

# Philomath Professional Buildings

**\$475,000**

Buyer's Broker's Fee

**\$11,875**

***Ken Marshall***

Owner/Broker

Willamette Investments

**541-754-7314**

[ken@willametteinvestments.com](mailto:ken@willametteinvestments.com)

**Net Leased Investment**

**2364 Main Street Philomath**



## **Busy Hwy 20/34 Location**

- New Construction in 2001 + Recent Upgrades
- Just 3 Miles to Oregon State University Campus
- Main Building leased to Medical Group; 2<sup>nd</sup> Building leased to Investment Firm
- Fully Landscaped; drip irrigation

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Price  
**\$475,000**

Fee to Buyer's Agent  
**\$11,875**

## **Property Highlights:**

- Quality Office Space; 7 offices in main bldg.
- Full kitchen; two ADA restrooms; conference
- Cherry built-ins; 10 parking stalls; pylon sign

## **Property Information:**

Year Built: **2001** Number of Units: **2**

Building Size: 2200+/- Main Bldg; 738 in 2nd

Price per SF: \$162

Current NOI: **\$32,250**

Cap Rate: **Just Under 7%**

**3% Annual Bumps**

## **Existing Financing:**

First Trust Deed with Umpqua Bank:

\$215,000 at 6%; assumable to right buyer

P&I of \$1,462 per month

Owner - User Property

# 4635 Crater Lake Highway

Medford Oregon 97504

**\$2,150,000**

Fee to Buyer's Broker

**\$64,500**



***Michael Bauer***  
***Windermere Van Vleet***

***1117 E. Jackson Street***  
***Medford OR 97504***

***541-779-6520***

***Michaelbauer@windermere.com***  
***www.michaelrbauer.com***

## Property Location

- Region: **Oregon Jackson County**
- Area: **Medford**

## Seller Motivation

**Owner prefers to sell but will consider lease**

**4635 Crater Lake Highway  
Medford Oregon**



***Michael Bauer  
Windermere Van Vleet***

***1117 E. Jackson Street  
Medford OR 97504***

***541-779-6520***

***Michaelbauer@windermere.com  
www.michaelrbauer.com***

**Price  
\$2,150,000**

**Fee to Buyer's Broker  
\$64,500**

**Property Highlights:**

- **Prime location on Hwy 62**
- **Excellent visibility, good ingress/egress**
- **Traffic Flow 34,000 ADT**

**Property Information:**

**Current Use: Previously Restaurant/Bar**

**Building Size: 12984 sf**

**Lot Size: 2.38 acres**

**Zoning: I-L**

**Services: All**

**Price per SF: \$165 per sf of bldg area**

**Year Built: 1971**

Owner - User Property

# Cox's Automotive Repair

Roseburg, Or #1128674

**\$395,000**

Fee to Buyer's Broker

**\$11,850**



**James Coon**

G.Stiles Realty  
Roseburg, OR

**541-680-9071**

jdcoon@gstiles.com  
www.gstiles.com

## Property Location

- Region: 4-Blocks East of I-5 @ exit #125
- Area: Commercial District on Highland St.
- **FOR SALE AND/OR LONG TERM BLDG LEASE**
- **Business only Sale: \$197,500**

## Seller Motivation

- **Owner-Operator Retiring (Will Train)**
- **Business Name Not for Sale**

Cox's Automotive Repair  
Roseburg, Or #11286744

Price  
**\$395,000**

Fee to Buyer's Broker  
**\$11,850**



### Property Highlights:

- 30 yrs ESTABLISHED BUSINESS
- State of Art HAZ SYS Waste Dip on-site
- 2 Ohead Hoists, 3 Bays, 30 Yrs Shop Mans

### Property Information:

Current Use: **AUTO REPAIR SHOP**  
Building Size: **2400 SF** Lot Size: **25265 SF**  
Parking 14 Spaces      Zoning: **MU**  
Equipped: **Pressure Wash, Compress, 220V**  
Year Built: **1994**

### New Loan Information:

Required Down Payment: 30% Down-Carry  
Loan Terms: Negotiable Business & clientele  
only, NOT BUSINESS NAME-WILL TRAIN  
Term: **5 Year Balloon** Seller Carry? **YES**

**James Coon**

G.Stiles Realty  
Roseburg, OR

**541-680-9071**

jdcoon@gstiles.com  
www.gstiles.com

# Winery Lane/ Exit 119

Roseburg, OR

Roseburg Exchange Club

**\$895,000**

Gross Fee Buy Side

**\$26,850**

**Valynn Currie**

**541-430-0195**

Roseburg, OR

[vcurrie223@aol.com](mailto:vcurrie223@aol.com)

Currieco Real Estate Inc.



Exit 119 off I-5

- Roseburg, OR
- Block off I-5
- Green District of Roseburg

**Seller Motivation**

- Sell, Lease, or joint venture

# Winery Lane/ Exit 119

Roseburg, OR



**Valynn Currie**

**541-430-0195**

Roseburg, OR

[vcurrie223@aol.com](mailto:vcurrie223@aol.com)

[Currieco Real Estate.com](http://CurriecoRealEstate.com)

Roseburg Exchange Club

**Price**

**\$895,000**

## ***Property Highlights***

- I-5 Visible from North and South
- Additional 8.85 acres available
- 23,100 Trips per day at site
- Approved for major hotel chain

**Sq. Ft: 149,410**

**Acres: 3.43**

**Zoning: C-3**

**Parcel Number: 1**

**Price per Sq. Ft.: \$6.00**

**Price per Acre: \$260,932**

**Down Payment: Open**

**Financing Terms: Owner terms,  
Lease, or Joint venture**

# Park Place RV/Mobile Park

2230 Main Street  
Sweet Home, Or 97386

**\$365,000**

3% CashSaleBuySide

**\$10,950**

Exchanges YKYIKM

*Presented By:*

**Fred Rathbone**

*Prudential Broker, ALC, RLI*

**(503)317-7285**

*Gresham, Oregon*

**FCRLEER@AOL.COM**

*Broker Owned*



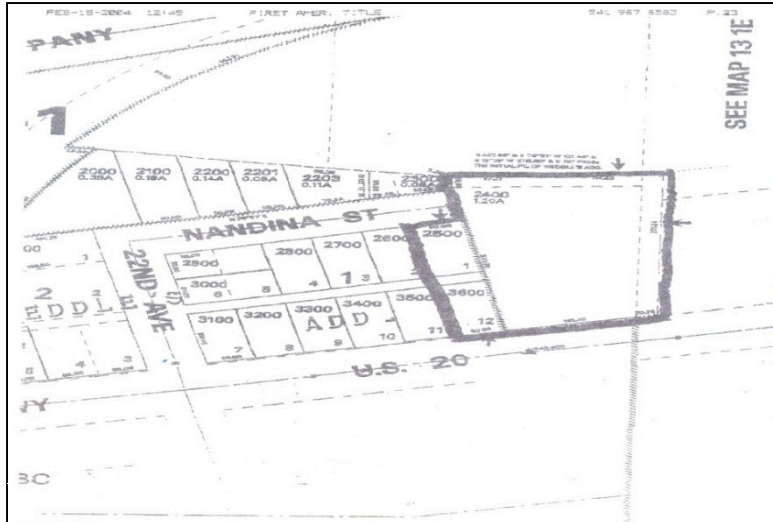
**Consistently 87% + Occupied!!!**

- 1.48 Acres with Riverview
- 10 RV plus 10 MH Hookups, 1 Duplex & 2 Apartments
- City Limits, City Services
- **9.2 % CAP RATE**

*Seller Motivation:*

**Raise Cash for other Debt Service**

## **Park Place RV/Mobile Park** **Sweet Home, Oregon**



**Fred Rathbone**

**Prudential Broker, ALC, RLI**  
**Gresham, Oregon**

**(503)317-7285**

**(503)453-6586**

**FCRLEER@AOL.COM**

**www.ree.com #28928**

Price  
**\$365,000**

Buyer Broker's Fee  
**\$10,950**

### **Property Highlights:**

- High Occupancy
- On Site Management
- Upside in Income

### **Property Information:**

**No. of Units: 10RV-10MobileSpaces**

**1 Duplex, 2 Apartments**

**Price per Unit: \$16,590 per Unit**

**Cap Rate: 9.2%**

### **Financing Terms Negotiable**

Existing \$200k loan is assumable

**Loan Terms: 9.75% Fixed**

**Will consider Trade for \$165k equity**

**OR Seller Carry back on balance**

# SW Hout Street Industrial Building

Oregon / SW WA CCIM Chapter

Corvallis, OR

Owner - User Property

**\$2,595,000**

(Building Only)

Fee to Buyer's Broker

**\$64,875**



**Brent McLean**

Pacwest Commercial Real Estate  
Eugene, OR

**(541) 913-1031**

Mclean1031@aol.com  
www.eugene-commerical.com

## *Property Location*

- 20 Minutes West from I-5 Corvallis Interchange
- 38 Miles from Eugene
- 9 Minutes South of Downtown Corvallis

## *Seller Motivation*

- Other Development Opportunities Causing Sale

# SW Hout Street Industrial

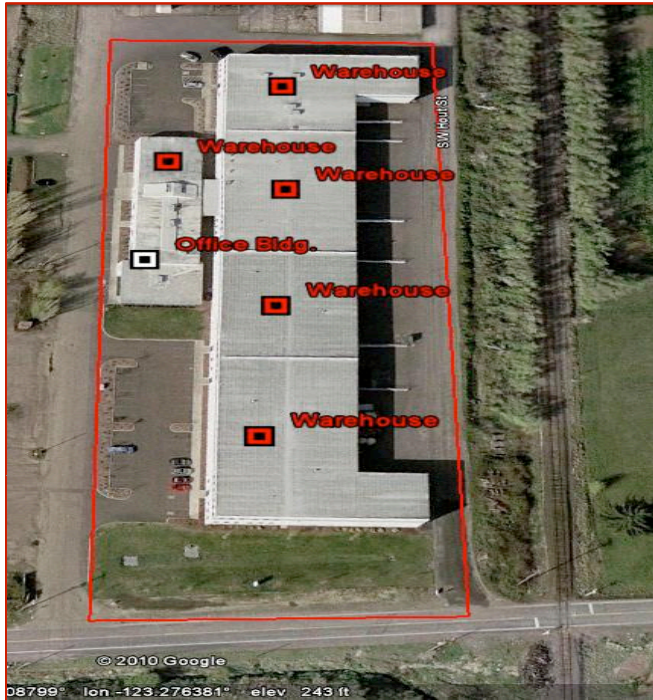
Corvallis, OR

Price

**\$2,595,000**

Fee to Buyer's Agent

**\$64,875**



## Property Highlights:

- Land on Ground Lease (expires on 6-30-37)
- Class A Concrete Tilt
- Freight Truck Friendly
- High Bay Warehouse

## Property Information:

Current Use: Warehouse

Building Size: 60,000 sf Warehouse/ Stand alone 8,500 sf Office/Storage

Lot Size: 4.99 Ac Zoning: Airport Industrial Park

Services: Three Phase Power

Price per SF: \$ 37.88 per sf of bldg area

Year Built: 1998

## New Loan Information:

Current Land Lease: \$1,108 per month

Lease Expires on June 30, 2037

Could Qualify For SBA Loan – 10% Down

**Brent McLean**

Pacwest Commercial Real Estate

Eugene, OR

**(541) 913-1031**

McClean1031@aol.com

www.eugene-commerical.com

Owner - User Property

# Capitol & Gaines Office Bldg

Salem, OR

**\$1,900,000**

Fee to Buyer's Broker

**\$47,500**



**Anita Risberg, CCIM**

**A.D. Risberg LLC**  
Salem, OR

**503-363-5995**

**adrisberg@ccim.net**  
**adrisbergllc.com**

## **Property Location**

- Region: **Willamette Valley**
- Area: **Salem, ½ mile to the Capitol Mall**

## **Seller Motivation**

- **100% vacant**

# Capitol & Gaines Building

Salem, OR



**Anita Risberg, CCIM**

**A.D. Risberg LLC**

*Salem, OR*

**503-363-5995**

***adrisberg@ccim.net***

***adrisbergllc.com***

Price

**\$1,900,000**

Buyer's Broker Fee

**\$47,500**

## Property Highlights:

- **24,293 sq ft net rentable**
- **Garden level, main, second & mezzanine**
- **½ mile from Capitol Mall**

## Property Information:

**Current Use:** Professional Office

**Building Size:** **26,080 sf**

**Lot Size:** .56 Ac **Zoning:** CO

**Services:** onsite parking, bus line

**Price per SF:** **\$72.85 per sf of GBA**

**Year Built:** 1945 / 1998

## New Loan Information:

**Required Down Payment:** **\$570,000**

**Loan Terms:** 6% Fixed or Variable

**Amort. Term:** 25 yrs **Call:** 10 yrs

**Seller Carry?** NO

**Corner: W. 11<sup>th</sup> & Garfield**  
**Eugene, OR**

**\$1,250,000**

**Fee to Buyer's Broker**  
**\$31,250**

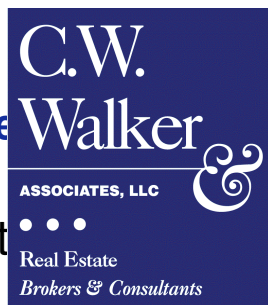
**Lots and Land**



**Gary F. Martin, CCIM**

**C.W. Walker & Associates LLC**  
Eugene, OR

541-484-4422 office  
541-913-7879 cell  
gary@cwwalker.net  
www.cwwalker.net



**2005 W. 11<sup>th</sup> Ave.**

- **Area: Eugene, OR**
- **Neighborhood: West Eugene**

***Seller Motivation***

- **Surplus Property:** consolidating their new and used car sale at their primary location.

