

630 B Avenue Lake Oswego - **First Addition - Lake Oswego**

Sales Price: \$1,147,000    Market: Investor    Purchased: 2011    Building: +/-9,000    Land: +/- 21,000 SF    Price Per SF: \$127.00    Built: 1973



Commercial Black brokered this owner user transaction in 2011.

Commercial Black represented the buyer and the seller in this investment transaction.

The seller was US Bank Small Cap aka Lehman Brothers Bank.

The buyer was a group of siblings who needed to exchange (1031) from a sale of an industrial property owned by their parents (Downleg).

The buyer sold this property again in 2016 for \$1,800,000.00. a solid return of \$650,000 over a five (5) year hold period. With a year over year appreciation gain of \$130,000 (Net) it produced a annual cash on cash return of 11.50%.

This cash on cash does not include the cap rate average of 7.50% (Yield) over 5 year hold period.



*Maximizing Value with Market Knowledge*