



SOLD

BY COMMERCIAL BLACK

📍 10230 SW Hall Boulevard, Tigard, Oregon 97223

🏷️ SALES PRICE
\$1,500,000.00

📈 MARKET
Investment

📅 BUILT
1981

🤝 ACQUIRED
2003

📐 LAND
+/- 30,056 SF

🏢 BUILDING
+/- 13,224 SF

📏 PSF
\$114



📖 OVERVIEW

Commercial Black brokered the sale of this two story office building in Tigard, Oregon.

This property was purchased as an owner occupied building for a mortgage company in 2003.

This company was leasing space in SW Portland for \$19.00 per square foot.

Commercial Black listed the building and then worked with the buyer to determine the real value relative to their prospective debt, down payment and comparison to their existing rate of \$19.00 per square foot.

📊 RESULTS

Leveraging the sale of \$1,500,000 at ninety percent (90%) leaves a loan balance of \$1,350,000. Borrowing at 5.50% the annual principal and interest (P&I) payment is \$99,000.00 per year. Dividing the P&I by the building square footage of 13,224 the annual payment per square foot is \$7.52 per square foot.

When compared to leasing this savings allowed significant capital retention.

💰 LOAN AMOUNT (90%)
\$1,350,000

📈 INTEREST RATE
5.50%

📊 ANNUAL P&I PAYMENT
\$99,000.00

🏢 ANNUAL PAYMENT PER SF
\$7.52

COMMERCIAL
BLACK

Maximizing Value with Market Knowledge