

SOLD BY COMMERCIAL BLACK

5025 NE Elam Young Parkway - **Sunset Corridor Hillsboro Submarket**

Sales Price: \$1,100,000.00

Market: Owner/User

Built: 1994

Purchased: 2012

Land: +/- 1 AC

Building Size: +/- 8,200 SF



Commercial Black brokered this transaction in 2012.

This property was sold for a long time client who in turn sold to an owner user with a dental practice.

CB structured the sale for this long time client where they purchased the building in 2011 for \$80.00 per square foot and sold the building on a contract sale for \$132.00 per square foot in 2012.

The margin on of the sale of \$52.00 per square foot equates to \$500,000 in equity in a 12 month period.

The dental practice from the contract carry standpoint enabled the dentist to purchase the building at a shell cost of \$9.00 PSF when leveraging 90% at 5.50 % on a 25 year am schedule. Timing, cash flow and brokerage enabled this transaction to come to fruition.

This property is located in Hillsboro Submarket in the Sunset Corridor.