



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

22267 NW Imbrie Drive Hillsboro, Oregon 97124



Sale Price:
\$1,100,000



Building Size:
13,138 SF



Land Size:
144,184 SF



Price per SF:
\$83.72



Buyer Type:
Investor



Year Sold:
2011



CLIENT SUCCESS STORY

Commercial Black brokered this transaction in 2011 and represented the Buyer.

This property had been constructed by a developer on speculation and the economy was slow to recover creating an opportunity for a cash buyer to get in at a low intro point.

Economics: \$1,100,000.00 - 100% leveraged at 5.00% results in a leveraged price per square foot at \$5.87 per square foot P&I.

There were additional SDC charges and finish cost on the shell that were expensed to the buyer. But, the overall value created a margin of +/- \$10.00 per square foot triple net and that equated to \$2,000,000 in equity at a 6.50% capitalization rate.

Working with buyers and sellers to produce top tier results.

COMMERCIAL
BLACK

COMMERCIAL BLACK
BROKERAGE SERVICES

Portland, OR, 97205
2393 SW Park Pl. Suite 110
COMMERCIALBLACK.COM



John Gibson

Principal Broker



503-860-3267 *DIRECT*



John.gibson@commercialblack.com

*Maximizing Value with
Market Knowledge*

