EXHIBIT C
10th & Yamhill
REQUEST FOR PROPOSALS #18-15
MASTER PROPERTY MANAGEMENT SERVICES

Address: 730 SW 10th Avenue, Portland

Data: R246463 - https://www.portlandmaps.com/detail/property/730-SW-10TH-AVE/R246463_did/

Zoning: Multi-Multi-Tenant Ground Floor Commercial/Retail (under construction-substantial completion estimated for September 2019)

Building Size: 12 Commercial spaces ranging from 619 sq ft to 6,802 sq ft, total of 22,000 sq ft of space including common area (Letters of Intent signed)

Marketing flyer, first floor map and estimated income and expense statement follow. See next pages.

10Y

SW 10TH & YAMHILL

FOR LEASE
FALL 2019

VIEW FROM SW 9TH AVE + MORRISON ST

MATT MARTINEZ matt@hsmpacific.com **&** **MELISSA MARTIN** melissa@hsmpacific.com

503-245-1400 | 0612 SW Idaho St, Suite 2, Portland, Oregon

Property developed by PROSPER PORTLAND

HSM PACIFIC retail solutions

PROJECT OVERVIEW

MAJOR RENOVATION IN THE HEART OF DOWNTOWN PORTLAND'S RETAIL DISTRICT!

10Y is downtown's newest local retail hub featuring beautiful and accessible, right-sized space for a variety of businesses. Consistent with its commitment to an equitable economy, Prosper Portland is especially interested in providing opportunities for diverse business entrepreneurs. This is a great opportunity to be a part of Portland's unique and independent retailer community!

- Retail space available for lease with all new storefronts and expansive glass windows facing SW Morrison Street, SW Yamhill Street, and 9th Avenue.
- Opportunities include: flagship retail, restaurant, specialty shop spaces, and market hall. Sizes ranging from 620 SF to 6,800 SF.
- Evaluation of potential tenants will prioritize business owners who are local, women, and from communities of color that have not had access to the downtown market.
- Delivered as a warm shell with demising walls, finished floors, and HVAC already installed.
- Nearby tenants- Nordstrom, Pendleton, Boys Fort, City Target, Montbell, Mario's and Elephants Delicatessen.
- Active tourist destination with a large daytime population.
- Access to MAX light rail and Portland Streetcar. Bike parking on the ground floor and ample short-term parking above.

