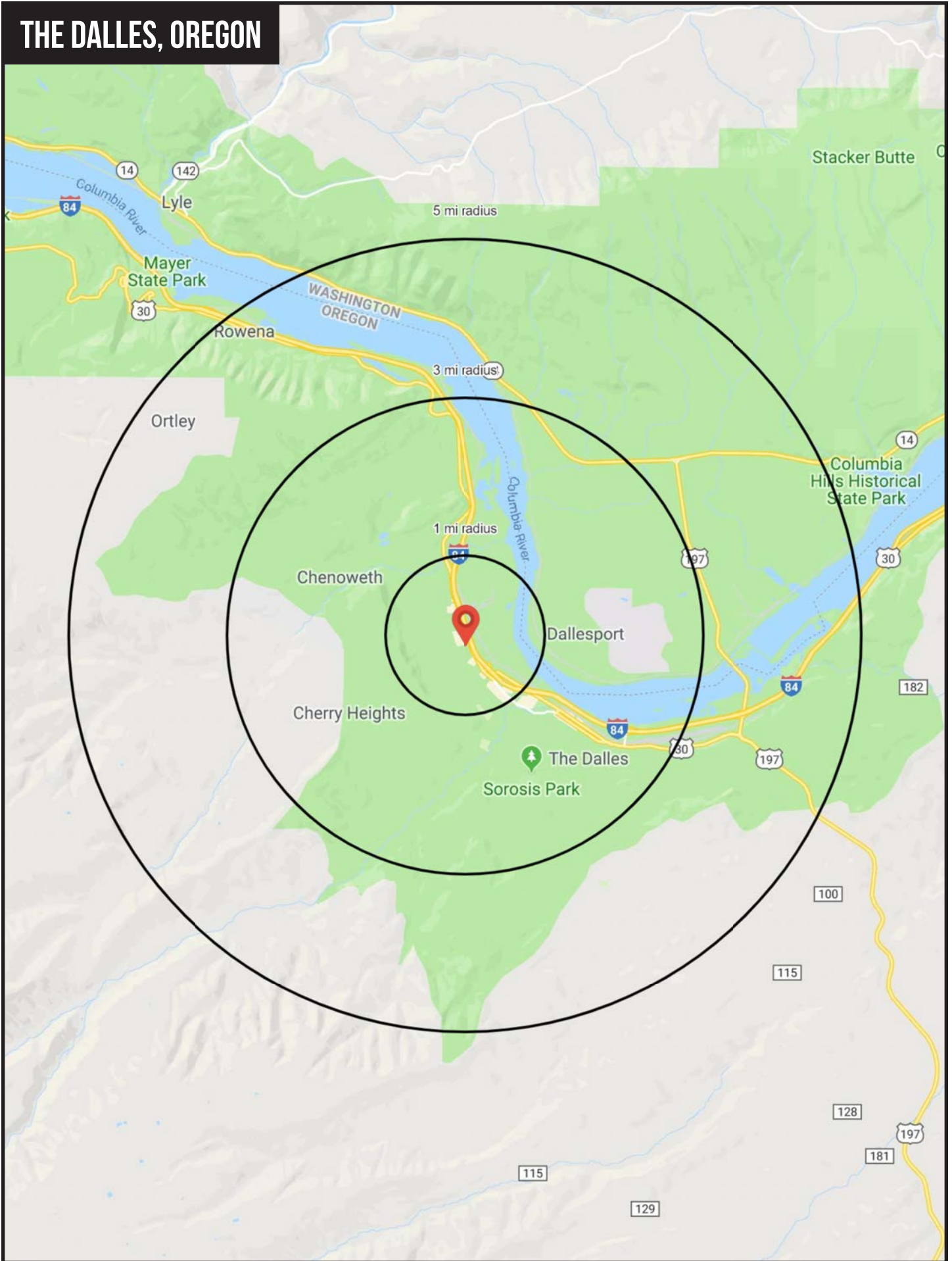
Oregon Information

- [Opportunity Funds](#)
- [Opportunity Zone Map](#)
- [Analysis Map for Low Income Communities \(LICs\)](#)

Federal & National Resources

- [US Code Title 26 Subchapter Z \(law\)](#)
- [Proposed IRS regulations \(10/19/18\)](#)
- [IRS Opportunity Zone FAQs](#)
- [U.S. Treasury's CDFI Fund](#)
- [Economic Innovation Group \(EIG\)](#)
- [Council of Development Finance Agencies \(CDFA\)](#)
- [The U.S. Impact Investing Alliance](#)

