

## SOLD BY Commercial Black

5250-5258 NE Sandy Blvd, Portland Oregon 97213

Rose City Park

Price: \$800,000

Market: Owner User

Year Built: 1924

Acquired: 2023

Land: +/- 4,169 SF

Building: +/- 3,050 SF

Cost PSF: \$262



Commercial Black brokered this transaction in 2023.

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

Commercial Black structured the sale of this building for \$262.00 per SF.

We represented both buyer and seller in this seller financed transaction.

\$1,600,000—10% down payment using an interest rate of 3.50% and an amortization schedule of 25 years the annual principal and interest payment are intentionally lower than the lease income.

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

This is one of 25 buildings Commercial Black has sold in this NE Sandy Blvd corridor.

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

*Maximizing Value with Market Knowledge*