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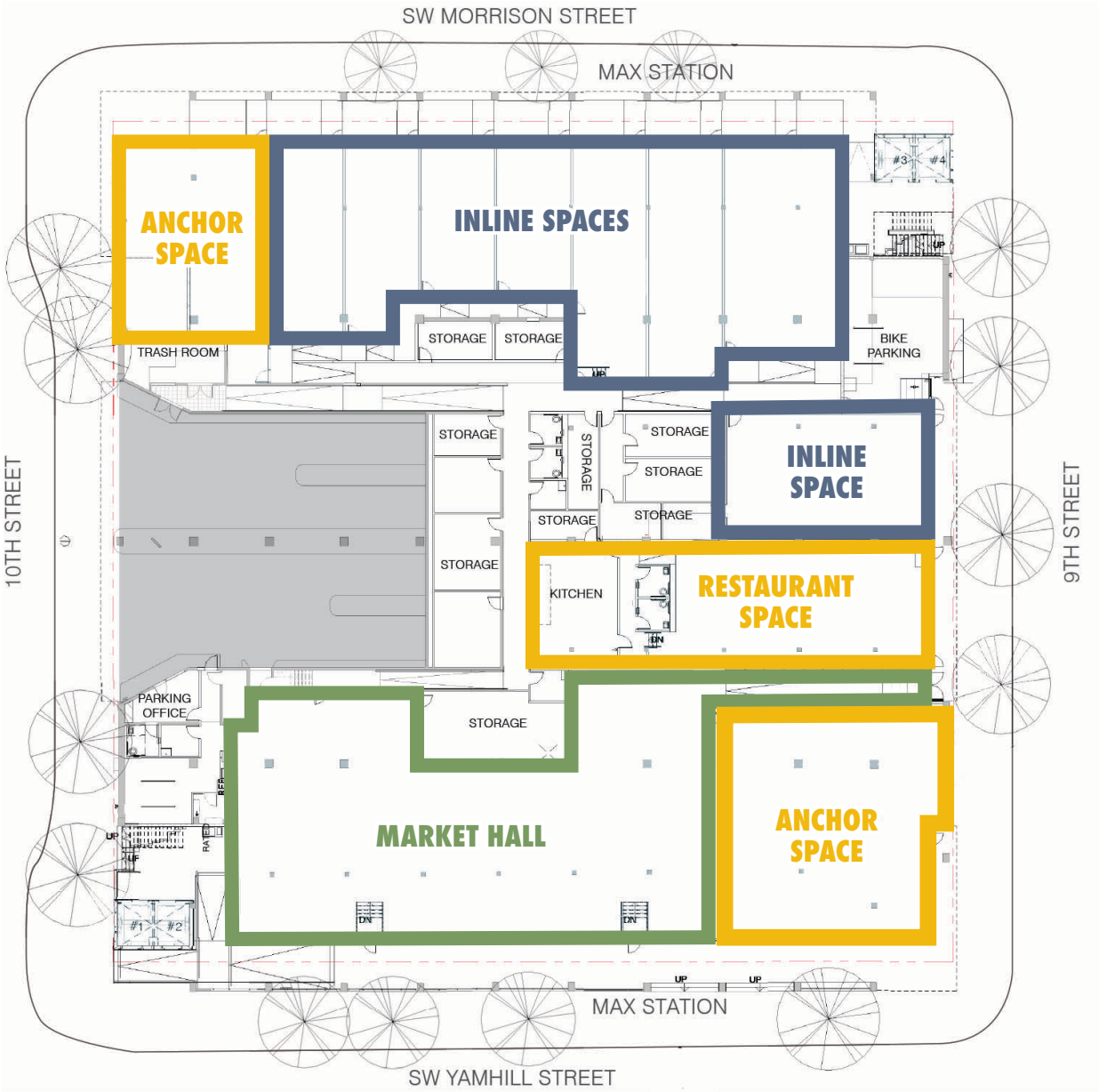
10Y SITE PLAN



INLINE SPACES

620 – 7,683 SQUARE FEET

- Up to eight spaces available
- Right-sized space in the coveted downtown retail core
- Delivered in warm shell condition
- Fantastic windows with new storefront lighting

