

SOLD BY COMMERCIAL BLACK

2780 SE Harrison Street —Milwaukie Oregon

Price: \$650,000

Market: Investment

Acquired: 2000

Land : +/- 19,000 SF

Building: +/- 7,500 SF

Price SF: \$90

Built: 1981



Commercial Black brokered this investment transaction in 2000 representing both the buyer and the seller.

The Seller was a local non-profit (Oregon Association of Nurserymen) which is a trade union. The buyer was local investor coming off 1031 exchange (Up-leg).

This building was purchased at a 9.00% cap on a sale lease back for 3 years. The economics at a 9.00% cap rate is: \$58,500 annual NOI or \$7.80 per SF NNN.

This building was sold in 2015 for \$1,050,000 to the Jesuit Volunteer Corps.

The equity gain when analyzing the sale to sale is \$500,000. Over a 15 year hold period that equates to \$33,000 per year.

