

FOR SALE | HATCH TOWNHOMES

16 TOWNHOME UNITS | \$6,240,000 | 4.74% IN-PLACE CAP RATE



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COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

2511-2598 NW SPRUCE CONE LN, REDMOND, OR 97756

FOR SALE | HATCH TOWNHOMES | \$6,240,000
2511-2598 NW SPRUCE CONE LN, REDMOND, OR



4.74%
In-Place Cap
(4.88% Market)

8
Duplexes

16
Units

100%
Occupied

1.04
Acres

2022/2023
Year Completed



INVESTMENT SUMMARY

HATCH TOWNHOMES

16 Units | 2511–2598 NW Spruce Cone Ln | Redmond, OR

INVESTMENT SUMMARY

Hatch Townhomes offers investors the opportunity to acquire a newer townhome portfolio in Redmond's Dry Canyon area. The offering includes 16 total units across eight duplex buildings, with a mix of 14 three-bedroom townhomes and two two-bedroom townhomes. Units feature attached 2-car garages, modern finishes, and layouts ranging from 1,370 SF to 1,460 SF.

The portfolio is 100% occupied and professionally managed by High Desert Property Management. Current in-place rents remain below market for several units, creating a clear mark-to-market opportunity as scheduled increases take effect and leases renew. With 16 individual tax parcels, newer construction, and a park-adjacent setting near the Dry Canyon trail system, Hatch Townhomes offers stable current income with future pricing flexibility.

HIGHLIGHTS



16 Units on
1.04 Acres



100%
Occupied



Mixed 2 & 3 Bed
Townhome Units



Eight Duplexes
on 16 Tax Parcels



Professionally
Managed



Cap Rate:
4.74% In-Place
4.88% Market



Newer
Construction



Attached 2-Car
Garages



HATCH TOWNHOMES

Hatch Townhomes is positioned along NW Spruce Cone Ln in Redmond's Dry Canyon area, with eight duplex buildings arranged on both sides of the street. The property's 16 individual tax parcels support future ownership flexibility, including the potential to hold the portfolio as a single income-producing asset or evaluate individual duplex dispositions.

Completed in 2022/2023, the townhomes feature attached 2-car garages, contemporary exterior design, and low-maintenance landscaping. The neighborhood setting offers convenient access to parks, trails, schools, and everyday retail amenities, supporting long-term resident appeal.



PROPERTY SUMMARY

Total Sale Price	\$6,240,000
Price/Unit	\$390,000
Price/SF	\$269.22
NOI	\$295,568 In-Place \$304,260 Market
Cap Rate	4.74% In-Place 4.88% Market
Address	2511–2598 NW Spruce Cone Ln Redmond, OR 97756
County	Deschutes
Zoning	R5, High Density Residential
Land Area	1.04 Acres
Property Type	Multifamily
Number of Buildings	8 Duplex Buildings
Year Completed	2022/2023
Number of Units	16
Building Size	23,178 SF
Unit Size Range	1,370 SF to 1,460 SF
Unit Mix	14, 3 BD / 2.5 BA Townhomes 2, 2 BD / 2.5 BA Townhomes
Occupancy	100% Occupied
Management	High Desert Property Management
Tax Parcels	16 Individual Parcels



FINANCIAL SUMMARY

HATCH TOWNHOMES

16 Units | 2511–2598 NW Spruce Cone Ln | Redmond, OR

FINANCIAL SUMMARY

RENT ROLL - FEBRUARY 2026

UNIT	ADDRESS	SF	BD/BA	STATUS	CURRENT RENT	MARKET RENT	GAP
781	2512	1,370	2/2.5	MTM	\$2,320	\$2,395	\$75
782	2520	1,460	3/2.5	MTM	\$2,350	\$2,395	\$45
783	2542	1,460	3/2.5	MTM	\$2,350	\$2,395	\$45
784	2550	1,457	3/2.5	Active	\$2,350	\$2,395	\$45
785	2562	1,457	3/2.5	MTM	\$2,350	\$2,395	\$45
786	2574	1,460	3/2.5	MTM	\$2,272	\$2,395	\$123
787	2586	1,457	3/2.5	Active	\$2,425	\$2,395	(\$30)
788	2598	1,457	3/2.5	MTM	\$2,350	\$2,395	\$45
789	2597	1,457	3/2.5	Active	\$2,200	\$2,395	\$195
790	2585	1,460	3/2.5	Active	\$2,420	\$2,395	(\$25)
791	2573	1,460	3/2.5	MTM	\$2,395	\$2,395	\$0
792	2561	1,457	3/2.5	MTM	\$2,395	\$2,395	\$0
793	2549	1,457	3/2.5	MTM	\$2,395	\$2,395	\$0
794	2537	1,460	3/2.5	Active	\$2,225	\$2,395	\$170
795	2519	1,460	3/2.5	MTM	\$2,350	\$2,395	\$45
796	2511	1,370	2/2.5	MTM	\$2,395	\$2,395	\$0
Total		23,178			\$37,542	\$38,320	\$778

