



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

10100 SW Herman Road

Tualatin, Oregon 97063

S SALE PRICE
\$1,350,000

B BUILDING SIZE
12,375 SF

L LAND SIZE
30,000 SF

P PRICE PER SF
\$109.00

B BUYER TYPE
Owner/User



CLIENT SUCCESS STORY

Commercial Black brokered this owner-user transaction in 2017.

This industrial property in Tualatin was originally constructed in 2006.

CB negotiated a lease with a fixed price option to purchase this building and land. So long as the tenant was not in default, the tenant could exercise its option to purchase the building between lease years 3–4 on a five (5) year lease only.

The buyers option was exercised and the property was purchased as an owner user for approximately \$109.00 per SF.

Fully leveraged on a 25 year amortization at 5.00% this buildings cost to own per square foot of \$.64 P&I (NNN). 35% increase in value since 2017.

This property is located in Tualatin Oregon. I-5 Corridor South of Portland.



OWNERSHIP OUTCOME

ACQUIRED	\$1,350,000
CURRENT EST. VALUE (2024)	\$1,825,000
APPRECIATION	+35%
EQUITY CREATED	+\$475,000



COMMERCIAL BLACK
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