

SOLD BY COMMERCIAL BLACK

111 C Avenue Lake Oswego - **First Addition Lake Oswego**

Sales Price: \$640,000

Market: User

Purchased: 2002

Building: +/- 5,000 SF

Land: +/- 6,000 SF

Price Per SF: \$128.00

Year built: 1963



Commercial Black brokered this owner user transaction in 2002 and represented both buyer and seller.

The seller operated a local medical practice out of this building since the 1960's when he had the building built.

The buyer occupied the upper half of this two story building and we negotiated a sales transaction moving the tenant into ownership.

The economic over the last 15 years: \$640,000 at 5.00% equates to \$3,750.00 per month P&I or Triple Net (NNN). This equates to fixing a \$9.00 per SF annually. \$27-\$30 rate PSF today.

The \$20.00 PSF Margin today equates to \$1,650,000 in equity at 6.00% (CAP).

This property is located in First Addition Lake Oswego.