FINANCIALS

IN-PLACE AND MARKET RENT UNDERWRITING

LINE ITEM	IN-PLACE CURRENT	MARKET RENTS
Gross Scheduled Rent	\$450,504	\$459,840
Less: Vacancy / Credit Loss	(\$22,525)	(\$22,992)
Other Income	\$2,700	\$2,700
Effective Gross Income	\$430,679	\$439,548
Less: Operating Expenses	(\$126,497)	(\$126,497)
Less: Replacement Reserves	(\$8,614)	(\$8,791)
Net Operating Income	\$295,568	\$304,260
Cap Rate	4.74%	4.88%



Rent roll source: owner rent roll exported 2/17/2026, reconciled with CREMS lease records. Financials assume 5.0% vacancy and 2.0% replacement reserves. Buyer to verify all rents, leases, expenses, and assumptions.



LOCATION OVERVIEW

HATCH TOWNHOMES

16 Units | 2511–2598 NW Spruce Cone Ln | Redmond, OR

LOCATION NEAR SHOPPING & SCHOOLS



REGIONAL MAP



REGIONAL OVERVIEW

As a community of more than 38,000 residents, Redmond combines small-town accessibility with regional amenities, strong connectivity, and continued population growth. The city's population increased approximately 15.7% from the 2020 Census base to the July 2025 estimate, reinforcing Redmond's position as one of Central Oregon's key growth markets.

LIFESTYLE DESTINATION

Located near the geographic center of Central Oregon, Redmond provides convenient access to the tri-county region of Deschutes, Crook, and Jefferson counties. Residents benefit from nearby outdoor recreation, schools, parks, shopping, and employment centers, while maintaining direct access to Bend, Prineville, Sisters, and other regional communities.

Redmond is also home to Redmond Municipal Airport, the region's commercial air service hub, as well as the Deschutes County Fair & Expo Center. The Expo Center is a 132-acre site located in Redmond and serves as a regional venue for fairs, rodeos, concerts, and year-round events.

Central Oregon Community College also maintains a Redmond campus, including workforce and technical training resources that support the broader regional economy.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#4

Milken Institute
2025



**POPULATION GROWTH
SINCE 2020**

15.7%

U.S. Census Bureau
2020-2025



**LIVABILITY
SCORE**

78

Areavibes
2026

CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities, outdoor access, and small-town livability. Residents benefit from regional healthcare, education, transportation infrastructure, and a recreation-driven quality of life that continues to attract employers, entrepreneurs, and households from across the West.

EDUCATION

Central Oregon offers a broad range of education and workforce training resources, including Oregon State University-Cascades and Central Oregon Community College. COCC operates campuses throughout the region, including Redmond, and provides degree programs, technical training, and workforce pathways that support the area's growing economy.

AIRPORT

Redmond Municipal Airport is Central Oregon's commercial air service hub, offering nonstop service to Burbank, Denver, Las Vegas, Los Angeles, Portland, Phoenix, Salt Lake City, San Diego, San Francisco, and Seattle. RDM is served by Alaska, American, Breeze, Delta, and United, and broke ground in 2025 on a major terminal expansion with more than 80,000 SF of new space, seven new jet bridges, expanded seating, and additional concessions.



