

SOLD BY COMMERCIAL BLACK

10765 SW Canyon Road - Beaverton Oregon 97005 -

Antoni's Restaurant

Price: \$1,500,000.00 Per Building SF: \$348.00 Year Built: 1950 Owner User - Seller Financed Building: +/- 4,299 SF Vacant at Sale



Commercial Black brokered this retail restaurant sale in 2020.

The buyer is an owner user and the seller is retired.

The seller had no existing debt so that left a decision to make. Three options 1) Sell the property and pay the taxes, 2) 1031 exchange or 3) Seller Financing

Choose Option 3). Seller Financing: The Interest is offsetting to the long term capital gains tax. Its secured debt in the event of default with the seller in the first deeded position.

10% down payment from the buyer with the seller carrying the balance in the form of a note secured by a first deed of trust. Monthly principle and interest payments with a 5.00% interest rate comes to \$7,891.00. Divided by the 4,299 Building square feet the annual cost to owner triple net (NNN) is \$22.00 Per SF.

Compared to a comparable market lease rate at the time of \$30.00 Per SF NNN.