



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

14025 SW Farmington Road Beaverton, Oregon 97005



CLIENT SUCCESS STORY

 **Sale Price:** \$2,150,000 |  **Building Size:** 21,951 SF |  **Land Size:** 34,000 SF |  **Price per SF:** \$97.00 |  **Buyer Type:** Investor |  **Year Sold:** 2007



Commercial Black brokered this investment transaction in 2007. We represented both the buyer and the seller. This was the former HQ building for Willamette Dental Group and the buyer was Bethany Development Group.

This sale satisfied the 1031 Upleg for BDG. This property comes with a 3.50:1,000 parking ratio.

Upgrades needed to occur in order to generate higher rents and stabilize the asset. The building competes with new west metro business parks and higher end inventory.

The 100% leveraged acquisition price results in a P&I payment (Net Equivalent) of \$12,600 per month or \$6.87 PSF. A margin of +/- \$5.00–\$8.00 PSF is created in today's market.

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Maximizing Value with
Market Knowledge