THE DALLES, OREGON



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.6167/-121.2108

RF1

2638 W 6th Street

The Dalles, OR 97058

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	5,111	17,438	21,431
	2024 Projected Population	5,618	19,330	23,743
	2010 Census Population	4,820	16,435	20,187
	2000 Census Population	4,259	15,484	19,045
	Projected Annual Growth 2019 to 2024	2.0%	2.2%	2.2%
	Historical Annual Growth 2000 to 2019	1.1%	0.7%	0.7%
HOUSEHOLDS	2019 Estimated Households	2,009	6,989	8,590
	2024 Projected Households	2,038	7,160	8,794
	2010 Census Households	1,881	6,531	8,025
	2000 Census Households	1,723	6,169	7,532
	Projected Annual Growth 2019 to 2024	0.3%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.9%	0.7%	0.7%
AGE	2019 Est. Population Under 10 Years	14.6%	13.5%	13.3%
	2019 Est. Population 10 to 19 Years	11.8%	12.1%	12.0%
	2019 Est. Population 20 to 29 Years	13.7%	13.4%	12.9%
	2019 Est. Population 30 to 44 Years	16.9%	18.3%	18.1%
	2019 Est. Population 45 to 59 Years	15.2%	17.0%	17.2%
	2019 Est. Population 60 to 74 Years	17.0%	17.2%	17.7%
	2019 Est. Population 75 Years or Over	10.7%	8.5%	8.8%
	2019 Est. Median Age	37.2	37.9	38.7
MARITAL STATUS & GENDER	2019 Est. Male Population	48.0%	49.3%	49.6%
	2019 Est. Female Population	52.0%	50.7%	50.4%
	2019 Est. Never Married	22.3%	27.7%	26.3%
	2019 Est. Now Married	45.8%	44.2%	45.8%
	2019 Est. Separated or Divorced	20.9%	20.3%	19.8%
	2019 Est. Widowed	11.0%	7.7%	8.1%
INCOME	2019 Est. HH Income \$200,000 or More	3.2%	2.5%	2.9%
	2019 Est. HH Income \$150,000 to \$199,999	3.4%	4.5%	4.6%
	2019 Est. HH Income \$100,000 to \$149,999	9.0%	10.8%	10.9%
	2019 Est. HH Income \$75,000 to \$99,999	14.4%	15.8%	16.1%
	2019 Est. HH Income \$50,000 to \$74,999	18.9%	21.7%	21.5%
	2019 Est. HH Income \$35,000 to \$49,999	14.3%	15.1%	14.4%
	2019 Est. HH Income \$25,000 to \$34,999	10.1%	10.8%	10.9%
	2019 Est. HH Income \$15,000 to \$24,999	12.1%	10.1%	10.1%
	2019 Est. HH Income Under \$15,000	14.5%	8.9%	8.6%
	2019 Est. Average Household Income	\$67,233	\$68,826	\$70,196
	2019 Est. Median Household Income	\$49,791	\$55,129	\$56,053
2019 Est. Per Capita Income	\$26,872	\$27,838	\$28,412	
2019 Est. Total Businesses	355	1,078	1,293	
2019 Est. Total Employees	3,208	8,415	11,059	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

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2638 W 6th Street

The Dalles, OR 97058

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2019 Est. White	83.1%	85.3%	85.4%
	2019 Est. Black	1.3%	1.0%	1.0%
	2019 Est. Asian or Pacific Islander	2.5%	2.2%	2.2%
	2019 Est. American Indian or Alaska Native	1.6%	1.6%	1.4%
	2019 Est. Other Races	11.5%	9.9%	9.9%
HISPANIC	2019 Est. Hispanic Population	1,328	3,660	4,408
	2019 Est. Hispanic Population	26.0%	21.0%	20.6%
	2024 Proj. Hispanic Population	27.2%	22.1%	21.6%
	2010 Hispanic Population	21.4%	16.8%	16.5%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	3,425	11,901	14,748
	2019 Est. Elementary (Grade Level 0 to 8)	7.0%	6.6%	6.0%
	2019 Est. Some High School (Grade Level 9 to 11)	11.9%	7.7%	7.2%
	2019 Est. High School Graduate	34.0%	29.5%	29.0%
	2019 Est. Some College	24.6%	25.6%	25.6%
	2019 Est. Associate Degree Only	7.2%	11.6%	11.5%
	2019 Est. Bachelor Degree Only	10.2%	13.2%	14.0%
	2019 Est. Graduate Degree	5.0%	6.0%	6.6%
	HOUSING	2019 Est. Total Housing Units	2,063	7,295
2019 Est. Owner-Occupied		54.8%	58.3%	60.1%
2019 Est. Renter-Occupied		42.6%	37.6%	35.6%
2019 Est. Vacant Housing		2.6%	4.2%	4.3%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	2.3%	1.6%	2.1%
	2019 Homes Built 2000 to 2009	11.4%	8.0%	8.8%
	2019 Homes Built 1990 to 1999	18.5%	11.7%	12.1%
	2019 Homes Built 1980 to 1989	14.1%	10.0%	9.8%
	2019 Homes Built 1970 to 1979	20.6%	15.8%	16.6%
	2019 Homes Built 1960 to 1969	7.1%	8.5%	8.8%
	2019 Homes Built 1950 to 1959	14.3%	15.7%	15.5%
	2019 Homes Built Before 1949	9.1%	24.4%	22.1%
HOME VALUES	2019 Home Value \$1,000,000 or More	-	0.6%	0.6%
	2019 Home Value \$500,000 to \$999,999	2.3%	2.2%	2.8%
	2019 Home Value \$400,000 to \$499,999	2.7%	3.4%	4.1%
	2019 Home Value \$300,000 to \$399,999	6.3%	10.2%	11.2%
	2019 Home Value \$200,000 to \$299,999	21.4%	28.7%	31.7%
	2019 Home Value \$150,000 to \$199,999	30.1%	32.0%	29.0%
	2019 Home Value \$100,000 to \$149,999	21.6%	16.7%	14.7%
	2019 Home Value \$50,000 to \$99,999	8.6%	5.6%	5.1%
	2019 Home Value \$25,000 to \$49,999	3.5%	2.4%	2.5%
	2019 Home Value Under \$25,000	8.3%	4.4%	4.4%
	2019 Median Home Value	\$165,847	\$187,643	\$197,857
	2019 Median Rent	\$693	\$705	\$699

