



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

10765 SW Canyon Road Beaverton, Oregon 97005



Sale Price:
\$1,500,000



Building Size:
4,299 SF



Land Size:
28,697 SF



Price per SF:
\$348.00



Buyer Type:
Owner/User



Year Sold:
2020



CLIENT SUCCESS STORY

Commercial Black brokered this retail restaurant sale in 2020.

The buyer is an owner user and the seller is retired.

The seller had no existing debt so that left a decision to make. Three options 1) Sell the property and pay the taxes, 2) 1031 exchange or 3) Seller Financing

Choose Option 3). Seller Financing: The interest is offsetting to the long term capital gains tax. Its secured both in the event of default with the seller in the first deed position.

10% down payment from the buyer with the seller carrying the balance in the form of a note secured by a first deed of trust.

Monthly principle and interest payments with a 5.00% interest rate comes to \$7,891.00. Divided by the 4.29 Building square feet the annual cost to owner triple net (NNN) is \$22.00 Per SF.

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Maximizing Value with
Market Knowledge

