



SOLD

BY COMMERCIAL BLACK



10652 NE Holman Street - Portland, Oregon 97214 | **Airport Way**



PRICE
\$1,650,000.00



MARKET
User



YEAR
2004



ACQUIRED
2014



LAND
+/- 90,502 SF



BUILDING
+/- 25,125 SF



ZONED
IG



OVERVIEW

Commercial Black brokered this transaction in 2014 and represented the Buyer.

This property had been on the market for a period of time and seller was fickle about who to engage for a sale.

There was a limited window of opportunity and we structured a sale that gave the buyer the necessary time to complete its due diligence and provided the reports to the seller that resulted in a discount for necessary repairs.

The Seller sold this property again less than three (3) years later at a gain of almost two million dollars (\$2,000,000).



ECONOMICS

\$1.65 MM—10% down = \$8,682.00 per month P&I (NNN) or \$.35 NNN (\$4.15 NNN).

Blended market rate today of \$10.00 Per SF NNN times 25,125 SF = \$251,250.00 (\$8.40 NNN).



SALE PRICE
\$1,650,000.00



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Maximizing Value with Market Knowledge