

SOLD BY COMMERCIAL BLACK

4475 Lakeview Blvd - **Lake Oswego Oregon**

Sales Price: \$1,585,000 Market: User Purchased: 2008 Building: +/-12,000 SF Land: +/- 44,258 SF Price Per SF: \$133.00 Year built: 2008



Commercial Black brokered this owner user transaction in 2008 while representing the Seller.

This property was sold to an owner user who was planning to occupy the second floor office space while continuing to lease out the ground floor retail.

This building has an abundance and located within blocks for the canals for Lake Oswego.

The economics for the base acquisition is: \$1,585,000 fully leveraged at 5.50% over a 25 year amortization would be \$9.73 per square foot. If renovation costs are approximately \$300 leveraged for every \$50,000 in debt, a \$1,000,000 improvement debt adds an additional \$6,000.00 per month or \$6.00 per SF NNN. This generates a good overall margin.