# Corner: W. 11<sup>th</sup> & Garfield

Eugene, OR



## Gary F. Martin, CCIM

C.W. Walker & Associates LLC

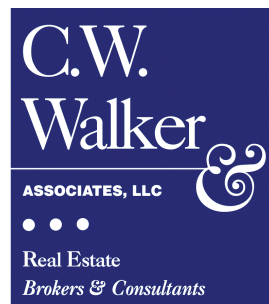
Eugene, OR

541-484-4422 office

541-913-7879 cell

gary@cwwalker.net

www.cwwalker.net



Price  
**\$1,250,000**

Buyer's Broker Fee  
**\$31,250**

### Property Highlights:

- Great **Restaurant / Retail** site
- Monument sign in place
- Curb cuts on Garfield & W. 10<sup>th</sup>
- Traffic: 28,900 on W. 11<sup>th</sup>  
17,400 on Garfield
- Ground lease: \$8,350/mo NNN

Parcel Size: **38,333 SF**

Zoning: **C-2**

Utilities Available: **All**

Price: **\$32.60 per SF**

Owner - User Property

# 194 Rancharo Road

Glendale, Oregon

**\$449,000**

Fee to Buyer's Broker

**\$13,470**

**Gregory A. Johnson** *CCIM*

**541-430-4734**

*G. Stiles Realty, Inc  
Roseburg, Oregon*

**800-275-6375**

*greg@gstiles.com  
www.gstiles.com*



## **Property Location**

- Region: **Southern Oregon I-5 Corridor**
- Area: **Quines Creek, Exit #86**

## **Seller Motivation**

- **ESTATE OWNED ~ Highly Motivated**

# 194 Rancho Road

Glendale, Oregon



**Gregory A. Johnson** CCIM

**541-430-4734**

**G. Stiles Realty, Inc**  
**Roseburg, Oregon**

**800-275-6375**

**greg@gstiles.com**

**www.gstiles.com**

Price  
**\$449,000**

Fee to Buyer's Broker  
**\$13,470**

## ***Property Highlights***

- **Only Gas Station with Freeway Exposure and Access in a 40 Mile Stretch of I-5**
- **Only Gas Station in Glendale Area**
- **All Tanks DEQ. Inspected & Approved**

## ***Property Information***

**Current Use:** Fuel Station / Mini Store

**Building Size:** 1,692 sf **Lot Size:** 1 Ac

**Zoning:** CRC

**Services:** Fuel & Mini Store

**Price per SF:** \$287 per sf of bldg area

**Year Built:** 1972

## ***New Loan Information***

**Required Down Payment:** \$145,500

**Loan Terms:** 6.0% Fixed

**Amort. Term:** 25 yrs **Call:** 10 yrs

**Seller Carry?** No

Income Property

# Mercer Lake Resort

## Florence Oregon

**\$2,750,000**

Buyer Broker's Fee

**\$55,000**

**JEFF RODGERS**

*RE/MAX PLATINUM  
Medford, Oregon*

**541-951-0386**

*[jrodgers@mind.net](mailto:jrodgers@mind.net)  
[Jeffrodgersrealestate.com](http://Jeffrodgersrealestate.com)*



### Property Location

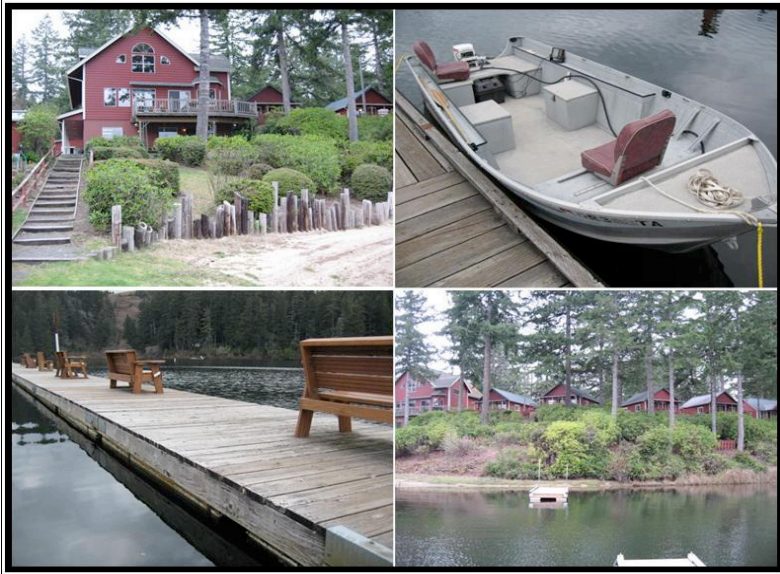
- Region: **Oregon Coast**
- Area: **One Hour West of Eugene, Oregon**

### Seller Motivation

- **Possible Owner Carry 1<sup>st</sup> with 50% Down**

# Mercer Lake Resort

## Florence Oregon



**JEFF RODGERS**

**RE/MAX PLATINUM  
MEDFORD, OREGON**

**541-951-0386**

**[jrodgers@mind.net](mailto:jrodgers@mind.net)**

**[Jeffrodgersrealestate.com](http://Jeffrodgersrealestate.com)**

Price

**\$2,750,000**

Buyer Broker's Fee

**\$55,000**

### Property Highlights:

- 30+ Slip Dock, Marina, Store, 2 Gas Pumps
- Mobile Home Park, RV Park, 10 Cabins
- Beautiful Owners Home!

### Property Information:

Year Built: **1950's**      No. of Units: **11+**

**RV Park, Mobile Home Park,**

All Licenses are Transferable

Family Run Business for 50+ years!

Cap Rate: **4%**

### New Loan Information:

Required Down Payment: Negotiable

Loan Terms: **Owner Financing Available**

# DEMURS TRACT

Veneta Oregon

**\$1,661,997**

Buyer Broker's Fee

**\$49,860**

**David Hemenway ALC**

*Principal Broker/Owner  
RE/MAX Advantage Plus  
Cottage Grove OR*

**Office: 541-942-0151**

**Cell: 541-954-0151**

**dave@hemenways.com**

**Lots, Land and Timber Land**



## Property Location

- Region: **HWY 126 to Veneta**
- Area: **Bolton Hill Rd**

## Seller Motivation

- **Cash, Owner is an REIT**

# DEMURS TRACT

## Veneta Oregon



**David Hemenway ALC**

*Principal Broker/Owner  
RE/MAX Advantage Plus  
Cottage Grove Oregon*

**Office: 541-942-0151**

**Cell: 541-954-0151**

***dave@hemenways.com***

Price

**\$1,661,997**

Buyer's Broker Fee

**\$49,860**

### Property Highlights

- **7 Potential Legal Lots** (with line adjustment all could be buildable).
- **Almost 400 acres: excellent timber.**
- **10 to 20 yr old reprod** some younger and some nearly merchantable
- **Great views and good road system**

Parcel Size: **393 Acres**

Zoning: **F-1 & F-2**

Timber: **Reprod (10 – 20 year old)**

City Population: **5000**

Utilities Available: **Power**

Current Income: \$ **N/A**

Price: **\$4,229 per Acre**

Financing Terms: **Cash Preferred**

Income Property

# 1449 & 1459 NW Mulholland

Roseburg, Oregon

**\$895,000**

Buyer Broker's Fee

**\$24,750**



**JERRY CHARTIER**

*Prudential Real Estate Professionals  
Roseburg, Oregon*

**541-670-0321**

*[jerrychartier@prurep.com](mailto:jerrychartier@prurep.com)  
[jerrychartier.prudentialhomefinder.com](http://jerrychartier.prudentialhomefinder.com)*

**1449 & 1459 NW Mulholland Dr**

- Region: **Oregon I-5 Corridor**
- Area: **Roseburg, Garden Valley Blvd**

***Seller Motivation***

**Present exchange opportunities.  
Cash, owner carry**

# 1449 & 1459 NW Mulholland Roseburg, Oregon



**JERRY CHARTIER**

*Prudential Real Estate Professionals  
Roseburg, Oregon*

**541-670-0321**

*jerrychartier@prurep.com*

*Jerrychartier.prudentialhomefinder.com*

Price  
**\$895,000**

Buyer Broker's Fee  
**\$24,750**

## Property Highlights:

- Roseburg's #1 traffic count intersection
- Buildings updated, expanded, refurbished in 1995.
- Off street parking

## Property Information:

Year Built: **1927**    No. of Units: **2 Buildings**

Building Size: **4,415 sf**

Price per Unit (# 1459 only): **\$599,000**

Cap Rate: **6%**

## New Loan Information:

Required Down Payment: **Cash**

Loan Terms:

# Umpqua Aquaculture

Owner - User Property

**\$1,000,000**

**+ inventory**

**\$500,000 to \$750,000**

**Fee to Buyer's Broker**

**\$150,000**

**Richard Chasm**

**Prudential Real Estate Professionals**

1479 NW Mulholland Drive  
Roseburg OR 97470

**541-430-2161 or**

**1-800-755-1890**

*Richard.chasm@earthlink.net*



## Property Location

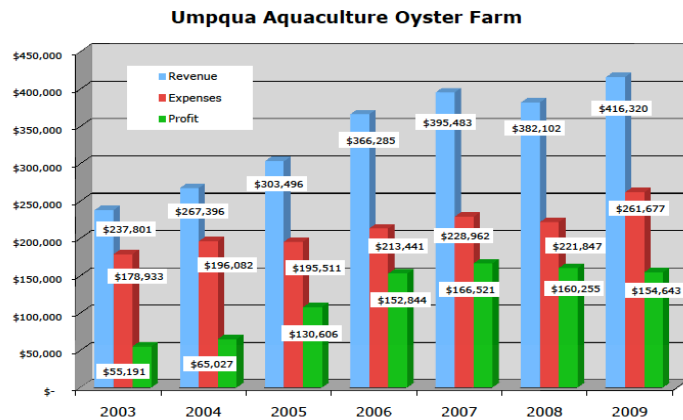
- Region: *Winchester Bay*
- Area: *The mouth of the mighty Umpqua River*

## Seller Motivation

- *Sellers got married and want to honeymoon. They want to hand this good business to new owners. RMLS # 8111659*

# Umpqua Aquaculture

723 Ork Rock Road  
Winchester Bay OR 97467



## Richard Chasm

Prudential Real Estate Professionals  
1479 NW Mulholland Drive  
Roseburg OR 97470

541-430-2161 or 1-800-755-1890

[Richard.chasm@earthlink.net](mailto:Richard.chasm@earthlink.net)

Price

**\$1,000,000**

Fee to Buyer's Broker

**\$150,000**

## Property Highlights

- *Fine food, tasty oysters*
- *Beautiful spot on the coast*
- *Consistently profitable*
- *Beautiful Waterfront location*

## Property Information

Current Use: **Oyster Farm**

Building Size: 4,000 sf Lot Size: **Lease**

Zoning: Marine Comm. Tourist Comm.

Includes rights to 8 Ac. Protected Ocean for growing the oysters.