ANCHOR & RESTAURANT SPACES

1,380 – 2,800 SQUARE FEET

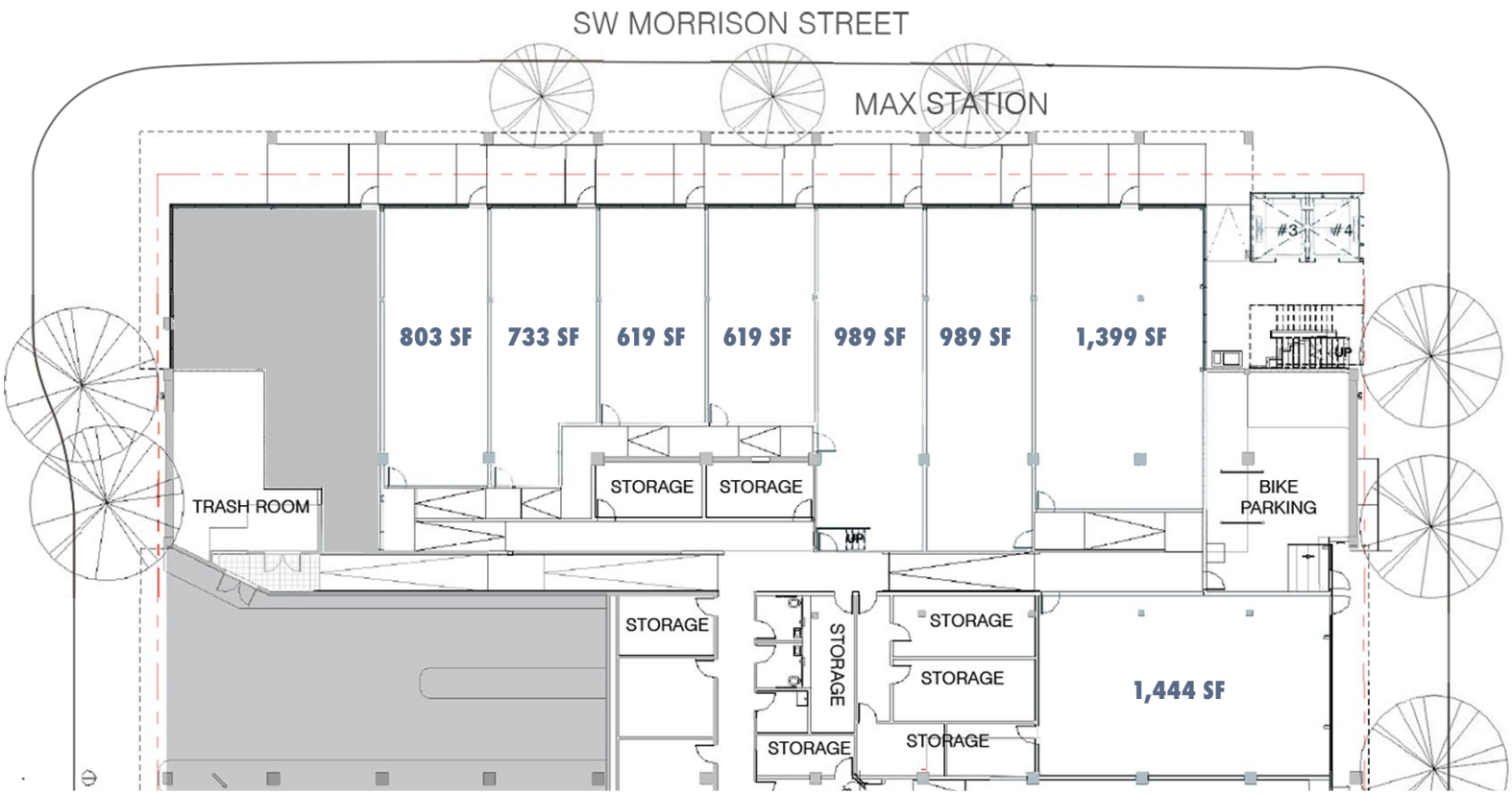
- Flagship locations on highly visible corners at 10th & Morrison and 9th & Yamhill immediately adjacent to Director Park
- Restaurant space is 2,800 SF with M occupancy. Existing kitchen infrastructure including hood and grease trap

MARKET HALL

UP TO 6,822 SQUARE FEET

- Unique retail opportunity for vendor mall
- Situated amongst specialty and flagship retailers

10Y INLINE SPACES SITE PLAN



Prime downtown location is ready for you! Prosper Portland is now leasing brand new, affordable space to retail and maker businesses. Spaces include expansive storefronts, tall ceilings, and polished concrete floors. The walls are finished and HVAC and electrical are installed. Shared restrooms are in a common area corridor, with additional storage space available. These spaces were designed for the independent business looking for easily accessible space in Portland's strongest retail market.

- Monthly rental rates $2,000 – $4,500 per month (including utilities, taxes and maintenance)
- High visibility
- Fantastic transit including MAX, Streetcar, and short term parking
- Tenant Improvement allowance available