300 Days of
Sunshine



Miles
of Trails



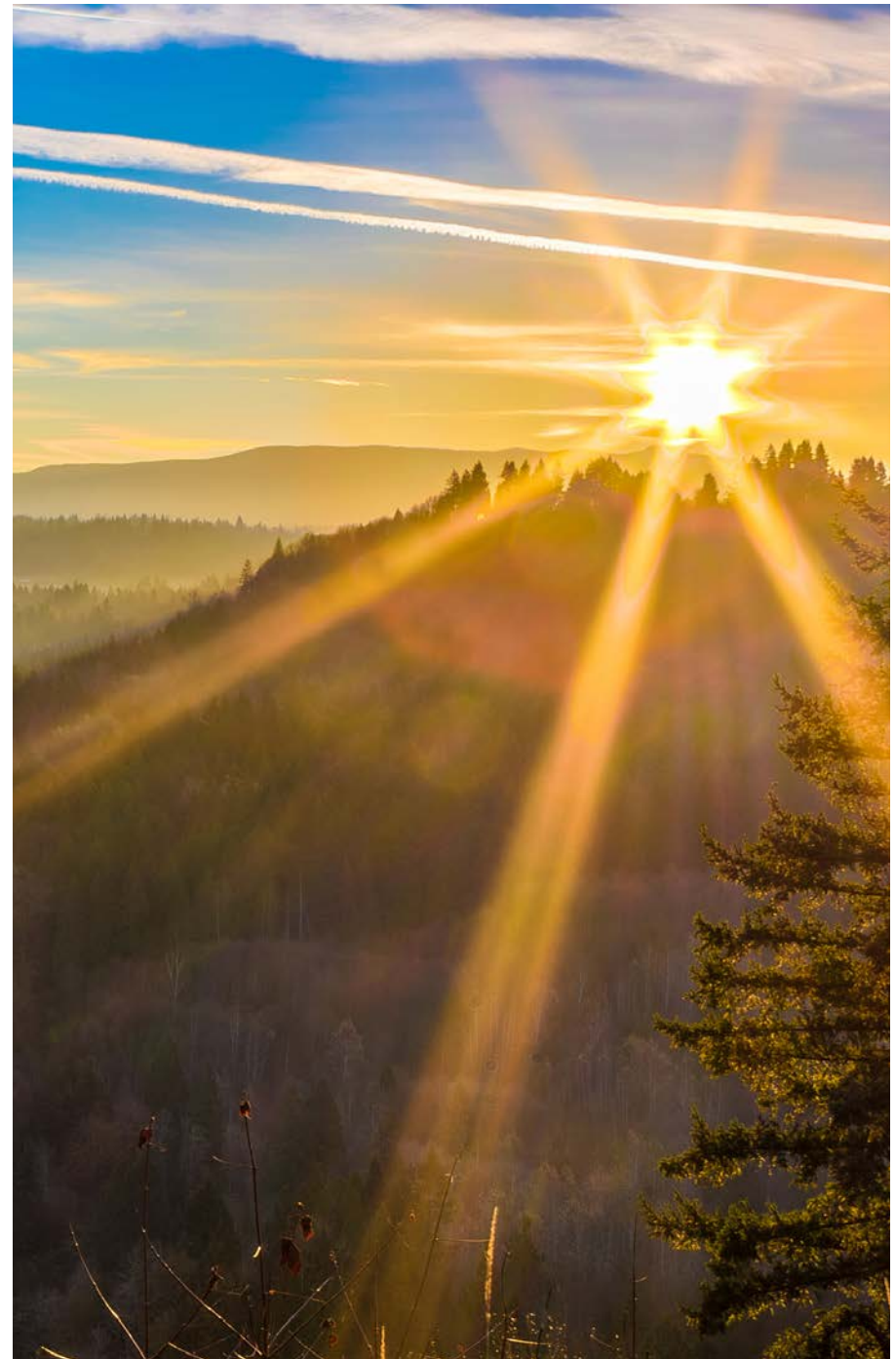
31 Breweries
& Counting



Thriving Arts
& Culture



30 Golf
Courses



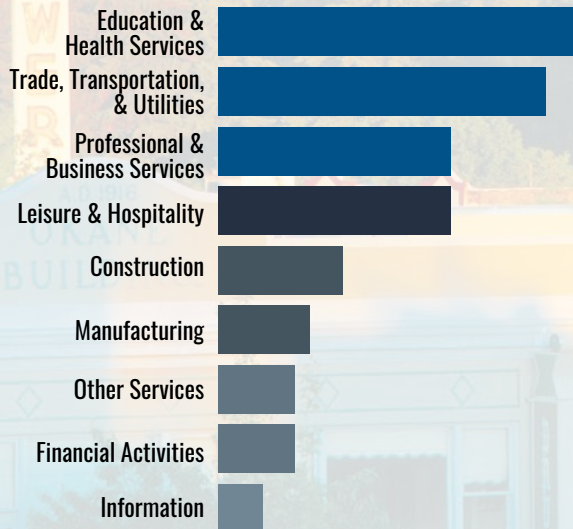
EMPLOYMENT

Bend-Redmond's robust labor market is a key factor in its continued success, with five-year job growth ranking 14th and five-year wage growth placing fifth in the U.S. among small cities. The region's technology industry is flourishing, with significant contributions to Bend's high-tech GDP from software publishing, which has risen an impressive 40% since 2018.

