

SOLD BY COMMERCIAL BLACK

11080 SW Allen Blvd - **Beaverton Oregon**

Sales Price: \$1,265,000 Market: Investor Purchased: 2005 Building: +/-12,000 Land: +/- 63,000 SF Price Per SF: \$101.00 Year built: 1978



Commercial Black brokered this owner user transaction in 2005.

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

This property was the upleg (replacement) to a 1031 exchange for the buyer.

At the time of sale this building was generating a 7.50% cap rate. The tenant mix was good local credit and had some evening uses that relieved pressure on the parking lot. 4:1 ratio for parking.

\$1,265,000 at a 7.50% cap rate yielded \$95,000 per year in NOI. \$95,000 per year NOI divided by 12,000 SF building is an average blended and loaded rate of \$7.90 per SF NNN.

This property is located at Hwy 217 and SW Allen Boulevard in Beaver-