

SOLD BY Commercial Black

5132—5142 NE Sandy Blvd Portland Oregon 97213

Rose City Park

Price: \$1,460,000

Market: Owner User

Year Built: 1924

Acquired: 2021

Land: +/- 8,712 SF

Building: +/- 4,356 SF



Commercial Black brokered this retail building sale transaction in 2021.

This NE Sandy Blvd property was sold to an owner user.

The Buyer had been in a leasehold agreement in N Portland but wanted to purchase and own their real estate.

Commercial Black structured the sale of this building for \$335.00 per SF.

The base cost of occupancy for this building in shell condition is as follows:

\$1,460,000—10% down payment using an interest rate of 4.50% and an amortization schedule of 25 years the annual principal and interest payment is \$87,643. Dividing this by the building square footage comes to \$20.00 per RSF (NNN equivalent) for the shell cost. The leasing market is roughly \$23.00 PSF NNN.

This building is located in the Rose City Park neighborhood, NE Portland.

Maximizing Value with Market