

**FOR SALE**

**Duplex in the Heart of Bend**

466 & 468 NE Olney Ave., Bend, OR 97701

**7,405 SF | \$599,000**



**TWO INCOME-PRODUCING LEASES IN PLACE**



466 NE OLNEY AVE.



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**Dan Kemp, CCIM | Emilio Tiscareno, Broker**

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**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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**FOR SALE**

**\$599,000**

## Duplex in the Heart of Bend

### PROPERTY DETAILS

<b>Lot Size:</b>	7,405 SF
<b>Sale Price:</b>	\$599,000
<b>Bldg. Size:</b>	1,600 SF
<b>Price/SF:</b>	\$374/SF
<b>Zoning:</b>	Residential High Density (RH)
<b>Parking:</b>	3 onsite spaces, additional parking on street

### HIGHLIGHTS

- Property consists of two income-producing apartments with consistent monthly rents
- Excellent location in the heart of Bend
- Below market rents
- Recent upgrades to bathrooms and kitchens
- Highly sought-after rental location

### INCOME ANALYSIS

466 & 468 NE OLNEY AVENUE	
INCOME	
Unit	Rent/Month
466   Two-Bedroom	\$1,995
468   Two-Bedroom	\$1,325
<b>TOTAL</b>	<b>\$3,320</b>
GSI	\$39,840
Vacancy (5%)	\$1,992
<b>Effective Gross Income</b>	<b>\$37,848</b>
Property Tax	\$2,124
Insurance	\$1,081
Utilities	\$1,887
Maintenance	\$500
Reserves (2%)	\$756.96
Management (8%)	\$3,027.84
<b>Expenses Total</b>	<b>\$9,376.80</b>
<b>Net Operating Income</b>	<b>\$28,471.20</b>

