

SOLD BY Commercial Black

2626 NE Sandy Boulevard, Portland, Oregon - 97232 - **KERNS**

Occupancy: 100%

Year Built: 1941

Land: +/- 7,000 SF

Building: +/- 12,611 SF \$2,500,000 Sold

Combo Cash and Note

Kerns



This sale was for an owner occupied building at NE 27th and Sandy Blvd.

We structured this by using a combination of cash from a first position lender with the seller taking a second position for \$300,000 on a \$2.5MM sale.

The buyer is developing a transformative plan. The design would be keeping most of the existing structure intact.

This type of commercial real estate sale transaction allows the Seller to spread the tax consequence over an extended period of time.

Simultaneously, compounding the interest it holds for the buyer, thus creating cash flow for the sellers. Income secured by the building provides protection for the note holder (Seller).

Located at NE 26th and Sandy Blvd in Kerns - Portland Oregon.