

**SOLD BY COMMERCIAL BLACK**

4711 SW Huber Street Portland Oregon - **SW Hills - Mountain Park**

Sales Price: \$525,000

Market: Investment

Purchased: 2013

Land: +/- 6,500

Size: +/- 5,400 SF

Price Per SF: \$97.00

Year built: 1989



Commercial Black brokered this owner user transaction in 2013.

CB represented the seller in this transaction. The buyer was an investor looking to diversify their investment portfolio.

The economics: \$525,000 purchase price using a 7.00% the property should be producing an annual net operating income of \$36,750.00.

Dividing the NOI (net Operating income) by the square footage of the building produces a price per SF of \$6.81 per RSF triple net (NNN).

If this building were stabilized at \$12.00 per SF triple net (NNN) it would produce an annual NOI of \$64,800 and if we used a cap rate of 7.00% the building would be worth +/- \$925,000.00. This would be a \$400,000 gain in equity.

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*Maximizing Value with Market Knowledge*