

## SOLD BY Commercial Black

1437 - 1441 SW Columbia Street - Portland Oregon - 97201

**GOOSEHOLLOW**

Price: \$1,025,000.00    Market: Owner User    Year: 1980    Acquired: 2018    Zoning: CX    Land : +/- 3,573 SF    Building: +/- 3,174 SF



Commercial Black brokered this transaction in 2018.

This building was purchased for \$1,025,000 or approximately \$323 per SF.

The leveraged cost of occupancy is as follows: \$1,025,000—10% down = \$922,500 amortized over 25 years at 5.25% interest equals a P&I payment of \$5,528 per month or \$66,336.00 P&I per year.

Dividing this by the 3,171 SF the cost to own per square foot triple net (NNN) is \$20.91 Per SF fixed for 25 years.

This property is located in the Goose Hollow neighborhood— SW Portland Oregon

The benefits to ownership will almost always out weigh the benefits of leasing. Selling to small businesses since 1996.

*Maximizing Value with Market Knowledge*