



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

111 NE 12th Avenue Portland, Oregon 97232

Sale Price: \$355,000 | **Building Size:** 2,600 SF | **Land Size:** 3,000 SF | **Price per SF:** \$135.64 | **Buyer Type:** Developer | **Year Sold:** 2012



CLIENT SUCCESS STORY

Commercial Black brokered this owner user transaction in 2012. This building was owned by a long time user who was looking to retire.

The seller was concerned about the long term capital gain implication that an outright sale would have so they elected to carry a contract for the buyer with the transaction secured by a first trust deed.

The economics: \$320,000 note to seller leveraged at 5.00% on a twenty five (25) year amortization the principal and interest (P&I) payment per month would be \$1,800.00.

\$1,800.00 principal and interest per month equates 1-1 to a absolute net (NNN+) lease rate. This blended average for this building would be \$.70 per SF per month.

Working with buyers and seller to produce top tier results.

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*Maximizing Value with
Market Knowledge*