(Source: Economic Development of Central Oregon 2025)

2023 Bend Industry Composition

Private by Employment



Source: Oregon Employment Department Geocoded 2023 QCEW

TOP 5 REGIONAL EMPLOYERS (2026)



5,538 EMPLOYEES

Top quality healthcare is one of Central Oregon's crown jewels. St. Charles Health System is the largest healthcare provider in the region, and is also the largest employer with 5,538 employees across the tri-county area. A network of more than 100 clinics and 4 hospitals further support the community.

The Bend and Redmond hospitals received an A grade from LeapFrog based on their performance on many patient quality metrics. St. Charles Bend was named the third best hospital in the state of Oregon by U.S. News and World Report.



1,311 EMPLOYEES

Bill Healy founded Mt. Bachelor Ski Area on December 19, 1958 with a rope tow and a single lift. Mt. Bachelor has since grown to be one of the largest ski resorts in the U.S. The resort boasts a wide variety of terrain, allowing guests to ski or ride 360 degrees off the summit, hike the adjoining cinder cone for a well-earned run down, or ski the trees off the western bowls to find that great cache of powder.

TOP 5 REGIONAL EMPLOYERS (2026)



1,073 EMPLOYEES

BASX Solutions was founded in 2013 and is headquartered in Redmond, Oregon. The company designs and manufactures custom HVAC systems, cleanroom environments, and modular cooling systems for data centers and other mission-critical facilities. Serving clients nationwide, BASX operates a large-scale manufacturing facility in Central Oregon and has become one of the region's leading advanced manufacturing employers.



1,063 EMPLOYEES

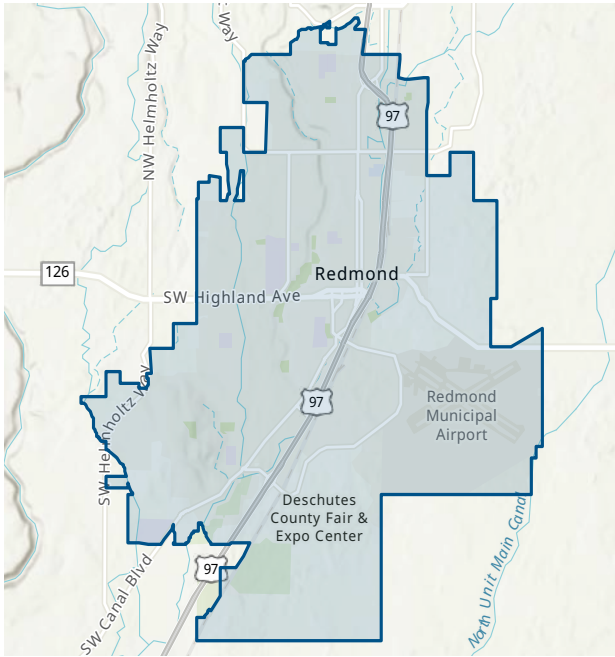
Founded in 1967, Bright Wood has grown into the largest independent manufacturer of window and patio door components and engineered dimension lumber in the United States. The company began by producing door frames and wood components, expanding over time into diversified manufacturing, including products for major consumer brands. Today, Bright Wood is recognized nationally for its scale, innovation, and commitment to quality craftsmanship and service.



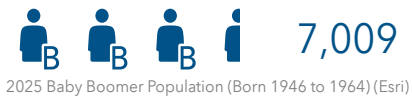
1,022 EMPLOYEES

Sunriver Resort is a premier destination resort located south of Bend in Central Oregon. Established in 1968, the resort features hotel accommodations, vacation rentals, championship golf courses, conference facilities, dining, and recreation amenities. Sunriver Resort is one of the region's largest hospitality employers and plays a significant role in Central Oregon's tourism-driven economy.

REDMOND, OR DEMOGRAPHICS



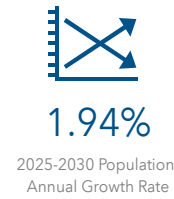
POPULATION BY GENERATION



POPULATION TRENDS AND KEY INDICATORS

Redmond City, OR

POPULATION



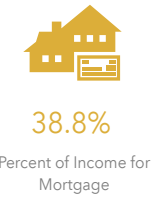
HOUSEHOLDS



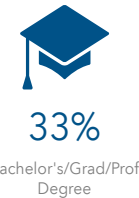
INCOME



HOUSING STATS



EDUCATION



BUSINESS



Tapestry

Top 3 segments by household count



[View comparison table](#)



OFFER TERMS

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OFFERING TERMS

The **Hatch Townhomes** located at **2511–2598 NW Spruce Cone Ln, Redmond, OR 97756** is being offered for sale on an “as-is, where-is” basis.

Please submit offers via email to the listing team.

All property tours must be scheduled in advance through the Compass Commercial listing team.



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