Year Built: 1990

## New Loan Information

Required Down Payment: **\$750,000**

Loan Terms: negotiable terms

Seller Carry? **YES**

Income Property

# Jasmine Building 9 Commercial Condos

Ashland, Oregon

**\$1,495,000**

Buyer Broker's Fee

**\$37,375**

***JEFF RODGERS***

RE/MAX PLATINUM  
MEDFORD, OREGON

**541-951-0386**

[jrodgers@mind.net](mailto:jrodgers@mind.net)  
[Jeffrodgersrealestate.com](http://Jeffrodgersrealestate.com)



## Property Location

- Region: **Southern Oregon I-5 Corridor**
- Area: **Ashland, Oregon**

**2004 Built Downtown Ashland**

# Jasmine Building 9 Commercial Condos Ashland, Oregon



**JEFF RODGERS**

RE/MAX PLATINUM  
MEDFORD, OREGON

**541-951-0386**

jrodgers@mind.net  
Jeffrodgersrealestate.com

Price  
**\$1,495,000**

Buyer Broker's Fee  
**\$37,375**

## Property Highlights:

- Class "A" Office and Commercial Retail
- Downtown Ashland
- Only One Vacancy

## Property Information:

Year Built: **2004**      No. of Units: **9**

Building Size: **7,500 sf**

Price per SF: **199.00 per sf GBA**

Cap Rate: **8.0%**

**Rare Opportunity to own  
Downtown Ashland Commercial  
Space**

# 250 Grant Smith Road

Roseburg, OR

**\$787,000**

Gross Fee Buy Side

**\$23,600**

**Valynn Currie**

**541-430-0195**

Roseburg, OR

**vcurrie223@aol.com**  
**Currieco Real Estate.com**

Roseburg Exchange Club



## ***250 Grant Smith RD***

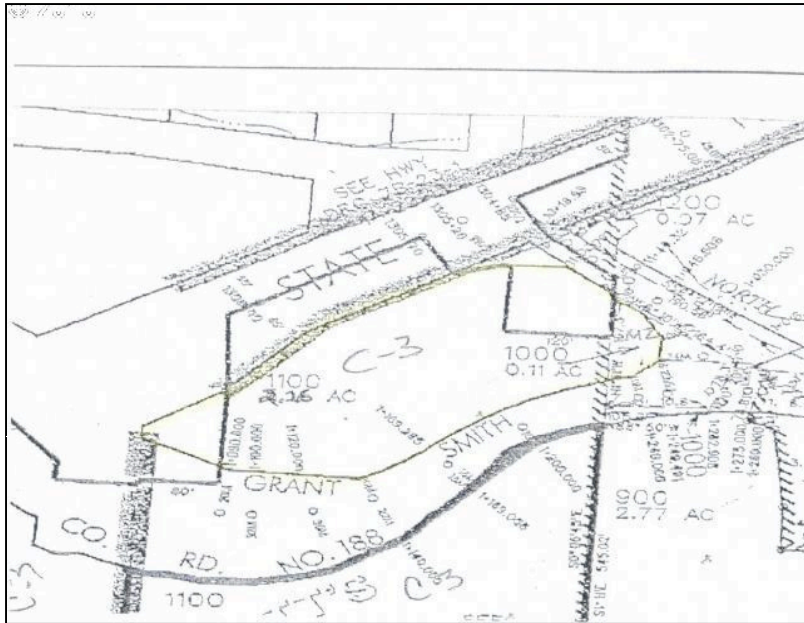
- Intersection Hwy 99/42
- I-5 Exit 119 South of Roseburg
- Green District

## ***Seller Motivation***

- Retirement

***Sale, Lease, or Joint Venture***

# 250 Grant Smith Road Roseburg, OR



**Valynn Currie**

**541-430-0195**

Roseburg, OR

**vcurrie223@aol.com**

**Currieco Real Estate.com**

**Price**

**\$787,000**

## **Property Highlights**

- 23,100 Trips per day
- I-5 Visibility
- All utilities on site

**Sq. Ft: 98,445    Acres: 2.26**

**Zoning: C-3**

**Parcel Number: 4**

**Price per Sq. Ft.: \$8.00**

**Price per Acre: \$348,230**

**Down Payment: Open**

**Financing Terms: Owner terms  
(short term) joint venture,  
lease, or cash**

# Mini Storage

## Manzanita, OR

**\$255,000**

Buyer Broker's Fee

**\$7,650**

**S Diane Peterson** *CCIM, Prin. Bkr.*

**Paul Peterson** *Broker*

Keller Williams Sunset Corridor

Diane: **503-310-0233**  
*dpetersonccim@gmail.com*

Paul: **503-310-0283**  
*mrpaul503@gmail.com*



## Property Location

- Region: **Oregon Coast**
- Area: **Northern Coast; 15 min south of Seaside**

## Seller Motivation

- **Moved out of area**

# Mini Storage

## Manzanita, OR

22	19	18	15	14	11	10
21	20	17	16	12		9
1	2	3	4	5	6	8
						7

**S Diane Peterson** CCIM, Prin. Bkr

**Paul Peterson** Broker

Keller Williams Sunset Corridor

Diane: **503-310-0233**

[dpetersonccim@gmail.com](mailto:dpetersonccim@gmail.com)

Paul: **503-310-0283**

[mrpaul503@gmail.com](mailto:mrpaul503@gmail.com)

Price  
**\$255,000**

Buyer Broker's Fee  
**\$7,650**

### Property Highlights:

- 21 units 10 grade level doors
- In path of commercial expansion of downtown Manzanita

### Property Information:

Year Built: **1978** No. of Units: **21**

Building Size: **3200 sf** Lot size: **.16 ac.**

Price per Unit: **\$12,143** per Unit

Price per SF: **\$79.69** per sf of GBA

Cap Rate: **4%**

GIM: **17.7 times actual gross**

### New Loan Information:

Owner may carry – submit; also excellent  
for **IRA / 401k retirement account**

# Airway Subdivision

Lebanon, OR

**\$688,000**

Buyer Broker's Fee

**\$20,640**

***Stephen K Ford CCIM***

Current Commercial Real Estate  
Hood River, OR

***541-386-4580***

[skford@currentcommercial.com](mailto:skford@currentcommercial.com)  
[www.currentcommercial.com](http://www.currentcommercial.com)

**Lots, Land and Timber Land**



## Property Location

- Region: Willamette Valley
- Area: **Lebanon Airport**

## Seller Motivation

- **Excess Property Post Merger**

# Airway Subdivision

Lebanon, OR



Price

**\$688,000**

Buyer's Broker Fee

**\$20,640**

## Property Highlights

- *Excellent location across fm Airport*
- *Convenient to I-5*
- *04/10 MAI appraisal \$1,250,000*

Parcel Size: **10 acres/435,600 sf**

Zoning: **IND Industrial**

County Population: **est. 115,348**

Wetlands and Slope: **minimal/none**

Utilities Available: **all services available**

Water Rights / Irrigation: **tbd**

Price: **\$1.58 per SF/\$68,800 per Acre**

Down Payment: **30% + if at all**

Financing Terms: **TBD**

Seller Carry: **No**

***Stephen K Ford CCIM***

Current Commercial Real Estate  
Hood River, OR

***541-386-4580***

[skford@currentcommercial.com](mailto:skford@currentcommercial.com)

[www.currentcommercial.com](http://www.currentcommercial.com)

# QUAIL CT. APARTMENTS

Sutherlin, Oregon

**\$450,000**

Fee to Buyer's Broker

**\$13,500**

***James Coon, GRI***

**G.Stiles Realty**

Roseburg, OR 97470-3151

***541-680-9071***

***jdcoon@gstiles.com***

***www.gstiles.com***



**360 North State Street**

RMLS #10075180

- **13-Unit 55+ Apartment Complex**
- **Minimal Vacancy with waiting list**

**Owner diversifying Portfolio**

- **Value ADDED Property & Expansion**

# Quail Ct. Apartments

Sutherlin, Oregon



**James Coon, GRI**

G.Stiles Realty

Roseburg, OR 97470-3151

**541-680-9071**

[jdcoon@gstiles.com](mailto:jdcoon@gstiles.com)

[www.gstiles.com](http://www.gstiles.com)

Price  
**\$450,000**

Fee to Buyer's Agent  
**\$13,500**

## **Property Highlights**

- Value ADDED-90% set up for indiv.elec.
- Room for 25%+ Expansion
- Very Low Vacancy - Waiting List
- Fixed Income Clientele + USDA Assist.

Year Built: **Early 1950's**

# of Units: **13 Units w/ room for expansion**

Income per Unit: **About \$400/month**

Building SF: **approx 6,180 SF**

CAP Rate: **7%**

GIM: 7.2

**Electrical Conversion Completion**

**\$6,000+ to Gross Income**

# Casey's Riverside RV Park

Westfir, OR



**\$1,699,000**

Gross Fee Buy Side

**\$33,980**



**Bryon D. Crosby**

*KELLER WILLIAMS COMMERCIAL*

2644 Suzanne Way Suite #100  
Eugene, OR

**541-242-8075**

bcrosby@kwcommercial.com  
www.kwcommercial.com

## Property Location

- Lane County:- Westfir, OR

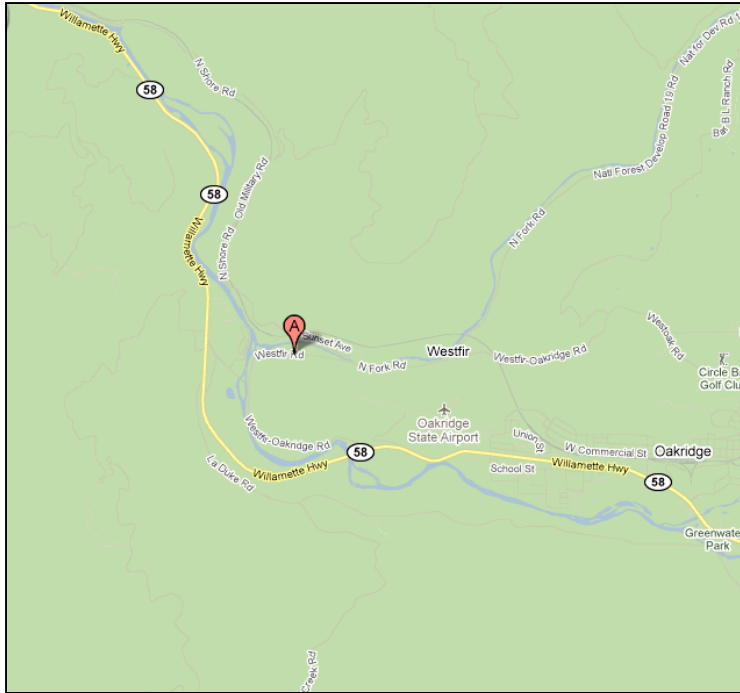
## Seller Motivation

- Retirement & Travel

# Casey's Riverside RV Park



Westfir, OR



Price

**\$1,699,000**

Gross Fee Buy Side

**\$33,980**

## Property Highlights

- Prime River Frontage
- Full Hook-Ups
- Club Room, Swimming Pool

Year Built: **2006** # of Units: **80**

Price per Unit: **\$21,237 / Space**

CAP Rate: **9.14%**

Net Annual Income: **\$155,288**

**Bryon D. Crosby**

**KELLER WILLIAMS COMMERCIAL**

2644 Suzanne Way, Suite #100

**541-242-8075**

[bcrosby@kwcommercial.com](mailto:bcrosby@kwcommercial.com)

