



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

111 C Avenue Lake Oswego, Oregon 97034



Sale Price:
\$640,000



Building Size:
5,000 SF



Land Size:
6,000 SF



Price per SF:
\$128.00



Buyer Type:
Owner/User



Year Sold:
2002



CLIENT SUCCESS STORY

Commercial Black brokered this owner user transaction in 2002 and represented both buyer and seller.

The seller operated a local medical practice out of this building since the 1960's when he had the building built. The buyer occupied the upper half of this two story building and we negotiated a sales transaction moving the tenant into ownership.

The economic over the last 15 years: \$640,000 at 5.00% equates to \$3,750.00 per month P&I or Triple Net (NNN). This equates to fixing a \$9.00 per SF annually. \$27-\$30 rate PSF today.

The \$20.00 PSF Margin today equates to \$1,650,000 in equity at 6.00% (CAP). This property is located in First Addition, Lake Oswego.

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Maximizing Value with
Market Knowledge

