

SOLD BY COMMERCIAL BLACK

18670 Willamette Drive, West Linn, OR - Lake Oswego/West Linn Submarket

Sales Price: \$779,000.00

Market: Owner User

Built: 1976

Purchased: 2009

Land: +/- 23,522 SF

Building Size: +/- 4,100 SF



Commercial Black brokered this transaction in 2009. This property was sold to a long standing client. This was the second property sale brokered for this client by CB.

An owner user property, it also had income in place at the time of closing so the actual cap rate at closing was 7.15%.

Once the leases expired the buyer remodeled the building for his use which is for an acupuncture clinic.

The economics are as follows:
\$780,000 less 10% down payment equates to \$4,311.00 per month P&I (NNN) is +/- \$12.50 per square foot.

The margin created for this property is roughly +/- \$7.00 per square foot. When multiplying this \$7.00 by the 4,100 SF building it equals \$28,700 per year in additional NOI. Capitalizing this additional NOI by 6.75% = \$425,000 in equity. Value Added.

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Maximizing Value with Market Knowledge