

## SOLD BY COMMERCIAL BLACK

1808 SE Belmont Street - Portland Oregon - 97214 - **Buckman**

Price: \$785,000.00 Market: Investment Built: 1967 Acquired: 2010 Land: +/- 11,043 SF Building: +/- 4,500 SF



Commercial Black brokered this transaction in 2010. This property was sold to a long time client who purchased the property as an investment.

Commercial Black worked with the Buyer and the Tenant to establish a lease renewal for Metro Family Services to stay.

When purchased, this property had an NOI of +/- \$62,800.00 generating an 8.00% yield (Cap).

At a current market value of \$17.50 PSF Annual NNN rate, (Higher Lease Rates and Lower Caps) this property in 2017 is worth roughly \$1,300,000.00.

This property is located in the Buckman Neighborhood– at 18th and SE Belmont - SE Portland Oregon