



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1902 SE Morrison Street Lake Oswego, Oregon 97068



CLIENT SUCCESS STORY

Sale Price: \$2,736,000 | **Building Size:** 8,000 SF | **Land Size:** 13,504 SF | **Price per SF:** \$342.00 | **Buyer Type:** Owner/User | **Year Sold:** 2019



Commercial Black brokered this transaction in 2019, representing the Seller.

Seller was in the process of scaling down their real estate business. The seller owned the building since 1997. Commercial Black structured a short term lease back with the buyer.

The leveraged cost analysis for this transaction was as follows:
\$2,736,000 less 10% down \$273,600 balance of \$2,462,000.
25 year loan at 4.50% interest equals a monthly mortgage payment of \$15,994.00 divided by the Annual cost to own equals \$24.00 per square foot triple net. Average cost per SF to lease comparable space is \$30.00.

This property is located in the Brooklyn Neighborhood – SE Portland, Oregon.

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Maximizing Value with
Market Knowledge

