



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1715 E Burnside Street Portland, Oregon 97214



Sale Price:
\$1,200,000



Building Size:
4,191 SF



Land Size:
7,250 SF



Price per SF:
\$285.00



Buyer Type:
Owner/User



Year Sold:
2015



CLIENT SUCCESS STORY

Commercial Black brokered this transaction in 2015 and represented the Seller and the Buyer.

The Buyer operated his dental practice with a leasehold interest in the Kerns neighborhood, however the leasehold property was being pursued by a developer who wanted the building delivered vacant.

CB negotiated a buyout at 3X the original offered amount for Wagner and sold him this property at 17th and East Burnside.

The Economics: \$1,200,000 (P) + \$450,000 (IMP) = \$1,650,000.
\$1,485,000 Loan Amount, 90% LTV.
Leverage at 5.00% over a 25-year amortization. P&I per SF per year is \$24.50 NNN. Compare that to the cost lease a fully built out brand new dental office with a cost \$40.00 per SF including business out of pocket cost to build above any allowance.

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Maximizing Value with
Market Knowledge

