



BROKER OPINION OF VALUE

Block 24
(NW Glisan Street & NW 2nd Avenue)
PORTLAND, OR 97209

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Prepared For:
NW Natural

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NW Glisan Street & NW 2nd Avenue

PROPERTY DESCRIPTION

The property located at NW Glisan Street & NW 2nd Avenue is a 1.03 acres parcel of vacant land (44,858 SF). However, for valuation purposes we are assuming the block to be 40,000 SF.

TOP COMPARABLE SALES

Address	Size (SF)	Size (AC)	Sale Date	Price/PSF	Total Price	Buyer
230 SW Second Avenue	19,000	0.44	1/2017	\$157.89	\$3,000,000	Lot-49 LLC
715 NW Hoyt Street	583,115	13.39	8/2016	\$157.04	\$91,573,000	Portland Development Commission
124 NW 4th Avenue	40,000	0.92	6/2016	\$275.00	\$11,000,000	Block 33 Investment Partners
221 SW Naito Pkwy	14,810	0.34	7/2015	\$241.39	\$3,575,000	Wyndham Resort Development Corporation
888 SW 3rd Avenue	10,000	0.23	2/2015	\$250.00	\$2,500,000	3rd and Taylor Hotel, LLC
Subject Property Low	40,000			\$157	\$6,280,000	
Subject Property Avg	40,000			\$216	\$8,640,000	
Subject Property High	40,000			\$275	\$11,000,000	
Estimated Value					\$7.5-\$8.5 Million	

VALUATION

The activity level in 2017 for sales of development parcels have been limited. We have seen values rise through about 2016 and then have begun to stabilize. The comps listed above are reflective of the development potential of Block 24. Based on the average comps in the table, the value of the site would be estimated to be \$8.6 million. This is based on 40,000 SF versus the larger size of the subject property. We don't believe there would be much additional value above and beyond the standard 40,000 SF site based on the location. The investors we have spoken to would most likely not maximize the site versus a site closer in to the downtown core. Further, we believe the location of the site in Old Town may be a negative and would lead to a slightly lower value than the average comps in the market. Given our analysis we believe the true market value would be in the range of \$7.5 to \$8.5 million.



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