

## SOLD BY COMMERCIAL BLACK

22267 NW Imbrie Drive - **Hillsboro Oregon**

Price: \$1,100,000.00

Market: Investor

Built: 2007

Acquired: 2011

Land : +/- 15.42 Acres SF

Building: +/- 13,138 SF



Commercial Black brokered this transaction in 2011 and represented the Buyer.

This property had been constructed by a developer on speculation and the economy was slow to recover creating an opportunity for a cash buyer to get in at a low intro point.

Economics: \$1,100,000.00 - 100% leveraged at 5.00% results in a leveraged price per square foot at \$5.87 per square foot P&I.

There were additional SDC charges and finish cost on the shell that were expensed to the buyer. But, the overall value created a margin of +/- \$10.00 per square foot triple net and that equated to \$2,000,000 in equity at a 6.50% capitalization rate.

Working with buyers and sellers to produce top tier results.