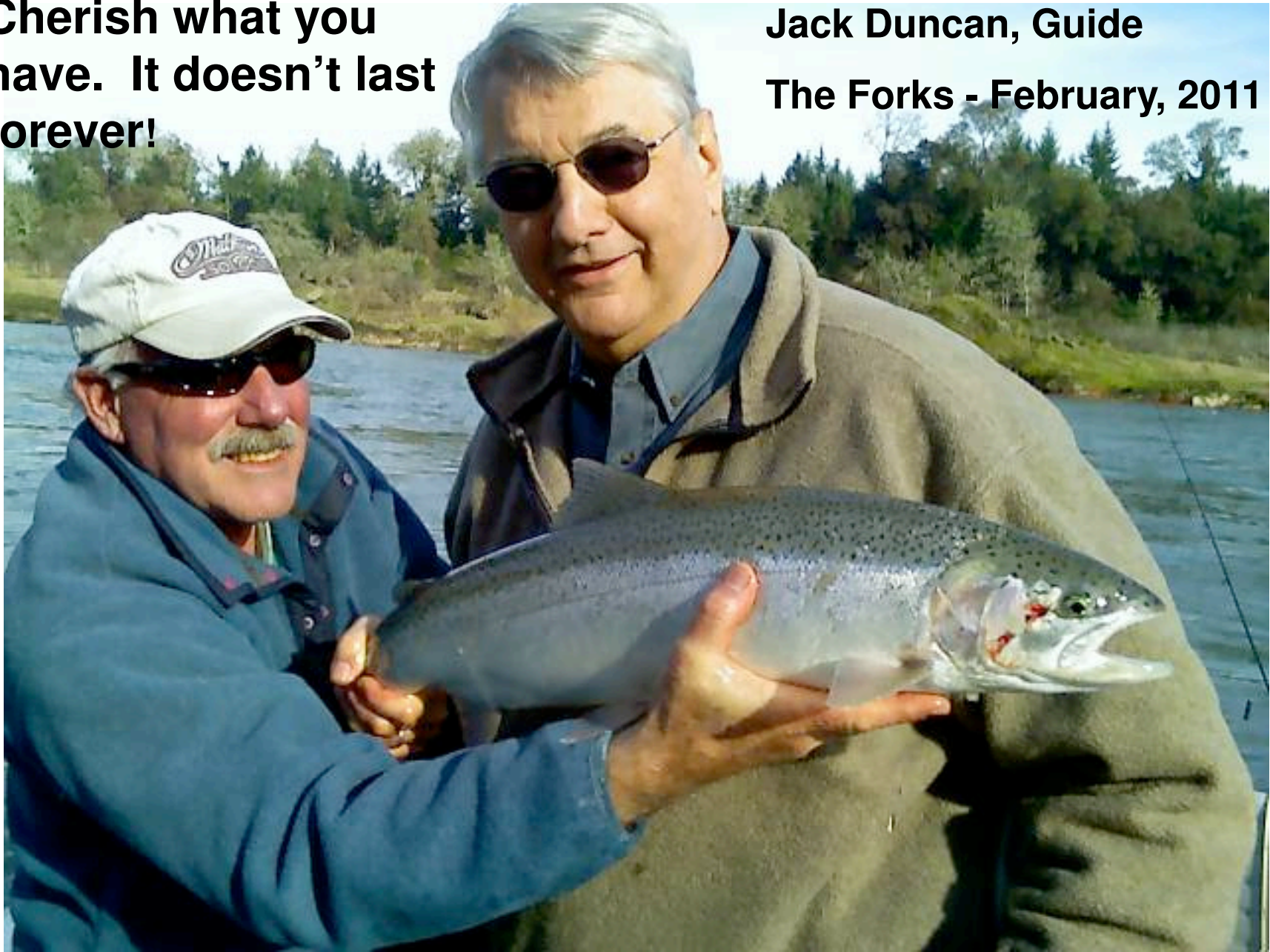
[www.kwcommercial.com](http://www.kwcommercial.com)

Financing Terms: **Cash,**

**Conventional**

**Cherish what you  
have. It doesn't last  
forever!**

**Jack Duncan, Guide  
The Forks - February, 2011**



# Lake in the Woods

Bay Center, Washington

As low as..

**\$32,000**

Per LOT

Buyer Broker's Fee

**4%** to the selling office  
If trade ykyikm

**Fred Rathbone** *ALC, Broker*

**BROKER OWNED**

Gresham, Oregon

**(503)317-7285**

**(503)453-6586**

fcrleer@aol.com

www.ree.com #17500

**Lots and Land**



## SW Washington

On the Willapa Bay, Pacific County

35 Min North of Astoria, Or. Off of Hwy 101N

21 Finished Lots left – Private Lake

16,000 sq ft Ave – Financing Available

**Seller Motivation**

**EXTREME - Free Up Lines of Credit**

# Local Bank WANTS Your Business

## Settle in to Bay Center

...and **RELAX!**

Financing plans available through Bank of the Pacific!

We Offer:

- Conventional Financing
- USDA (Guaranteed Rural Housing Loan Program) Financing
- FHA (Federal Housing Administration) Financing w/low down payment options
- VA (Veteran's Administration) Financing
- Low Closing Costs
- Free loan consultation
- In-house Land loans and Construction loans



Steve Samuelson

360-642-1043

ssamuelson@BankofthePacific.com

NMLS#161692

  
**Bank of the Pacific**  
Real Values. Real Solutions.



All loans subject to credit approval. Certain fees, restrictions, and down payment requirements may apply.

Can Add: Phase III Available – 30 Acres  
\$350,000 – Mixed Use Zoning -Lakeside



Bay Center  
Washington

Owner - User Property

# The Rivers Edge

Grants Pass, Oregon

**\$875,000**

Fee to Buyer's Broker

**\$21,875**

**Robert J. Gervais**  
ReMax Ideal Brokers, Inc.  
Medford, OR.

**541-941-3900**

[rigervais@hotmail.com](mailto:rigervais@hotmail.com)

[www.robertgervais.com](http://www.robertgervais.com)



**1936 Rogue River Highway**

- Region: **Southern Oregon**
- Area: **Scenic Rogue River Frontage**

**Seller Motivation:**

**REO**

# The Rivers Edge

## Grants Pass, OR



## Robert J. Gervais

ReMax Ideal Brokers, Inc.  
Medford, OR.

**541-941-3900**

[rjgervais@hotmail.com](mailto:rjgervais@hotmail.com)

[www.robertgervais.com](http://www.robertgervais.com)

Price                      Fee to Buyer's Broker  
**\$875,000**                      **\$21,875**

### Property Highlights:

**Tiered dining** with fabulous views of the Rogue River.

**Turn Key** operation

### Property Information:

Current Use: **Upscale Restaurant**

Building Size: **7,514 sf**    Lot Size: **25,265 sf**

Lot Size: **0.58 Ac**    Zoning: **GC**

Price per SF: **\$116.45 per sf of bldg area**

Year Built: **1998**

### New Loan Information:

Seller Carry? **Yes OAC.**

Owner - User Property

# 247 Kester Road

Roseburg, Oregon

**\$945,000**

Fee to Buyer's Broker

**\$23,625**



**Gregory A. Johnson, CCIM**

**541-430-4734**

**G. Stiles Realty, Inc**  
**Roseburg, Oregon**

**800-275-6375**

**greg@gstiles.com**

**www.gstiles.com**

## Property Location

- **Region:** Oregon I-5 Corridor
- **Area:** Roseburg: East Industrial Enterprise Zone

## Lender Owned

- Multi Tenant Set Up
- 41,300 SF on 3 Acres

# 247 Kester Road

Roseburg, Oregon



**Gregory A. Johnson, CCIM**

**541-430-4734**

**G. Stiles Realty, Inc**  
**Roseburg, Oregon**

**800-275-6375**

**greg@gstiles.com**  
**www.gstiles.com**

**Price**  
**\$945,000**

**Fee to Buyer's Broker**  
**\$23,625**

## Property Highlights:

- Designed for **Manufacturing and/or Distribution**
- **6 Grade Truck Doors**
- **Completely Fenced & Paved**
- **Sprinkler System in Building**

## Property Information:

Current Use: **Vacant**

Building Size: **41,300 sf**

Lot Size: **3 Ac Zoned Heavy-Industrial**

Price per SF: **\$22.88** per sf of GBA

Year Built: **1974**

# Multi-Family Project

## Lebanon, OR

**\$350,000**

Fee to Buyer's Broker

**\$14,000**

***Ken Marshall***

Willamette Investments  
Corvallis, OR

***541-754-7314***

ken@willametteinvestments.com

Multi-Family Development Land  
Southern Oregon Conference



Mid-Willamette Valley

- Central Lebanon
- Between Safeway and Wal-Mart
- 36-52 Apartment Units

Seller Financing

\* Level Land

# Mid-Valley Multi-Family

Lebanon, OR



**Ken Marshall**

Willamette Investments  
Corvallis, OR

**541-754-7314**

ken@willametteinvestments.com  
**Broker-Owned**

Price  
**\$350,000**

Buyer's Broker Fee  
**\$14,000**

## Property Highlights

- Build 36-52 Units
- Level Ground
- Central Location in Growing Town

Parcel Size: **2.63 +/- acres**

Zoning: **Residential Medium-Density**

City Population: **21,488 5-Mile Radius**

Wetlands: **Minimal; DSL Concurrence**

Utilities Available: **Power**

**Sewer and Water 800+ Feet Away**

*City will credit approx. \$2200 per unit  
to bring sewer and water to site*

Down Payment: **50%**

Seller Carry: **50% First 3 Years at 8%**

# Soft Winds Mobile Home Park

Income Property

Sutherlin, Oregon

**\$1,800,000**

Buyer Broker's Fee

**\$45,000**

***Neil D. Hummel***

***Principal Broker/Owner***

**CENTURY 21 The Neil Company  
Real Estate, Roseburg OR 97471**

***541-680-2374***

**Neil.Hummel@Century21.com  
www.neilco.com**



## Property Location

- Region: **Oregon I-5 Corridor**
- Area: **Sutherlin, Oregon**
- Close to schools & churches, restaurants
- Golf course nearby

## Seller Motivation

- **Dissolution of a family estate**

# Soft Winds Mobile Home Park

Sutherlin, Oregon



**Neil D. Hummel**  
*Principal Broker/Owner*

CENTURY 21 The Neil Company  
Real Estate, Roseburg OR 97471

**541-680-2374**

Neil.Hummel@Century21.com  
www.neilco.com

Price  
**\$1,800,000**

Buyer Broker's Fee  
**\$45,000**

## Property Highlights:

- 6.59 Acres zoned R-2
- Nice area of Sutherlin with easy I-5 access
- **Space rent is \$300**
- Park pays for garbage service,  
**tenants pay for all other utilities**

## Property Information:

Year Built: 1960 / 2002    No. of Units: **53**

Price per Unit: **\$33,962 per Unit**

Cap Rate: **7.1%**

GIM: 10.6 times actual gross

## New Loan Information:

Required Down Payment: **\$450,000**

Loan Terms: **6% Variable**

Am. Term: 25 yrs    Call: 10 yrs

Cash on Cash Return: **25%**

Owner - User Property

# 2200 Ashland Street

Ashland, Oregon

**\$850,000**

Fee to Buyer's Broker

**\$21,250**

**JEFF RODGERS**

RE/MAX PLATINUM  
MEDFORD, OREGON

**541-951-0386**

jrodgers@mind.net  
Jeffrodgersrealestate.com



## Property Location

- Region: **Southern Oregon I-5 Corridor**
- Area: **Ashland**

## Seller Motivation

- **High**

# 2200 Ashland Street Ashland, Oregon



**JEFF RODGERS**

RE/MAX PLATINUM  
MEDFORD, OREGON

**541-951-0386**

jrodgers@mind.net  
Jeffrodgersrealestate.com

Price  
**\$850,000**

Fee to Buyer's Broker  
**\$21,250**

## Property Highlights:

- Close to I-5
- Over an acre
- Near major shopping

## Property Information:

Current Use: **Office/Warehouse**

Building Size: **5,350 sf**

Lot Size: **1.2 Acre**      Zoning: **C-1**

Price per SF: **\$159.00 per sf of GBA**

Year Built: **1967**

Seller Carry? **NO**

# Ocean Grove

Coos Bay, OR

**\$3,000,000**

Buyer Broker's Fee

**\$75,000**

**Craig Johnson**

**Northwest Equities**

Investment Real Estate Services, Inc.

