



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

18670 Willamette Drive Lake Oswego, Oregon 97068



Sale Price:
\$779,000



Building Size:
4,100 SF



Land Size:
23,552 SF



Price per SF:
\$190.00



Buyer Type:
Owner/User



Year Sold:
2009



CLIENT SUCCESS STORY

Commercial Black brokered this transaction in 2009. This property was sold to a long standing client. This was the second property sale brokered for this client by CB.

An owner user property, it also had income in place at the time of closing so the actual cap rate at closing was 7.15%.

Once the leases expired the buyer remodeled the building for his use which is for an acupuncture clinic.

The economics are as follows:
\$780,000 less 10% down payment equates to \$4,311.00 per month P&I (NNN) is +/- \$12.50 per square foot.

The margin created for this property is roughly +/- \$7.00 per square foot. When multiplying this \$7.00 by the 4,100 SF building it equals \$28,700 per year in additional NOI. Capitalizing this additional NOI by 6.75% = \$425,000 in equity. Value Added.

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Maximizing Value with
Market Knowledge

