

SOLD BY COMMERCIAL BLACK

10230 SW Hall Boulevard Tigard, Oregon 97223

Sales Price: \$1,500,000.00

Market: Investment

Built: 1981

Acquired: 2003

Land : +/- 30,056 SF

Building: +/- 13,224 SF

PSF: \$114



Commercial Black brokered the sale of this two story office building in Tigard Oregon.

This property was purchased as an owner occupied building for a mortgage company in 2003.

This company was leasing space in SW Portland for \$19.00 per square foot.

Commercial Black Listed the building and then worked with the buyer to determine the real value relative to their prospective debt, down payment and comparison to their existing rate of \$19.00 per square foot.

Leveraging the sale of \$1,500,000 at ninety percentage (90%) leaves a loan balance of \$1,350,000. Borrowing at 5.50% the annual principal and interest (P&I) payment is \$99,000.00 per year. Dividing the P&I by the building square footage of 13,244 the annual payment per square foot is \$7.52 per square foot.

When compared to leasing this savings allowed significant capital retention.