**Vancouver, WA**

**360-281-3130**

**craig.johnson@nweire.com**



## *Property Location*

- Region: **Coos Bay**
- Area: **Near K-Mart , South of Ocean Blvd**

## *Seller Motivation*

- **Free Up Cash For Other Obligations**

# Ocean Grove

Coos Bay, OR



## Craig Johnson

Northwest Equities  
Investment Real Estate Services, Inc.  
Vancouver, WA

**360-281-3130**

[craig.johnson@nweire.com](mailto:craig.johnson@nweire.com)

Price

**\$3,000,000**

Buyer's Broker Fee

**\$75,000**

## Property Highlights

- Contains 3.5 Mill+ Cubic Ft of Bank Sand
- Inside Urban Growth Boundary
- Zoned for SF and MF Development
- Very Few Parcels Zoned and Ready
- **445 Lots Estimated**
- Estimated **\$14,000,000 worth of Sand**
- **Best Land Deal in Southern Oregon**

Parcel Size: **70+- or acres**

Zoning: **Single Family and Multi Family**

City Population: **15,392**

Wetlands and Slope: **Only about 5 Acres**

Utilities Available: **Utilities Are Nearby**

Price: **\$42,857 per acre**

**21 Edwards**  
**Winston, OR**

**\$195,000**

Gross Fee Buy Side

**\$5,850**

**Valynn Currie**

**541-430-0195**

Roseburg, OR

[vcurrie223@aol.com](mailto:vcurrie223@aol.com)

[Currieco Real Estate.com](http://CurriecoRealEstate.com)

**Roseburg Exchange Club**



***Property Location***

- **Winston, OR - South East Main**

***Seller Motivation***

- **Retirement**

# 21 Edwards

Winston, OR



**Valynn Currie**

**541-430-0195**

Roseburg, OR

[vcurrie223@aol.com](mailto:vcurrie223@aol.com)

[Currieco Real Estate.com](http://CurriecoRealEstate.com)

Price

**\$195,000**

Gross Fee Buy Side

**\$5,850**

## *Property Highlights*

- Duplex + Garage
- 4 mini warehouses
- Commercial zone

Year Built: **1951 remodeled in 2003**

# of Units: **7**

Price per Unit: **\$27,857**

Building Sq. Ft.: **2,352**

CAP Rate: **8%**

GIM: **10**

Cash on Cash Return: **8%**

Down Payment: **cash**

Financing Terms: **new loan or cash**

Income Property

# The Lodge at Granite

Granite, Oregon

**\$499,500**

Buyer Broker's Fee

**\$12,487**

***Jerry Chartier***

*Prudential Real Estate Professionals  
Roseburg, Oregon*

***541-670-0321***

*[jerrychartier@prurep.com](mailto:jerrychartier@prurep.com)  
[Jerrychartier.prudentialhomefinder.com](http://Jerrychartier.prudentialhomefinder.com)*



## ***Property Location***

- Region: Eastern Oregon between John Day & Baker City - Edge of Wilderness

## ***Seller Motivation***

- Elderly owner, will consider terms, cash or exchange. **Highly motivated**. Present all reasonable offers

# The Lodge at Granite

Granite, Oregon



**Jerry Chartier**

*Prudential Real Estate Professionals  
Roseburg, Oregon*

**541-670-0321**

*jerrychartier@prurep.com  
Jerrychartier.prudentialhomefinder.com*

Price  
**\$499,500**

Buyer Broker's Fee  
**\$12,487**

## Property Highlights:

- Center of Year Round Recreation Area
- **19 beds, kitchen, decks**
- **Extra lots available**

## Property Information:

Year Built: **1998** No. of Units: **1**

Building Size: **6,500 sf**

Price per SF: **\$77 per sf of bldg area**

Cap Rate: **5%**

## New Loan Information:

Required Down Payment: **\$300,000**

Loan Terms: **7% Fixed or Variable**

**Am. Term: 20 yrs Call: 5 yrs**

# -0- Dakota Street

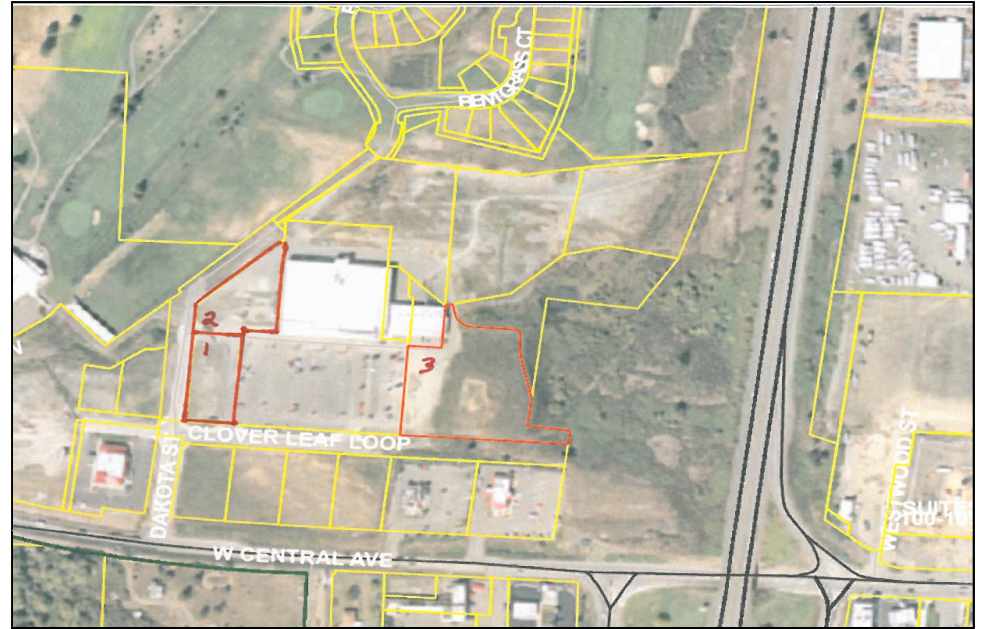
Sutherlin, Oregon

**Starting at  
\$189,000**

Buyer Broker's Fee

**\$5,670**

**Lots, Land and Timber Land**



## ***Property Location***

- Region: Southern Oregon I-5 Corridor
- Area: Oak Hills Plaza, Sutherlin, Oregon

## ***Seller Motivation***

- **Lender Owned**
- **Additional Parcels Available for Package Deal**

**Gregory A. Johnson** CCIM

**541-430-4734**

*G. Stiles Realty, Inc  
Roseburg, Oregon*

**800-275-6375**

*greg@gstiles.com  
www.gstiles.com*

# -0- Dakota Street

Sutherlin, Oregon



**Gregory A. Johnson** CCIM

**541-430-4734**

G. Stiles Realty, Inc  
Roseburg, Oregon

**800-275-6375**

greg@gstiles.com  
www.gstiles.com

Price

**\$5.75 ~ \$7.00/SF**

## ***Property Highlights***

- “Shovel Ready” Development
- Paved Parking Included
- Retail Outlets Established in Shopping Center ~ I-5 Visibility

**Parcel Size:** 27,000 SF or More

**Zoning:** Commercial

**City or County Population:** 8,165

**Wetlands and Slope:** None

**Utilities Available:** At Parcel

Total of 6 Parcels Available

***Seller Will do a Package Deal for All of the Parcels***

**Price:** \$5.75 -- \$7.00 / per SF

Owner - User Property

# Economy Inn

Reedsport, Oregon

**\$916,000**

Buyer Broker's Fee

**\$22,900**

## John Hughes

Century 21 Commerical  
The Neil Co Real Estate  
Roseburg, OR

**541-580-8290, 541-404-4774**

Alice Stanfill  
Century 21 Best, Coos Bay, OR  
jacknliz1@msn.com



## Property Location

Region: ***Oregon Coast, Hwy 101***

## Seller Motivation

***Seller is out of state, owned over 5 years***

# Economy Inn

## Reedsport, Oregon



## John Hughes

Century 21 Commerical  
The Neil Co Real Estate  
Roseburg, OR

**541-580-8290, 541-404-4774**

Alice Stanfill  
Century 21 Best, Coos Bay, OR  
jacknliz1@msn.com

Price  
**\$916,000**

Fee to Buyer's Broker  
**\$22,900**

### ***Property Highlights***

- ***Very Nice Updated***
- ***No Deferred Maintenance***
- ***Do Not Speak to Employees***

### ***Property Information***

**Year Built: 1965 No. of Units: 42**

**Building: Out Side Corridor**

**Price per Unit: \$21,810 per unit**

**RevPAR: \$4,236 per room**

**Cap Rate: 8.04%**

**GRM: 5 times actual gross**

### ***New Loan Information***

**Required Down Payment: \$274,800**

**Loan Terms: 70% Fixed or Variable**

**Term: 20 yrs Call: 5 yrs**

**Cash on Cash Return: 4.58%**

Income Property

# 585 Allison Street - 6 Plex

Ashland, Oregon

**\$820,000**

Buyer Broker's Fee

**2.5%**



**Jeff Rodgers**

*Re/Max Platinum*

*Medford, Oregon*

**541-951-0386**

[jrodgers@mind.net](mailto:jrodgers@mind.net)

[Jeffrodgersrealestate.com](http://Jeffrodgersrealestate.com)

## Property Location

- Region: **Southern Oregon I-5 Corridor**
- Area: **Ashland**

## Seller Motivation

***Possible Assumable Financing***

**585 Allison Street – 6 Plex**  
**Ashland, Oregon**



**JEFF RODGERS**  
**RE/MAX PLATINUM**  
*Medford, Oregon*

**541-951-0386**

[jrodgers@mind.net](mailto:jrodgers@mind.net)  
[Jeffrodgersrealestate.com](http://Jeffrodgersrealestate.com)

Price  
**\$820,000**

Buyer Broker's Fee  
**\$20,500**

**Property Highlights:**

- Highly sought after area, close to downtown
- 100% Occupancy
- Possible Assumable Loan

**Property Information:**

Year Built: **1910**

No. of Units: **6**

Building Size: **3135 sf**

Price per SF: **\$261.00** per sf of GBA

Cap Rate: **4.7%**

**New Loan Information:**

Required Down Payment: **Negotiable**

Loan Terms: **Variable**

# UMPQUA RIDGE

Roseburg, Oregon

**\$1,750,000**

Fee to Buyer's Broker

**\$52,500**

## **JOE WARD**

JOE WARD PROPERTIES  
Eugene, Oregon

**541-912-0934 (cell)**

**541-653-9492 (office)**

joewardproperties@gmail.com  
www.joewardrealestate.com

Southern Oregon Commercial Conference

Owner – User Property



## Property Location

- Area: (Roseburg)
- Neighborhood (**Garden Valley/North Roseburg**)

## Seller Motivation

- **Acquire ranch in Southern or Central Oregon. Will carry, take paper or other personal property and/or exchange.**

# UMPQUA RIDGE

Roseburg, Oregon



## JOE WARD

JOE WARD PROPERTIES

Eugene, Oregon

**541-912-0934 (cell)**

**541-653-9492 (office)**

joewardproperties@gmail.com

www.joewardrealestate.com

Price

**\$1,750,000**

Fee to Buyer's Agent

**\$52,500**

### Property Highlights:

- **16-24 Home Sites**
- North Umpqua River Views & Frontage
- **Utilities On Site**

### Property Information:

Current Use: **RANCH**

Building Size: 9,060 sf Yard Size: 60,000 sf

Lot Size: **82.58** Ac Zoning: **FG/RGB**

Services: **UBWA Water / Pacific Power**

Year Built: **1990-2000**

### New Loan Information:

Required Down Payment: **\$350,000**

Loan Terms: **5% Fixed**

Am. Term: 20 yrs Call: 10 yrs

Seller Carry? **YES**

# Riverside Apartments

Cottage Grove, OR

**\$2,400,000**

Buyer Broker's Fee

**\$60,000**

Income Property



**Bob Nelson, CCIM**

Pacwest R E Investments, LLC  
Eugene, OR

**(541) 485-8100**

**bob@1031guru.com**

**www.1031guru.com**

## Property Location

- Cottage Grove, Oregon
- 18 minutes south of Eugene on I-5

## Seller Motivation

- Exchange into **totally passive cash flow**

# Riverside Apartments

## Cottage Grove, OR



**Bob Nelson, CCIM**  
Pacwest R. E. Investments, LLC

**(541) 485-8100**

**bob@1031guru.com**  
**www.1031guru.com**

**Price**  
**\$2,400,000**

**Buyer Broker's Fee**  
**\$60,000**

### Property Highlights:

- 42 units in bedroom community
- Recent exterior paint
- A number of recent rehabs

### Property Information:

**Year Built: 1977**      **No. of Units: 42**  
**Building Size: 32,600 sf**  
**Pricing: \$57,143 / unit \$73.62 / sf GBA**  
**Cap Rate: 6.65% on current rents**  
**GIM: 8.7 times actual gross**

### New Loan Information:

**Down Pmt: \$725,000**  
**Loan Terms: 5.35% fixed for 5 years**  
**Am. Term: 30 yrs      Call: None**  
**Cash on Cash Return: 6.0%**

# 0 Sandy-Rogue Shores Subdiv

Lots and  
Land

Gold Beach, OR LOT # 43

**\$110,000**

Buyer Broker's Fee

**\$3,300**



**James Coon**

G.Stiles Realty  
Roseburg, OR

**541-680-9071**

jdcoon@gstiles.com  
www.gstiles.com

## Property Location

- **Region: Southern Ore Coast & Gold Beach**
- **Area: North of Gold Beach on Old Coast Hwy**

## Seller Motivation

- **Too Far for Building Vacation Home, Now Prefers Florence area-Possible Trade on lots**

0 Sandy Drive Lot # 43

Gold Beach, OR **#10048321**



**James Coon**

G.Stiles Realty  
Roseburg, OR

**541-680-9071**

jdcoon@gstiles.com  
www.gstiles.com

Price

**\$110,000**

Buyer's Broker Fee

**\$3,300**

### Property Highlights

- Facing the Ocean w/Frontal Windbreaks
- Two Story Home affords Clear Pan views
- Utilities at the lot

