



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

11080 SW Allen Boulevard Beaverton, Oregon 97005



Sale Price:
\$1,265,000



Building Size:
12,000 SF



Land Size:
63,000 SF



Price per SF:
\$101.00



Buyer Type:
Investor



Year Sold:
2005



CLIENT SUCCESS STORY

Commercial Black brokered this owner user transaction in 2005.

Commercial Black represented both the buyer and the seller in this transaction.

This property was the upleg (replacement) to a 1031 exchange for the buyer.

At the time of sale this building was generating a 7.50% cap rate. The tenant mix was good local credit and had some evening uses that relieved pressure on the parking lot. A 4:1 ratio for parking.

\$1,265,000 at a 7.50% cap rate yielded \$95,000 per year in NOI. \$95,000 per year NOI divided by 12,000 SF building is an average blended and loaded rate of \$7.90 per SF NNN.

This property is located at Hwy 217 and SW Allen Boulevard in Beaverton.

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*Maximizing Value with
Market Knowledge*

