



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

185 SW Dennis Avenue Hillsboro, Oregon 97214



Sale Price:
\$450,000



Building Size:
7,500 SF



Land Size:
42,689 SF



Price per SF:
\$60.00



Buyer Type:
Owner/User



Year Sold:
2014



CLIENT SUCCESS STORY

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 Countrywood 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 refurbished.

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.

COMMERCIAL
BLACK

COMMERCIAL BLACK
BROKERAGE SERVICES

Portland, OR, 97205
2393 SW Park Pl. Suite 110
COMMERCIALBLACK.COM



John Gibson

Principal Broker



503-860-3267 **DIRECT**



John.gibson@commercialblack.com

Maximizing Value with
Market Knowledge

