

SOLD BY COMMERCIAL BLACK

5035 NE Elam Young Parkway - **Sunset Corridor Hillsboro Submarket**

Sales Price: \$1,225,000.00

Market: Owner/User

Built: 1994

Purchased: 2016

Land: +/- 1 AC

Building Size: +/- 8,200 SF



Commercial Black brokered this transaction in 2016.

This property was sold on a fixed price option to purchase .

CB structured the sale for this long time client where they purchased this property in 2016 for \$152.00 per square foot. Creation of easements for access and parking we negotiated prior to lease execution.

The lease option was for five years with an option due in no less than 24 months. The tenant exercised and purchased the building.

The margin on of the sale of \$40.00 per square foot equates to \$500,000 in equity in a 48 month period.

Commercial Black sold this building along with 5025 NE EY in 2012 when the then seller was facing debt issues on a failed partnership.

Submarket in the Sunset Corridor.