



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1437-1441 SW Columbia Street Beaverton, Oregon 97201



CLIENT SUCCESS STORY



Sale Price:
\$1,025,000



Building Size:
3,174 SF



Land Size:
3,573 SF



Price per SF:
\$323.00



Buyer Type:
Owner/User



Year Sold:
2018



Commercial Black brokered this transaction in 2018.

This building was purchased for \$1,025,000 or approximately \$323 per SF.

The leveraged cost of occupancy is as follows: \$1,025,000—10% down – \$922,500 amortized over 25 years at 5.25% interest equals a P&I payment of \$5,528 per month or \$66,336.00 P&I per year.

Dividing this by the 3,171 SF the cost to own per square foot triple net (NNN) is \$20.91 per SF fixed for 25 years.

This property is located in the Goose Hollow neighborhood—SW Portland, Oregon.

The benefits to ownership will almost always outweigh the benefits of leasing. Selling to small businesses since 1996.

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Maximizing Value with
Market Knowledge