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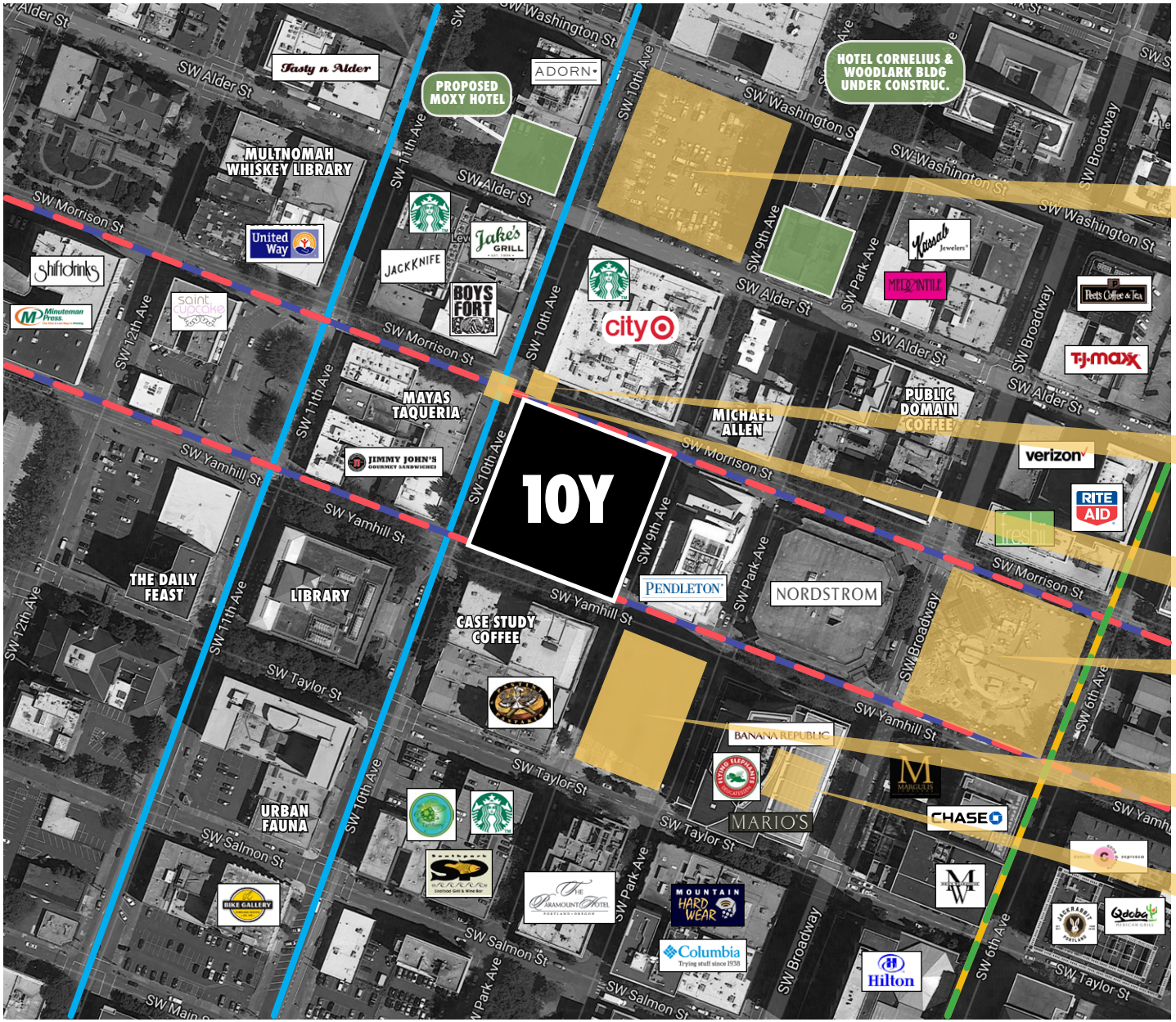
10Y AERIAL & AREA FACTS



