



# 4-Unit Multi-Family Investment

1433 Lakeview Avenue | Klamath Falls, OR 97601

\$729,000 | Cap Rate: 7.13% | Built 2026



Lakeview Apartments presents an exceptional opportunity to acquire a newly constructed single-story four-unit multifamily investment property in a quiet residential area of Klamath Falls. Currently under construction with anticipated completion in August 2026, the property is designed to offer modern, efficient living with strong rental appeal, low-maintenance ownership, and strong income potential. An ideal turn-key investment with one-year builder warranty.

The investment offers flexibility for both investors and owner-occupants alike with the opportunity to potentially occupy one unit while utilizing residential owner-occupier financing options.

*Disclaimer: Photos are of a similar property constructed by the same developer utilizing the same floor plan and finish package. Actual property finishes and features may vary upon completion. Photo property address: 1532 Wilford Ave, Klamath Falls, OR*

**Daniel Silvey**  
CCIM, MRED, MBA  
(503) 201-8537  
danielsilvey@kniperealty.com

**Cameron Chester**  
(503) 830-3632  
cameron@dbsportland.com



# 4-UNIT APARTMENT BUILDING FOR SALE - \$729,000

1433 Lakeview Avenue | Klamath Falls, OR 97601

## PROPERTY OVERVIEW

### Property Details

Property Name: Lakeview Apartments  
Address: 1433 Lakeview Avenue, Klamath Falls, OR  
Property Type: Multi-family Apartments

### Site Description

Site Area: 0.126 acres / 5,500 sqft  
Lot Shape: Rectangular (50' x 110')  
Zoning: MD (Medium Density Residential)  
Parcel Number: 301471

### Improvements Description

Year Built\*: August 2026  
Number of Buildings: 1  
Stories: 1  
Number of Units: 4  
Gross Building Area: 2,360 square feet  
Construction Type: Wood frame  
Common Amenities: Off-street Parking  
Unit Amenities: In-unit laundry, stainless steel appliances, dishwasher, kitchen islands, air conditioning



*\*The property is currently under construction with completion planned for August 2026.*

*Photos shown are representative and are of the same plan previously constructed by the developer in 2025.*

## UNIT OVERVIEW

Unit Mix			
Type	Count	Average Size	Projected Rent <sup>(1)</sup>
2 Bed / 1 Bath	4	590	\$1,500
<b>Totals</b>	<b>4</b>	<b>2,360</b>	<b>\$6,000</b>
<b>Average</b>		<b>590</b>	<b>\$1,500</b>

*(1) Projected Rent reflects rent for the same 2 x 1 units at the representative property.*

Each unit features a well-designed 2-bedroom, 1-bathroom floor plan with in-unit laundry, stainless steel appliances, and high-end interior finishes. Residents will also enjoy the convenience of one dedicated off-street parking space per unit.

**Daniel Silvey**  
CCIM, MRED, MBA  
(503) 201-8537  
danielsilvey@kniperealty.com

**Cameron Chester**  
(503) 830-3632  
cameron@dbsportland.com



# 4-UNIT APARTMENT BUILDING FOR SALE - \$729,000

1433 Lakeview Avenue | Klamath Falls, OR 97601

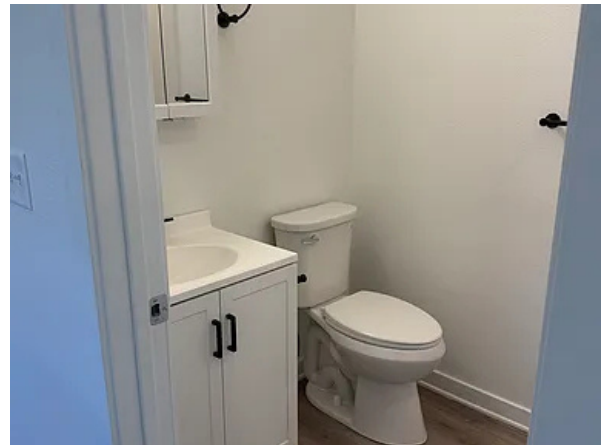
## FINANCIAL PROJECTION

### Direct Capitalization Valuation

	Assumption	Monthly	Annually	PSF	% of EGR
Rental Revenue	Projected	\$6,000	\$72,000	\$30.51	
Residential Reimbursements	Utilities (90.0% of expense)	\$450	\$5,400	\$2.29	
<b>Gross Residential Rent</b>		<b>\$6,450</b>	<b>\$77,400</b>	<b>\$32.80</b>	
Vacancy and Collection Loss	5.0%	-\$323	-\$3,870	-\$1.64	
<b>Effective Gross Revenue</b>		<b>\$6,128</b>	<b>\$73,530</b>	<b>\$31.16</b>	<b>100%</b>
<b>Expenses</b>					
Insurance	\$45 per unit monthly	-\$180	-\$2,160	-\$0.92	2.9%
Utilities	\$125 per unit monthly	-\$500	-\$6,000	-\$2.54	8.2%
Repairs & Maintenance	\$500 per unit annually	-\$167	-\$2,000	-\$0.85	2.7%
Management & Leasing Fees	7.0% of EGR	-\$429	-\$5,147	-\$2.18	7.0%
Turnover	25% of units turn @ \$1k each	-\$83	-\$1,000	-\$0.42	1.4%
Property Taxes	Projection Upon Completion	-\$434	-\$5,213	-\$2.21	7.1%
<b>Total Expenses</b>		<b>-\$1,793</b>	<b>-\$21,520</b>	<b>-\$9.12</b>	<b>29.3%</b>
<b>Net Operating Income</b>		<b>\$4,334</b>	<b>\$52,010</b>	<b>\$22.04</b>	<b>70.7%</b>

### Value Summary

Value	PSF	Per Unit	Cap Rate
\$729,000	\$309	\$182,250	7.13%



**Daniel Silvey**  
 CCIM, MRED, MBA  
 (503) 201-8537  
 danielsilvey@kniperealty.com

**Cameron Chester**  
 (503) 830-3632  
 cameron@dbsportland.com



# 4-UNIT APARTMENT BUILDING FOR SALE - \$729,000

1433 Lakeview Avenue | Klamath Falls, OR 97601

## LOCATION OVERVIEW



Lakeview Apartments are a turnkey new multifamily asset with long-term upside, offering an attractive combination of quality construction, modern amenities, and income potential.

Ideal 1031 Investor Opportunity

### AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2024 Estimated Population	8,997	89,732	353,051
2029 Projected Population	8,724	87,619	351,044
2020 Census Population	9,785	94,802	366,382
Projected Annual Growth Rate 2024 to 2029	-0.6%	-0.5%	-0.1%
Households			
2024 Estimated Households	3,360	35,434	139,464
2024 Est. Avg. HH Income	\$82,573	\$92,041	\$99,385
2024 Est. Median HH Income	\$61,905	\$70,782	\$75,432
Businesses			
2024 Est. Total Businesses	990	6,353	22,534
2024 Est. Total Employees	8,717	56,055	160,238

**DANIEL SILVEY**, CCIM, MRED, MBA  
Investment Sales & Commercial Leasing

503-201-8537  
danielsilvey@kniperealty.com

**CAMERON CHESTER**  
Investment Sales & Commercial Leasing

503-830-3632  
cameron@dbsportland.com

7440 SW Hermoso Way | Portland, OR 97223

