



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

17230 NE Sacramento Street Gresham, Oregon 97230



CLIENT SUCCESS STORY

Sale Price: \$3,750,000 | **Building Size:** 59,000 SF | **Land Size:** 190,000 SF | **Price per SF:** \$65.00 | **Buyer Type:** Owner/User | **Year Sold:** 2015



Commercial Black brokered this transaction in 2015. This property was sold for a long time client who originally purchased the property as an owner occupant.

CB designed a sale with a note secured by a first trust deed to the seller. This allowed the seller diversification in sellers portfolio. A fixed rate of return secured by an established asset.

Terms: \$3,750,000 with \$1,500,000 down from buyer with seller carrying the balance on a note and first trust deed at 6.00%. Call in 10.

The note is adjusted at month 60 and set from Wall Street Journal prime rate plus two percent (2.00%). Buyer is a local trade union, and this transaction was closed in 2015.

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Maximizing Value with
Market Knowledge