Parcel Size: **.23 acres**

Zoning: **R-1**

CC&R's: *No Manufactured Homes*

Wetlands and Slope: **Level-no wetlands**

Utilities Available: **PWR, UG util, Sewer**

Water: **Available**

**Priced competitively with remote lots not on the Beach. Owner motivated.**

Price: **\$ 10.98 per SF**

Down Payment: **Cash**

# Woodland Commercial Lots

Woodland, WA

**\$299,000**

Gross Fee Buy Side

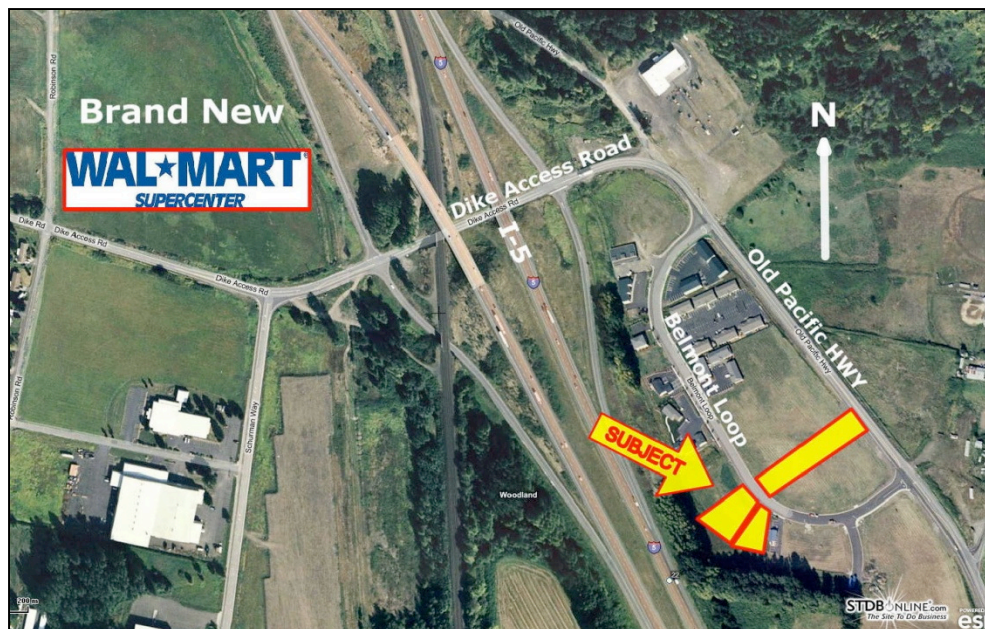
**\$8,970**

**Craig Johnson, CCIM**

**360-281-3130**

Vancouver, WA

[craig.johnson@nweire.com](mailto:craig.johnson@nweire.com)



## Property Location

- Woodland, WA
- Exit 22, 22 Miles North of Oregon Border
- Dike Rd Exit

## Seller Motivation

- Bankruptcy

# Woodland Commercial Lots

Woodland, WA

Price

**\$299,000**



**Craig Johnson, CCIM**

**360-281-3130**

Vancouver, WA  
[craig.johnson@nweire.com](mailto:craig.johnson@nweire.com)

## *Property Highlights*

- **Less Than One Mile From I-5 Access**
- **Less Than One Mile From New Wal-Mart**
- **Price Reduced AGAIN!**
- **Fully Developed with Curbs and Streets**

**Sq. Ft:** 183,823      **Acres:** 4.22

**Zoning:** C-2 General Commercial

**Parcel Number:** 3 Separate Parcels

**Price per Sq. Ft.:** \$1.63

**Price per Acre:** \$70,853

**Individual Lots Starting At \$61,158!**

**Financing Terms:** All Cash

# Neah-Kah-Nie Office

Nehalem, OR

**\$940,000**

Buyer Broker's Fee

**\$21,150**

**S Diane Peterson** *CCIM, Prin. Bkr*

**Paul Peterson** *Broker*

Keller Williams Sunset Corridor

Diane: **503-310-0233**

*dpetersonccim@gmail.com*

Paul: **503-310-0283**

*mrpaul503@gmail.com*



## Property Location

- Region: **Oregon North Coast**
- Area: **15 min. south of Seaside/Hwy. 101**

## Seller Motivation

- **Partnership changes**

# Neah-Kah-Nie Office

## Nehalem, OR



**S Diane Peterson** *CCIM, Prin. Bkr*

**Paul Peterson** *Broker*

Keller Williams Sunset Corridor

Diane: **503-310-0233**  
*dpetersonccim@gmail.com*

Paul: **503-310-0283**  
*mrpaul503@gmail.com*

Price  
**\$940,000**

Buyer Broker's Fee  
**\$21,150**

### Property Highlights:

- .71 acres just off Highway 101
- Quality finishes; built for current tenant
- Net leased thru 09/2012

### Property Information:

Year Built: **2007**      No. of Units: **1**  
Building Size: **6,501 sf (5682 off/819 w/h)**  
Price per SF: **\$144.59** *per sf of bldg area*  
Cap Rate: **10.4%**  
GRM or GIM: **8.82** times actual gross

### New Loan Information:

Required Down Payment: **\$376,000**  
Loan Terms: **6.5%** Fixed  
Am. Term : 25 yrs    Call: 5 yrs  
Cash on Cash Return: **13.9%**

# 1.91 Acres

Salem, OR

## \$295,000.00

Buyer Broker's Fee

## \$8,850

**Anita Risberg, CCIM**

**A.D. Risberg LLC**

Salem, OR

**503-363-5995**

**[adrisberg@ccim.net](mailto:adrisberg@ccim.net)**

**[adrisbergllc.com](http://adrisbergllc.com)**

**Lots, Land and Timber Land**



### ***Property Location***

- Region: **Willamette Valley**
- Area: **NE Salem, outside the city limits but inside the UGB, Marion County.**

### ***Seller Motivation***

- **Surplus property owned by a Church**

# 3635 45<sup>th</sup> St NE

Salem, OR



**Anita Risberg, CCIM**

A.D. Risberg LLC  
Salem, OR

**503-363-5995**

[adrisberg@ccim.net](mailto:adrisberg@ccim.net)  
[adrisbergllc.com](http://adrisbergllc.com)

Price

**\$295,000**

Buyer's Broker Fee

**\$8,850**

## *Property Highlights*

- **Suited for 30 units**
- **Inside UGB outside City Limits**
- **Next to 60 unit apartment complex**

Parcel Size: **1.91 acres**

Zoning: **Urban Development**

City or County Population: **396,103 (MSA)**

Utilities Available: **Yes**

Price: **\$3.55 per SF**

Financing Terms: **Cash Out**

Seller Carry: **NO**

Owner - User Property

**8484 Hwy 62**  
**White City, Oregon**

**\$895,000**

**Fee to Buyer's Broker**

**\$22,375**

**JEFF RODGERS**  
RE/MAX PLATINUM  
MEDFORD, OREGON

**541-951-0386**

[jrodgers@mind.net](mailto:jrodgers@mind.net)  
[Jeffrodgersrealestate.com](http://Jeffrodgersrealestate.com)



## Property Location

- Region: **Southern Oregon I-5 Corridor**
- Area: **Crater Lake Hwy-62**

## Seller Motivation

- **High**

# 8484 Hwy 62

White City, Oregon



**JEFF RODGERS**

RE/MAX PLATINUM  
MEDFORD, OREGON

**541-951-0386**

[jrodgers@mind.net](mailto:jrodgers@mind.net)  
[Jeffrodgersrealestate.com](http://Jeffrodgersrealestate.com)

Price  
**\$895,000**

Fee to Buyer's Broker  
**\$22,375**

## Property Highlights:

- High Traffic Count
- Flexible Uses. Large Parking Area
- Class "A" Office and Warehouse Space

## Property Information:

Current Use: **Office/Warehouse**

Building Size: **7,199 sf**

Lot Size: **1.15 ac**

Zoning: **GC**

Price per SF: **\$125.00 per sf GBA**

Year Built: **2004**

# Winchester Mini Storage

Roseburg, Oregon

**\$1,500,000**

Buyer Broker's Fee

**\$37,500**

**Neil D. Hummel**

**Principal Broker/Owner**

CENTURY 21 The Neil Company Real Estate  
Roseburg, OR 97471

**541-680-2374**

Neil.Hummel@Century21.com  
www.neilco.com



## Property Location

- Region: **Oregon I-5 Corridor**
- Area: *Located on path of progress near Costco*

## Seller Motivation

- **Retiring**

# Winchester Mini Storage

Roseburg, Oregon



## Neil D. Hummel

Principal Broker/Owner

CENTURY 21 The Neil Company Real Estate  
Roseburg, OR 97471

**541-680-2374**

Neil.Hummel@Century21.com  
www.neilco.com

Price  
**\$1,500,000**

Buyer Broker's Fee  
**\$37,500**

### *Property Highlights:*

- 1.26 Acres
- Pride of ownership
- 24 Hour access **Turnkey operation**

### *Property Information*

Year Built: 2002      No. of Units: 154

Building Size: 23,930 gross SF

Price per Unit: **\$9,740 per Unit**

Price per SF: \$63 per sf of bldg area

Cap Rate **6.6%**

GIM: **9.19** times actual gross

### *New Loan Information*

Required Down Payment: \$450,000

Loan Terms: **6% Fixed**

Am. Term: 25 yrs    Call: 10 yrs

Cash on Cash Return: **22%**

**10.79 acres**

**Manzanita, OR**

**\$995,000**

**Buyer Broker's Fee**

**\$44,775**

**S Diane Peterson** *CCIM, Prin. Bkr*

**Paul Peterson** *Broker*

Keller Williams Sunset Corridor

Diane: **503-310-0233**

*dpetersonccim@gmail.com*

Paul: **503-310-0283**

*mrpaul503@gmail.com*

**Lots, Land and Timber Land**



**Property Location**

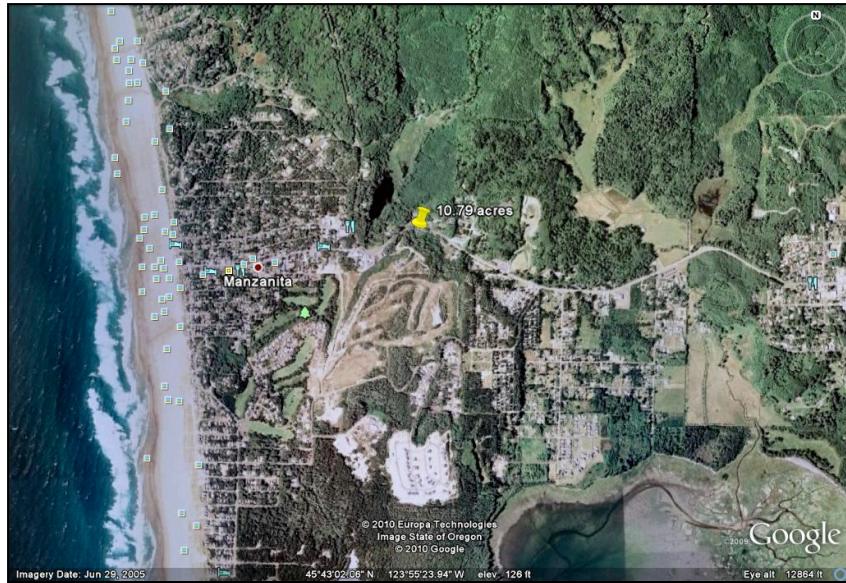
- Region: **Oregon North Coast**
- Area: **15 min. south of Seaside/Hwy. 101**

**Seller Motivation**

- **Moved out of area**

# 10.79 acres

## Manzanita, OR



**S Diane Peterson** *CCIM, Prin. Bkr*

**Paul Peterson** *Broker*

Keller Williams Sunset Corridor

Diane: **503-310-0233**

*dpetersonccim@gmail.com*

Paul: **503-310-0283**

*mrpaul503@gmail.com*

Price

**\$995,000**

Buyer's Broker Fee

**\$44,775**

### ***Property Highlights***

- **Just off Highway 101**
- **Close to restaurants, banks, shops**
- **Flat, with Wooded setting, along creek**

**Parcel Size: 10.79 acres**

**Zoning: C-1, with R-2/PD overlay**

**Utilities Available:** In street

In Manzanita UGB

Year-round creek on site

NOT in Tsunami zone

R-2/PD overlay was for 60 duplex-style  
condominiums

**Price: \$92,215 per acre**

**Down Payment: \$250,000**

**Financing Terms: Negotiable**

**Seller Carry: YES**

Owner - User Property

# CenturyLink Office Bldg.

Lebanon, OR

**\$2,400,000**

Fee to Buyer's Broker

**\$72,000**



## *Property Location*

- Region: Willamette Valley
- Area: Lebanon - Downtown

## *Seller Motivation*

- **Excess property post merger.**

**Stephen K Ford CCIM**

Current Commercial Real Estate  
Hood River, OR

**541-386-4580**

skford@currentcommercial.com  
[www.currentcommercial.com](http://www.currentcommercial.com)

