

SOLD BY COMMERCIAL BLACK

3233 SW Naito Parkway Portland Oregon - **Lair Hill Johns Landing**

Sales Price: \$840,000 Market: User Purchased: 2008 Land: +/- 9,750 Size: +/- 4,106 SF Price Per SF: \$204 Zoning: R1 (Non-Conforming)



Commercial Black brokered this owner user transaction in 2008.

CB represented both the buyer and seller in this transaction. The buyer was in a leasehold interest in office building near Meridian Park Hospital.

The economics: \$840,000 purchase price leveraged on a 25 year amortization at 5.00% this buildings cost to own per square foot of \$14.50 P&I.

In todays market this building would lease for +/- \$23.00 Per SF NNN. If capitalized at 6.25% the building is worth +/- \$1,500,000.00.

This is a \$600,000 margin in equity gained over a nine (9) year hold period.

This property is located in SW Portland Lair Hill / Johns Landing neighborhood.

**COMMERCIAL
BLACK**

Maximizing Value with Market Knowledge