

SOLD BY COMMERCIAL BLACK

4617 SE Milwaukie Avenue - Portland Oregon - **Westmoreland**

Sales Price: \$2,300,000

Market: User

Built: 1927

Purchased: 2014

Land: +/- 34,622 SF

Building Size: +/- 18,677 SF

Zoning: CG



Commercial Black brokered this owner user sales transaction in 2014.

Commercial Black originally sold the seller this building who then held the building for a year and sold it for \$800,000 more to the user.

The buyer had a chance to purchase 12 months earlier and passed.

The metric is: \$2,300,000—10% = \$230,000 over 25 years at 5.00% = \$7.70 per year P&I /(NNN), or \$153,000 per year P&I.

Dividing the annual P&I by the original amount paid by seller equals a guaranteed 10% rate of secured by this improved and appreciating asset.

