

SOLD BY COMMERCIAL BLACK

17230 NE Sacramento Street - Gresham Oregon - 97230 - **East Columbia Corridor**

Price: \$3,750,000.00 Market: User Built: 1995 Acquired: 2015 Land: +/- 190,000 SF

Building: +/- 59,000 SF



Commercial Black brokered this transaction in 2015. This property was sold for a long time client who originally purchased the property as an owner occupant.

CB designed a sale with a note secured by a first trust deed to the seller. This allowed the seller diversification in sellers portfolio. A fixed rate of return secured by a established asset.

Terms: \$3,750,000 with \$1,500,000 down from buyer with seller carrying the balance on a note and first trust deed at 6.00% . Call in 10.

The note is adjusted at month 60 for and set from wall street journal prime rate plus two percent (2.00%).

Buyer is a local trade union and this transaction was closed in 2015.