# CenturyLink Office Bldg. Lebanon, OR



**Stephen K Ford CCIM**  
Current Commercial Real Estate  
Hood River, OR

**541-386-4580**

[skford@currentcommercial.com](mailto:skford@currentcommercial.com)  
[www.currentcommercial.com](http://www.currentcommercial.com)

Price  
**\$2,400,000**

Fee to Buyer's Agent  
**\$72,000**

## Property Highlights:

- Excellent owner/user opportunity
- Priced below replacement cost
- Good owner/user financing available

## Property Information:

Current Use: Office

Building Size: **34,784 sf**

Lot Size: .48 Ac Zoning: CCM

Services: Fully Served

Price per SF: **\$69 per sf of GBA**

Year Built: 1982

## New Loan Information (SBA):

Required Down Payment: **\$240,000**

Loan Terms: 5.75% Fixed/Term: 25/Call: 25

Seller Carry? No

Owner - User Property

# Sweet Dixie's Steak House

Tri-City, Or (Currently)

**\$369,000**

Fee to Buyer's Broker

**\$11,070**

**James Coon**

G.Stiles Realty #11095509  
Roseburg, OR

**541-680-9071**

jdcoon@gstiles.com  
www.gstiles.com



## Property Location

- Region: Southern Oregon I-5 Exit 103
- Area: Tri-City North-across from Upscale RV Park
- Seating: 140 w/Rest., Banquet, Bar & Separate Smoker's Eating Section

## Seller Motivation

- Owner Retiring, motivated seller
- Business Name Not for Sale

# Sweet Dixie's Steak House

Tri-City, OR (Currently)



## James Coon

G.Stiles Realty  
Roseburg, OR

### 541-680-9071

jdcoon@gstiles.com  
www.gstiles.com

Price

**\$369,000**

Fee to Buyer's Broker

**\$11,070**

### Property Highlights:

- **GENERIC NEUTRAL BLDG STRUCTURE**
- **ITALIAN, MEXICAN, ORIENTAL, SPORTS BAR, RIBS, OR A STEAK HOUSE**
- **LOTTO/POKER & SMOKER EATING AREA**

### Property Information:

**Current Use: Steakhouse & Lounge**

**Building Size: 5688 sf Lot Size: 23,958sf**

**Lot Size: .55 Ac Zoning: C2**

**Services: Food/Banquets, Lottery & Poker**

**Price per SF: \$64.87 per sf of bldg area**

**Year Built: 1975**

### New Loan Information:

**Required Down Payment: \$150,000**

**Owner Carry Or Lease Option**

**Lottery & video Poker Subj trans approval**

Owner - User Property

# 800 Hastings Avenue

Sutherlin, Oregon

**\$1,150,000**

Fee to Buyer's Broker

**\$34,500**



**Gregory A. Johnson** *CCIM*

**541-430-4734**

*G. Stiles Realty, Inc  
Roseburg, Oregon*

**800-275-6375**

[greg@gstiles.com](mailto:greg@gstiles.com)

[www.gstiles.com](http://www.gstiles.com)

## ***Property Location***

- Region: Oregon I-5 Corridor
- Area: Sutherlin Industrial Enterprise Zone

## ***High Seller Motivation***

- Seller Willing to Subdivide Property

# 800 Hastings Avenue Sutherlin, Oregon



**Gregory A. Johnson** CCIM

**541-430-4734**

G. Stiles Realty, Inc  
Roseburg, Oregon

**800-275-6375**

[greg@gstiles.com](mailto:greg@gstiles.com)  
[www.gstiles.com](http://www.gstiles.com)

Price  
**\$1,150,000**

Fee to Buyer's Broker  
**\$34,500**

## ***Property Highlights***

- Easy Access to I-5 @ Exit 135
- Purchase Part or All
- Newly Remodeled Office Building
- Property all Useable w/ Phase 1
- 70 Ft. Digital Scale

## ***Property Information***

Current Use: Vacant

Building Size: 55,000 sf

Lot Size: 22.46 Ac

Zoning: Heavy Industrial

Price per SF: \$20.90 per sf of bldg area

Year Built: 1940

# New Retail on Campus

Eugene, OR

For Lease Property

**\$2.50/sf NNN**

Fee to Tenant Rep

**2.5%**



**841 E. 13<sup>th</sup> Ave.**

- **Area:** Eugene, Oregon
- **Neighborhood** University of Oregon Campus

**Gary F. Martin, CCIM**

**C.W. Walker & Associates LLC**

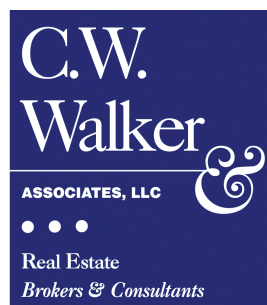
Eugene, OR

**541-484-4422 office**

**541-913-7879 cell**

[gary@cwwalker.net](mailto:gary@cwwalker.net)

[www.cwwalker.net](http://www.cwwalker.net)



# New Retail on Campus

Eugene, OR



Price per sf      Fee to Tenant Rep  
**\$2.50**                      **2.5%**

## Property Highlights:

- Beautiful New Building with residential on the 2nd floor
- Electrical...200amps, 3 phase
- Two ADA bathrooms
- Concrete floor -t ready for finish
- Sheetrock ceilings and walls, taped and textured ready for paint

## Property Information:

Best Potential Use: food or retail use  
Building Size Sq Ft: 6,000 plus  
Zoning: C2      Parking: Street  
Amenities: Best retail street on campus  
Lease Type: Triple Net

## Space Available:

Up to 2,958 sq. ft. of rentable retail space

**Gary F. Martin, CCIM**

**C.W. Walker & Associates LLC**

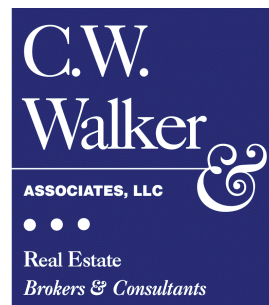
Eugene, OR

**541-484-4422 office**

**541-913-7879 cell**

[gary@cwwalker.net](mailto:gary@cwwalker.net)

[www.cwwalker.net](http://www.cwwalker.net)



# The Heights

Seaside, Oregon



**Fred Rathbone**

Prudential Broker, ALC, RLI  
Gresham, Oregon

(503)317-7285

FCRLEER@AOL.COM

Price AGENTS! Bring a Buyer, GET PAID

**Reduced Price!!!**

**NOW \$99,500-\$250,000**

## *Property Highlights*

- 3.5 Miles Panoramic Ocean View
- **Tsunami Safe** Elevation
- Minutes from the Beach
- Magnificent White Water, City Skyscape & River views

**Sq. Ft:** Lots Average 13,700sq ft

**Zoning:** Single Family Residential

**City Limits, City Services**

**Terraced, Flat building sites designed**

**To protect your personal "view"**

***NOW EASY TERMS AVAILABLE!!***

***ALL OFFERS CONSIDERED!!!***

***20% Down / Owner Financing !!***

***Make this YOUR street of dreams!!***



Income Property

# Rose Linn Care Center

West Linn, Oregon

**\$7,900,000**

Buyer Broker's Fee

**\$118,500**

**Keith Nakayama, CCIM**

Prime Properties Realty Inc.  
Portland, Oregon

**503.659.9556**

keith@ccim.net

primeprop@comcast.net

Allen Marshall

NW Real Estate Services

503.318.9198 allen@europa.com



***2330 Debok Road  
West Linn, Oregon***

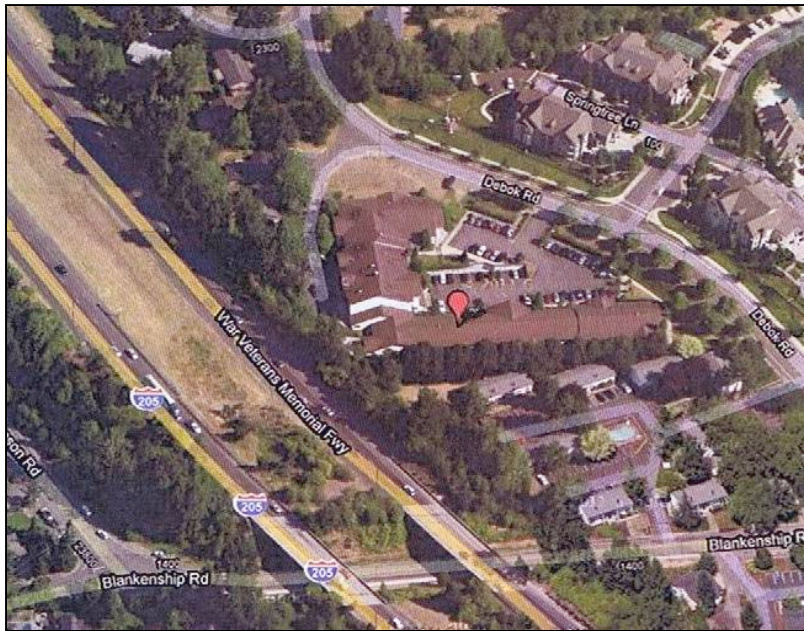
- Proximate to I-205, exit 6
- Portland Suburban

***Seller Motivation***

- Seller is Bankruptcy Trustee-way to cash
- This property is **NOT** in Bankruptcy and is fully performing and cash flowing.

# Rose Linn Care Center

## West Linn, Oregon



## Keith Nakayama, CCIM

Prime Properties Realty Inc.  
Portland, Oregon

**503.659.9556**

keith@ccim.net

primeprop@comcast.net

Allen Marshall

NW Real Estate Services

503.318.9198 allen @ eurpoa.com

Price

**\$7,900,000**

Buyer Broker's Fee

**\$118,500**

### Property Highlights:

- Skilled Nursing Facility
- Needs Based Licensing
- Stable Income-\$60,256.07/month
- Absolute Triple Net Lease – 5 year renewal
- Excellent Suburban Location
- Confidentiality Agreement Required for
- Appraisal March 17,2011 (electronic)
- Due Diligence Package (electronic)

### Property Information:

Year Remodeled 2000      No. of Units: 141

Cap Rate: **9.15%**

### New Loan Information:

Required Down Payment: **\$2,370,000**

Loan Terms: 6% Fixed      Am. Term 25 yrs

Call: 5 yrs

Cash on Cash Return: 12.47%

Owner - User Property

# 4815 Commercial Street SE

Salem, OR

**\$1,250,000.00**

Fee to Buyer's Broker

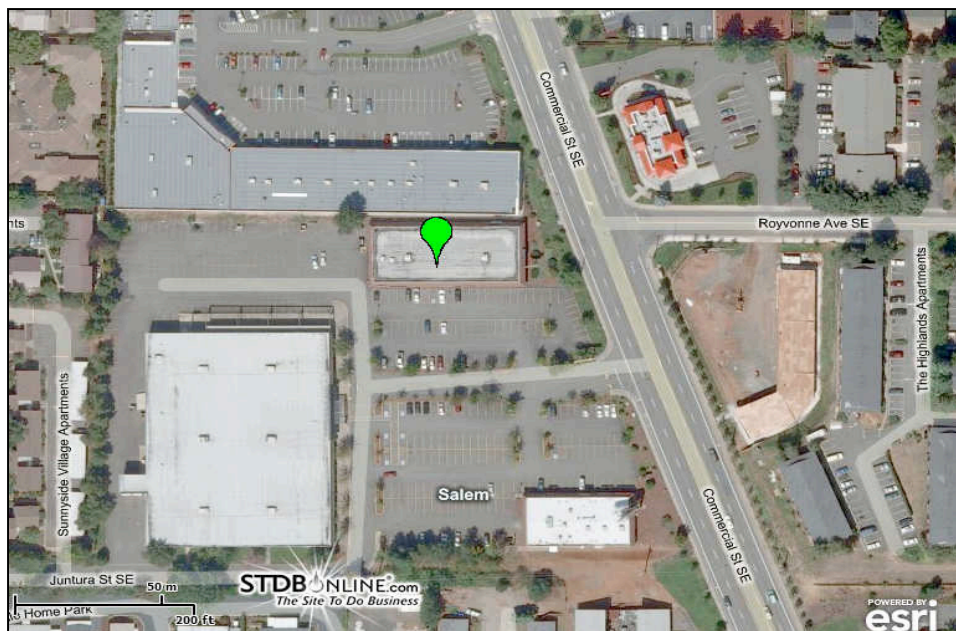
**\$37,500.00**

**Anita Risberg, CCIM**

A.D. Risberg LLC  
Salem, OR

**503-363-5995**

adrisberg@ccim.net  
adrisbergllc.com



## 4815 Commercial St

- Region: **Willamette Valley**
- Area: **South Salem, Commercial Street**

### Seller Motivation

- **Wants to do a 1031 exchange**

# 4815 Commercial Street Salem, OR



## Anita Risberg, CCIM

A.D. Risberg LLC  
Salem, OR

**503-363-5995**

adrisberg@ccim.net  
adrisbergllc.com

Price **\$1,250,000** Fee to Buyer's Broker **\$37,500.00**

### Property Highlights:

- Traffic count 40,000 cars per day
- 12,312 square foot building, 1.50 acre site
- 60 parking spaces, truck loading area

