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BROKERAGE SERVICES

SOLD TRANSACTION

14801 SW Millikan Way Beaverton, Oregon 97003

Sale Price:	Building Size:	Land Size:	Price per SF:	Buyer Type:	Year Sold:
$2,117,000	6,534 SF	Condo*	$300.00	Owner/User	2008

CLIENT SUCCESS STORY

Commercial Black brokered this owner user transaction in 2008 while representing the buyer.

This property was a portfolio of commercial condominiums developed by a local builder and within close proximity to Nike and Intel.

This price point came with a $75.00 per square foot tenant improvement allowance as incentive to purchase.

The economics should be based on $225 per square foot. If fully leveraged at $225 per SF the loan amount is $1,450,000, the amortization is 25 years, the interest rate is 6.00% and the monthly P&I cost to own is $9,500.

The triple net (NNN) equivalent lease rate is $17.50 per SF. This rate in today's market would create a +/- $5.00 per SF equity margin.

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Maximizing Value with Market Knowledge