AERIAL LEGEND

- STREET CAR
- MAX RED & BLUE LINES
- MAX GREEN & YELLOW LINES

10TH & ALDER FOOD CART POD
LARGEST CONCENTRATION OF STREET FOOD IN AMERICA
60+ CARTS

APPROXIMATELY **10,000 EMPLOYEES** WITHIN A 3-BLOCK RADIUS

GALLERIA LIGHT RAIL STOP **21,780 PASSENGER ON AND OFFS**

15,572 PEDESTRIANS

PIONEER COURTHOUSE SQUARE
NEARLY 10 MILLION ANNUAL VISITORS
340 EVENT DAYS IN THE SQUARE

DIRECTORS PARK
PUBLIC PIAZZA THAT OPENED IN 2009
MULTIPLE ANNUAL EVENTS

FOX TOWER
10 SCREEN REGAL MOVIE THEATER
PARKING GARAGE WITH OVER 1,100 PARKING SPACES

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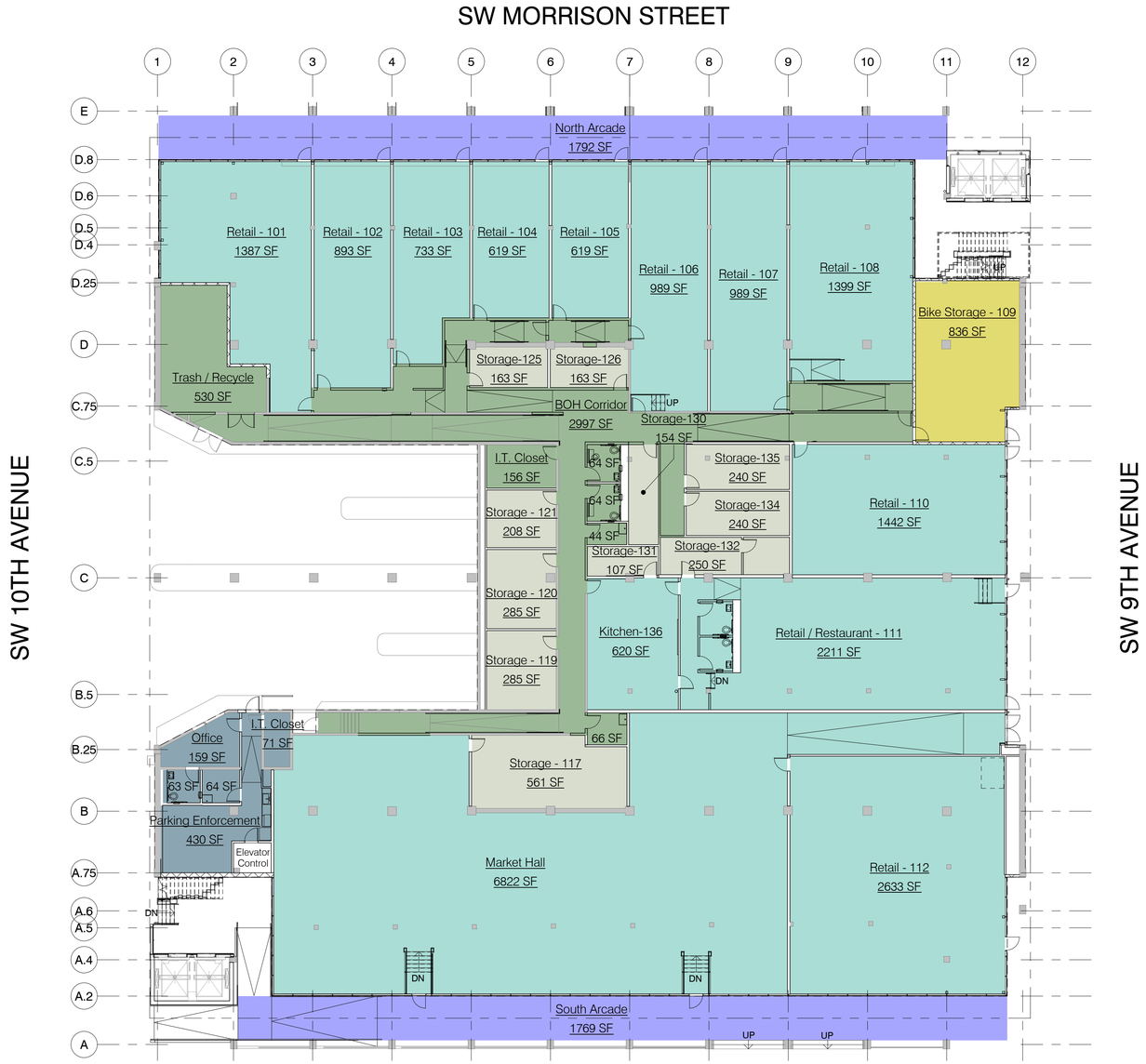