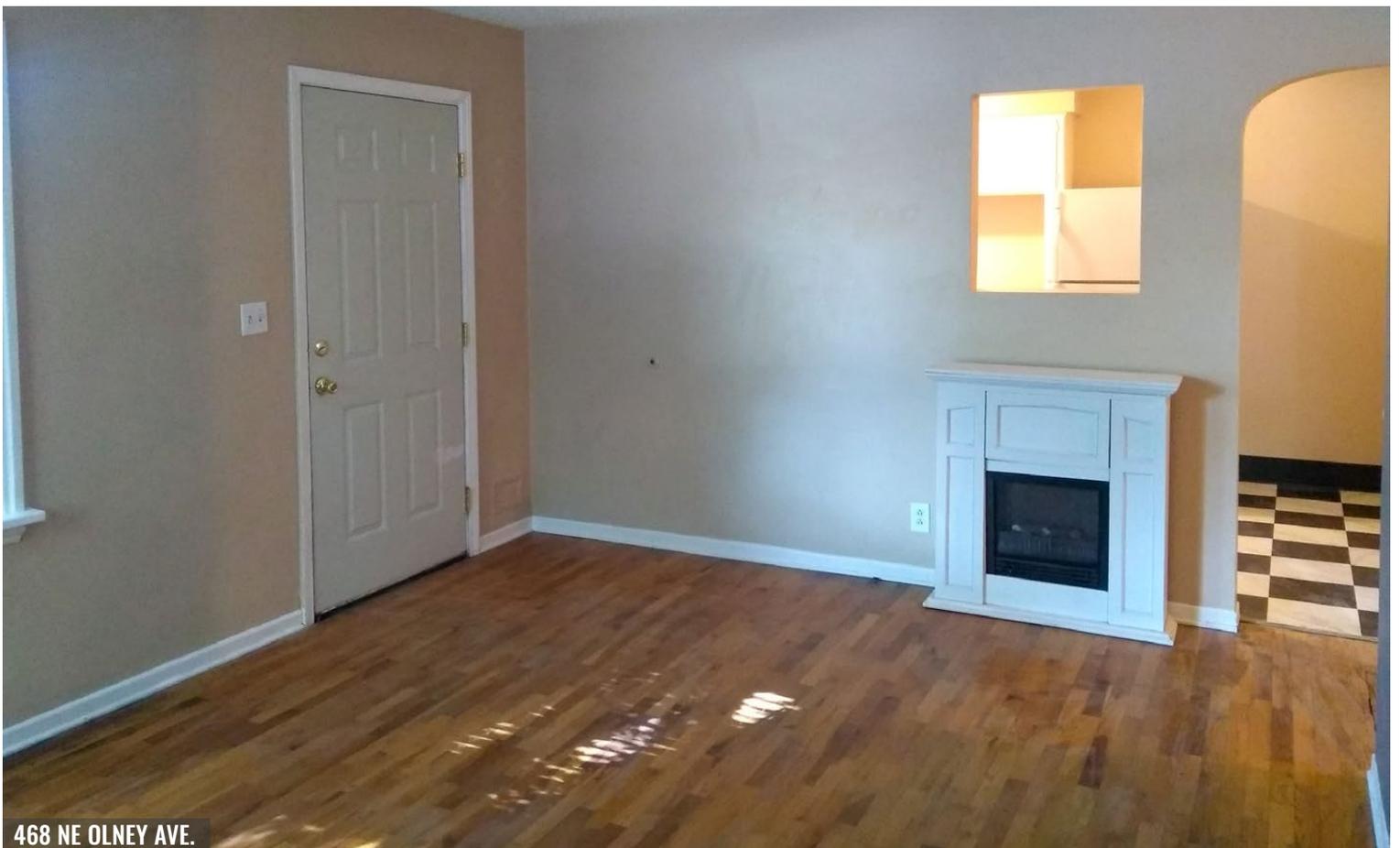




OUTBUILDING WITH 466 NE OLNEY AVE.



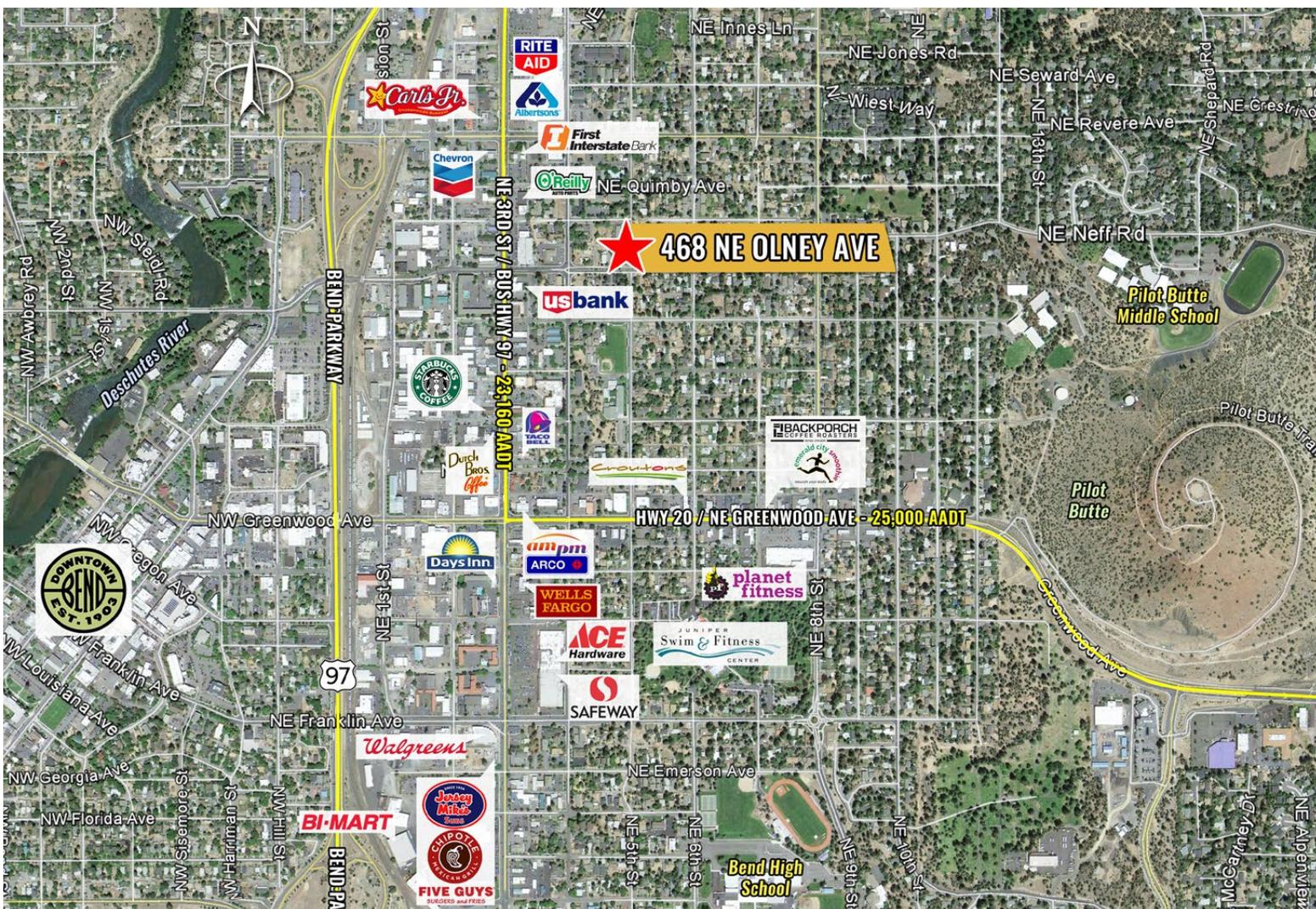
SIDE ENTRANCE FOR 466 NE OLNEY AVE.



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