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The Dalles, OR 97058

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	3,992	13,794	17,005
	2019 Est. Civilian Employed	54.7%	57.4%	56.9%
	2019 Est. Civilian Unemployed	1.8%	1.9%	2.0%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	43.5%	40.7%	41.1%
	2019 Labor Force Males	47.1%	48.8%	49.1%
	2019 Labor Force Females	52.9%	51.2%	50.9%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	2,185	7,917	9,674
	2019 Mgmt, Business, & Financial Operations	9.2%	9.9%	11.8%
	2019 Professional, Related	11.4%	14.8%	15.9%
	2019 Service	23.9%	21.9%	21.1%
	2019 Sales, Office	24.6%	25.9%	24.9%
	2019 Farming, Fishing, Forestry	3.3%	4.2%	4.9%
	2019 Construction, Extraction, Maintenance	7.5%	9.1%	8.5%
	2019 Production, Transport, Material Moving	20.1%	14.2%	12.9%
	2019 White Collar Workers	45.2%	50.7%	52.7%
	2019 Blue Collar Workers	54.8%	49.3%	47.3%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	79.4%	76.6%	76.1%
	2019 Drive to Work in Carpool	9.3%	9.7%	10.4%
	2019 Travel to Work by Public Transportation	-	0.8%	0.9%
	2019 Drive to Work on Motorcycle	0.7%	0.3%	0.3%
	2019 Walk or Bicycle to Work	3.7%	4.4%	4.5%
	2019 Other Means	0.4%	0.3%	0.3%
	2019 Work at Home	6.4%	7.9%	7.6%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	62.6%	63.1%	61.1%
	2019 Travel to Work in 15 to 29 Minutes	18.3%	22.6%	24.2%
	2019 Travel to Work in 30 to 59 Minutes	12.2%	12.7%	12.6%
	2019 Travel to Work in 60 Minutes or More	3.2%	3.9%	3.6%
	2019 Average Travel Time to Work	11.4	12.2	12.5
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$107.35 M	\$379.67 M	\$473.23 M
	2019 Est. Apparel	\$3.72 M	\$13.16 M	\$16.4 M
	2019 Est. Contributions, Gifts	\$5.92 M	\$20.8 M	\$26.05 M
	2019 Est. Education, Reading	\$3.19 M	\$11.07 M	\$13.88 M
	2019 Est. Entertainment	\$5.91 M	\$21.04 M	\$26.28 M
	2019 Est. Food, Beverages, Tobacco	\$16.7 M	\$58.99 M	\$73.42 M
	2019 Est. Furnishings, Equipment	\$3.68 M	\$13.11 M	\$16.37 M
	2019 Est. Health Care, Insurance	\$10.03 M	\$35.58 M	\$44.36 M
	2019 Est. Household Operations, Shelter, Utilities	\$35.32 M	\$124.28 M	\$154.73 M
	2019 Est. Miscellaneous Expenses	\$2.01 M	\$7.14 M	\$8.9 M
	2019 Est. Personal Care	\$1.44 M	\$5.09 M	\$6.34 M
	2019 Est. Transportation	\$19.42 M	\$69.41 M	\$86.49 M

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INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.