Rentable Area Legend

- Common Area (Part of Premises)
- Arcade Area (Part of Premises)
- Storage Area (Part of Premises)
- Bike Storage Area
- Office Area
- Retail Area (Part of Premises)

10th and Yamhill Net Area Schedule by Area Type

Name	Area Type	Area
Common Area		
BOH Corridor	Common Area	2997 SF
I.T. Closet	Common Area	156 SF
Janitor Closet	Common Area	44 SF
Janitor Closet	Common Area	66 SF
Restroom	Common Area	64 SF
Restroom	Common Area	64 SF
Trash / Recycle	Common Area	530 SF
		3921 SF
Arcade Area		
North Arcade	Exterior Area	1792 SF
South Arcade	Exterior Area	1769 SF
		3561 SF
Storage Area		
Storage - 117	Floor Area	561 SF
Storage - 119	Floor Area	285 SF
Storage - 120	Floor Area	285 SF
Storage - 121	Floor Area	208 SF
Storage-125	Floor Area	163 SF
Storage-126	Floor Area	163 SF
Storage-130	Floor Area	154 SF
Storage-131	Floor Area	107 SF
Storage-132	Floor Area	250 SF
Storage-134	Floor Area	240 SF
Storage-135	Floor Area	240 SF
		2656 SF
Bike Storage Area		
Bike Storage - 109	Floor Area	836 SF
		836 SF
Office Area		
I.T. Closet	Office Area	71 SF
Office	Office Area	159 SF
Office Storage	Office Area	64 SF
Parking Enforcement	Office Area	430 SF
Restroom	Office Area	63 SF
		788 SF
Retail Area		
Kitchen-136	Store Area	620 SF
Market Hall	Store Area	6822 SF
Retail - 101	Store Area	1387 SF
Retail - 102	Store Area	893 SF
Retail - 103	Store Area	733 SF
Retail - 104	Store Area	619 SF
Retail - 105	Store Area	619 SF
Retail - 106	Store Area	989 SF
Retail - 107	Store Area	989 SF
Retail - 108	Store Area	1399 SF
Retail - 110	Store Area	1442 SF
Retail - 112	Store Area	2633 SF
Retail / Restaurant - 111	Store Area	2211 SF
		21356 SF
Grand total		33118 SF

FFA Architecture + Interiors

Floor Area Summaries

10th and Yamhill Smart Park Renovation

04.19.2018

Property: 10th & Yamhill

Account Group	Acct Descr	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	Account Totals
Revenue	Lease Rent	448,000	622,207	640,873	660,099	679,902	700,299	721,308	742,947	765,236	788,190	811,838	7,580,899
	Property Mgmt Misc Income	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	330,000
	Reimbursement	30,000	30,000	30,000	31,000	32,000	33,000	34,000	3,500	36,000	37,000	38,000	334,500
Revenue Total		**508,000**	**682,207**	**700,873**	**721,099**	**741,902**	**763,299**	**785,308**	**776,447**	**831,236**	**855,190**	**879,838**	**8,245,399**
Expense	Broker Fee	37,882	40,974	43,891	47,016	50,363	21,318	23,750	25,441	27,252	29,193	31,271	378,351
	Electric	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	385,000
	Garbage	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	110,000
	Gas	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,000
	General maintenance	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	220,000
	Legal Expenses	10,000	5,000	0	0	0							15,000
	Property mgmt insurance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	38,500
	Property Mgmt miscellaneous expense	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	121,000
	Property mgmt property tax	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	990,000
	Tenant revenue sharing	154,142	269,355	276,253	283,275	290,418	320,519	328,881	338,062	347,470	357,108	366,980	3,332,463
	Utilities and Water	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	71,500
Expense Total		**379,024**	**492,329**	**497,144**	**507,291**	**517,781**	**518,837**	**529,631**	**540,503**	**551,722**	**563,301**	**575,251**	**5,672,814**
NOI		**128,976**	**189,878**	**203,729**	**213,808**	**224,121**	**244,462**	**255,677**	**235,944**	**279,514**	**291,889**	**304,587**	**2,572,585**