

SOLD BY COMMERCIAL BLACK

10652 NE Holman Street - Portland Oregon - 97214 - **Airport Way**

Price: \$1,650,000.00

Market: User

Year: 2004

Acquired: 2014

Land : +/- 90,502 SF

Building: +/- 25,125 SF

Zoned: IG



Commercial Black brokered this transaction in 2014 and represented the Buyer. This property had been on the market for a period of time and seller was fickle about who to engage for a sale.

There was a limited window of opportunity and we structured a sale that gave the buyer the necessary time to complete its due diligence and provided the reports to the seller that resulted in a discount for necessary repairs.

The Seller sold this property again less than three (3) years later at a gain of almost two million dollars (\$2,000,000).

Economics: \$1.65 MM—10% down = \$8,682.00 per month P&I (NNN) or \$.35 NNN (\$4.15 NNN). Blended market rate today of \$10.00 Per SF NNN times 25,125