



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

15985 NW Schendel Avenue Beaverton, Oregon 97006



CLIENT SUCCESS STORY



Sale Price:
\$1,680,000



Building Size:
14,373 SF



Land Size:
33,000 SF



Price per SF:
\$116.88



Buyer Type:
Owner/User



Year Sold:
2009



Commercial Black brokered this transaction in 2009, representing the Buyer in this owner user transaction.

The Buyer, Voxel Inc., planned to occupy a portion of the building for its headquarters and lease out the remainder to subsidize mortgage payments.

The leases are staggered to plan for expansion of the company when needed.

A high onsite parking ratio was a key feature, allowing for a variety of tenants to occupy and park.

The economics are as follows:
\$1,680,000—10% down payment – loan balance of \$1,512,000 amortized over 25 years at 5.00% = \$8,800 per month P&I or \$7.35 (NNN).

After improvements and expenses the gross full service rate is closer to \$17.00 per SF.

Complex collateralizations occurred in order to complete the financing.

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Maximizing Value with
Market Knowledge

