

SOLD BY COMMERCIAL BLACK

29751 SW Town Center Loop Wilsonville, Oregon 97070

Acquired: 200 Built: 1987 Market: Owner User Land: 19,602 SF Building: 4,383 SF Occupancy: Single Tenant Price: \$530,000.00



Commercial Black brokered this office sales transaction in 2001. This building was a replacement property for the Oregon Nurseryman's Association.

This property was built in 1987 and is located at the west side of I-5 in Downtown Wilsonville Oregon.

Considering the following economics: \$530,000.00 is leveraged at 5.00% on a 25 year amortization schedule the annual P&I payments for this property would be roughly \$37,000 fully leveraged meaning no down payment was used for calculations.

Dividing that annual P&I number will provide us with a triple net (NNN) equivalent annual cost to compare.

\$8.50 per square foot is what this properties leveraged cost is per year in a market where this building would lease for \$20.00 per square foot NNN.

The margin created at a 6.00% yield is conservatively \$875,000.00.

CoSTAR