

SOLD BY COMMERCIAL BLACK

17700 SW Shaw Street - Beaverton Oregon -

Beaverton Oregon

Sales Price: \$2,000,000

Market: Investor

Purchased: 2013

Units: 31

Per Unit Price: \$64,516

Cap rate: 7.00%



Commercial Black brokered this owner user sales transaction in 2013.

The Richard Roter Trust acquired 17700 SW Shaw Street in Beaverton, OR from Lentz Ferrell, registered agent with Ferrell Company Northwest LLC for \$2,000,000 or \$64,516 per unit on May 28th, 2013.

The Countywood Apartments is a 31-Unit, 24,800 square foot multi-family building in the Sunset Corridor/Hillsboro submarket. As a condition of the sale it received a new roof, new insulation, the trusses were reconditioned, and the interior of the apartments were refurnished.

The recorded consideration for this transaction was \$2,125,000 but the seller provided \$125,000 for this maintenance. The buyer was involved in an 1031 Exchange and made a \$743,750 down payment on this transaction.

A representative on the buyer side reported a loan interest rate of 3.85 percent

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