

## SOLD BY COMMERCIAL BLACK

10100 SW Herman Road - Tualatin Oregon 97063

Sales Price: \$1,350,000

Market: User

Purchased: 2017

Land: +/- 30,000 SF

Building Size: +/- 12,375 SF

Price Per SF: \$109.00

Ratio: 3/1



Commercial Black brokered this owner user transaction in 2017.

This industrial property in Tualatin was originally constructed in 2006.

CB negotiated a lease with a fixed price option to purchase this building and land. So long as the tenant was not in default, the tenant could exercise its option to purchase the building between lease years 3-4 on a five (5) year lease only.

The buyers option was exercised and the property was purchased as an owner user for approximately \$109.00 per SF.

Fully leveraged on a 25 year amortization at 5.00% this buildings cost to own per square foot of \$.64 P&I (NNN). 35% increase in value since 2017.

This property is located in Tualatin Oregon. I-5 Corridor South of Portland.

