



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

12255 NE Whitaker Way Portland, Oregon 97215



CLIENT SUCCESS STORY



Sale Price:
\$1,000,000



Building Size:
18,000 SF



Land Size:
63,000 SF



Price per SF:
\$55.55



Buyer Type:
Owner/User



Year Sold:
2014



Commercial Black brokered this owner user transaction in 2014. This building was owner by US Bank Small Cap fund aka Lehman Brothers Bank when we listed the building and took it to the market for the small cap.

This property is fully fenced and has six (6) dock high doors and four (4) grade level doors.

The economics: \$1,000,000 fully leveraged at 5.00% on a twenty five (25) year amortization the principal and interest (P&I) payment per month would be \$5,845.00.

\$5,845.00 principal and interest per month equates 1-1 to a absolute net (NNN+) lease rate. This blended average for this building would be \$.32 per SF.

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Maximizing Value with
Market Knowledge