### Property Information:

Current Use: **Fabric Store**

Building Size: **12312 sf** Lot Size: **65,340 sf**

Lot Size: **1.50 Ac** Zoning: **CR**

Price per SF: **\$101.53** per sf of bldg area

Year Built: **1984**

### New Loan Information:

Required Down Payment: **\$375,000.00**

Loan Terms: **6% Fixed or Variable**

Amort. Term: **25 yrs** Call: **10 yrs**

Seller Carry? **Maybe**

# Highland East 22.68 acre parcel

Bend, Oregon

**\$1,995,000**

Fee to Buyer's Broker

**\$59,850**

***Brian Meece, ALC, CCIM***

**Direct: 541.322.6153**

**Cell: 541.480.1630**

**Office: 541.388.8989**

Principal Broker

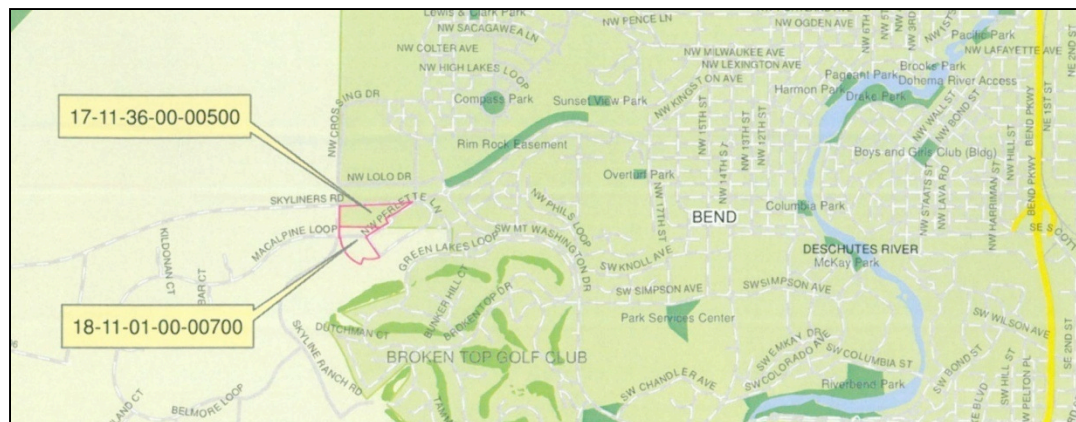
Steve Scott Realtors

685 SE 3rd Street

Bend, Oregon

Fax: 541.388.1771

[brian@REALoregon.com](mailto:brian@REALoregon.com)



## Property Location

- Area: **Bend**
- Desirable west Bend location near NW Crossing, Broken Top, Tetherow Resort

## Seller Motivation

- **Liquidation, Bank Foreclosure**
- **Off books ... cash, quick close, "as is"**

# Highland East 22.68 acre parcel

Bend, Oregon



***Brian Meece, ALC,CCIM***

**Direct: 541.322.6153**

**Cell: 541.480.1630**

**Office: 541.388.8989**

Principal Broker

Steve Scott Realtors

685 SE 3rd Street

Bend, Oregon

Fax: 541.388.1771

[brian@REALoregon.com](mailto:brian@REALoregon.com)

Price

**\$1,995,000**

Buyer's Broker Fee

**\$59,850**

## Property Highlights

- Location, location, location
- Limited inventory on Bend's west side
- Mountain views,

Parcel Size: 22 acres

Zoning: UAR ... 12 acres located within  
Bend City limits designated RS

(Entire 22 acres on City of Bend Map 4A  
UGB expansion projected RM zoning )

City or County Population: 80,000

Utilities Available: City of Bend

Water Rights / Irrigation: none

Price: \$ **138,889 per acre**

Financing Terms: Cash

Seller/Client: Umpqua Bank

Owner - User Property

# George Slay Lumber Specialties

Riddle, OR

**\$419,000**

Fee to Buyer's Broker

**\$12,570**



**James Coon**

G.Stiles Realty  
Roseburg, OR

**541-680-9071**

jdcoon@gstiles.com  
www.gstiles.com

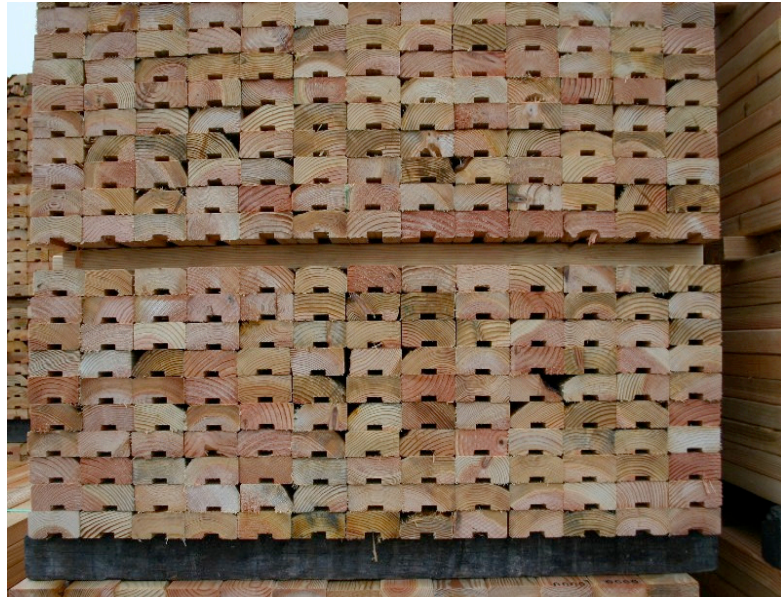
## Property Location

- Region: **Southern Oregon I-5 Exit 103**
- Area: **Pruner Road – ¼ Qtr Mile W of Exit 103**
- **Without Mill (above) Land/Bldgs @ \$395,000**

## Seller Motivation

- **Owner Retiring – Motivated (Will Train)**

**George Slay Lumber Specialties  
Riddle, OR**



**James Coon**

**G.Stiles Realty**  
Roseburg, OR

**541-680-9071**

**jdcoon@gstiles.com**  
**www.gstiles.com**

**Price**  
**\$419,000**

**Fee to Buyer's Broker**  
**\$12,570**

**Property Highlights:**

- I-5 Proximity with lg Truck Friendly Access
- 1987 Silvercrest Watchman's Quarters
- State of the Art Batten Sticker Milling Equip

**Property Information:**

**Current Use: Batten Cutstock Sticker Mill**  
**Building Size: Mfg 5400 sf Lt Size: 115434 sf**  
**Lot Size: 2.65 Ac Zoning: ME**  
**Services: Milling Client's rough cut inventory**  
**Price per SF: \$67.00 per sf of bldg area**  
**Year Built: 1969 original-New Mill 2006**

**New Loan Information:**

**Required Down Payment: \$100,000**  
**Owner Carry and / or Lease-Option**  
**Buildings & land w/o Mill Equip priced**  
**Separately at \$395,000**

Income Property

# Showroom-Office-Shop

Eugene, OR

**\$1,450,000**

Fee to Buyer's Broker

**\$36,250**



**Gary F. Martin, CCIM**

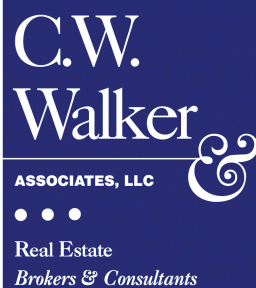
C.W. Walker & Associates LLC  
Eugene, OR

**541-484-4422 office**

**541-913-7879 cell**

[gary@cwwalker.net](mailto:gary@cwwalker.net)

[www.cwwalker.net](http://www.cwwalker.net)



**2095 Martin Luther King Jr. Blvd.**

- **Area: Eugene, OR Downtown**

**Seller Motivation**

- **Surplus Property: Consolidating their car sales at their primary location.**

# Showroom-Office-Shop

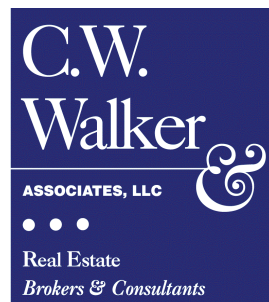
Eugene, OR



## Gary F. Martin, CCIM

C.W. Walker & Associates LLC  
Eugene, OR

541-484-4422 office  
541-913-7879 cell  
gary@cwwalker.net  
www.cwwalker.net



Price

**\$1,450,000**

Buyer's Broker Fee

**\$36,250**

## Property Highlights:

- Great visibility: MLK, Club Rd. & Coburg Rd.
- Next to Slocum Center
- Access from MLK & Centennial Loop
- Traffic counts: **64,000 on Coburg Rd. & 12,400 on MLK**
- For Lease: \$1.75/sf NNN

## Property Information:

**Current Use:** Used car sales and detailing

**Building Size:** Approx. **5,946 sq. ft.**

**Lot Size:** 19,602 sq. ft **Zoning:**C-2

**Price per SF** \$244

**Year Built:** 1975

Owner - User Property

# 2611 NW Edenbower Blvd.

Roseburg, Oregon

**\$1,495,000**

Fee to Buyer's Broker

**\$44,850**

**Gregory A. Johnson, CCIM**

**541-430-4734**

**G. Stiles Realty, Inc**

**Roseburg, Oregon**

**800-275-6375**

**greg@gstiles.com**

**www.gstiles.com**



## Property Location

- Region: **Roseburg**
- **Stewart Pkwy & Edenbower ~ Exit #127**

## Seller Motivation

**Seller Retiring ~ Highly Motivated**

**2611 NW Edenbower Blvd.  
Roseburg, Oregon**



**Gregory A. Johnson, CCIM**

**541-430-4734**

**G. Stiles Realty, Inc**

**Roseburg, Oregon**

**800-275-6375**

**greg@gstiles.com**

**www.gstiles.com**

**Price**

**\$1,495,000**

**Fee to Buyer's Broker**

**\$44,850**

### **Property Highlights:**

- **High Traffic Volume Fuel Station with Convenience Store**
- **Touch Less Car Wash, 2 Vacuum Stations**
- **Fast Food with seating & Drive-Thru Window**

### **Property Information:**

**Current Use: Fuel Station /  
Convenience Store / Fast Food  
Restaurant / Car Wash**

**Building Size: 3,600 sf**

**Lot Size: .83 Ac Zoning: C3**

**Services: Fuel & Convenience Store,  
Car Wash and Fast Food with indoor  
seating & Drive-Thru Window**

**Year Built: 1998**

Income Property

1005 Galveston Ave  
Bend Oregon

**\$999,000**

Buyer Broker's Fee

**\$29,970**

**Brian Meece, ALC, CCIM**

Steve Scott Realtors

Direct: 541.322.6153

Office: 541.388.8989

**Cell: 541.480.1630**

Fax: 541.388.1771

brian@REALoregon.com



## Property Location

- Central Oregon
- Prime west Bend location

## Seller Motivation

- **Bank REO:** cash, quick closing, "as is"  
...and priced accordingly ...

# 1005 NW Galveston Bend, Oregon



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Price  
**\$999,000**

Buyer Broker's Fee  
**\$29,970**

## Property Highlights:

- Location, location, location
- Fun, mixed use building
- Multi tenant income producer

## Property Information:

Year Built: 1920 ... remodeled 1984

Building Size: 7,910sf

Price per Unit: NA

Price per SF: \$126.30 per sf of bldg area

Cap Rate: **7-8 %** ... historical

2010 owner's P&L: **\$78,899 net profit**

## New Loan Information:

Required Down Payment: 100%

Loan Terms: cash to seller, "as is"

Cash on Cash Return: **7-8%**