

SOLD BY Commercial Black

4315 NW St Helens Road Portland Oregon 97210

Guilds Lake

Price: \$1,600,000 Market: Owner User Year: 1914 Acquired: 2021 Land: +/- 62,726 SF Building: +/- 16,634 SF Cost PSF: \$96



Commercial Black brokered this transaction in 2021.

This NW St Helens Road property was sold to an owner user.

Commercial Black structured the sale of this building for \$96.00 per SF.

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

\$1,600,000—10% down payment using an interest rate of 4.50% and an amortization schedule of 25 years the annual principal and interest payment is \$96,000.

Dividing this by the building square footage comes to \$5.75 per RSF (NNN equivalent) for the shell cost. The leasing market is roughly \$7.00 PSF NNN.

This creates a positive margin for the buyer above the current leasing market.

This building is located in the Guilds Lake neighborhood, NW Portland.

Maximizing Value with Market Knowledge