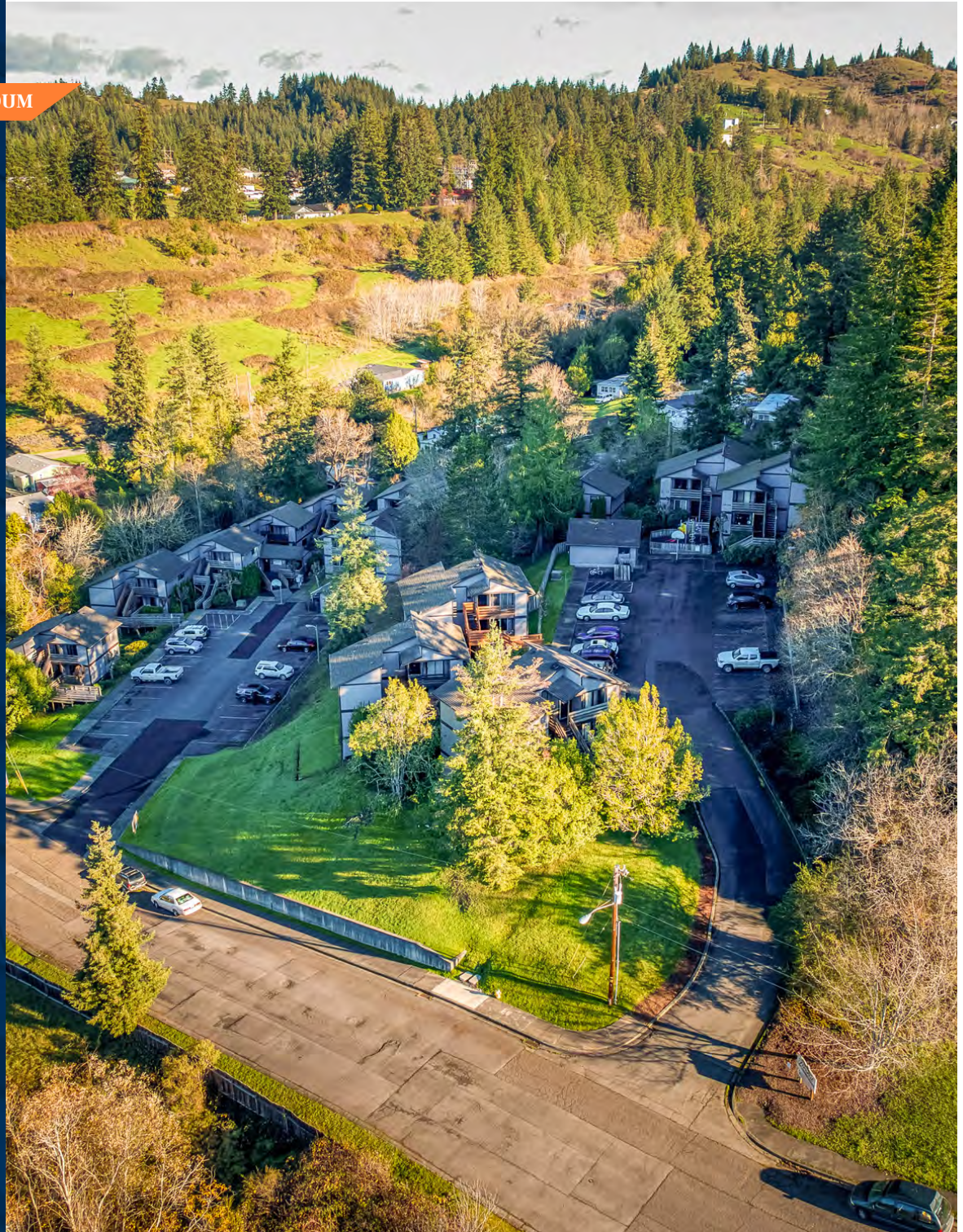


..... OFFERING MEMORANDUM

# FIRCREST APARTMENTS

1140 19th St, Myrtle Point, OR 97458

Marcus & Millichap



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Activity ID #ZAG0030329

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1140 19TH ST

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1140 19TH ST

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License: OR #201224889

  
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LEASE COMPARABLES



SECTION 1

# EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

Marcus & Millichap





# OFFERING SUMMARY

1140 19TH ST



Listing Price  
**\$3,500,000**



Cap Rate  
**6.72%**



# of Units  
**30**

## FINANCIAL

Listing Price	\$3,500,000
Down Payment	30% / \$1,050,000
NOI	\$235,109
Cap Rate	6.72%
Total Return	8.70%
Price/SF	\$151.61
Price/Unit	\$116,667

## OPERATIONAL

Gross SF	147,233 SF
# of Units	30
Lot Size	3.38 Acres (147,232 SF)
Occupancy	95%
	1982





# FIRCREST APARTMENTS

1140 19th St, Myrtle Point, OR 97458

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present Fircrest Apartments, a stable and attractive opportunity to acquire a 30-unit, USDA Affordable Housing community located in Myrtle Point, Oregon. This property is ideally suited for Affordable Housing investors or mission-driven operators seeking to preserve long-term USDA affordability or to pursue a contract renewal strategy upon subsidy contract expiration.

Fircrest Apartments is comprised of 10 1-bed 1-bath, 16 2-bed 1-bath, and 4 3-bed 1-bath. The 30 units are broken down into 20 units of project-based HUD Section 8 assistance and 10 units of Rural Development 515 assistance. The current USDA contract is set to expire in 2039.

The current ownership has invested significantly in the property over the past decade. Improvements include replacing the roofs on all buildings, repainting exteriors and interiors, and replacing flooring in specific units. Turnover units are always brought to the market standards, and necessary repairs are made. Over the life of the property, ownership has completed proper maintenance routines to support long-term asset performance and site stability.

Myrtle Point is a small, stable rural-coast-valley community that serves as a regional gateway to Oregon's South Coast. It lies roughly one hour by car from Roseburg, Oregon, making Roseburg and the nearby Interstate 5 corridor relatively accessible for employment, services, or larger-market amenities.

The local economy in Myrtle Point historically has roots in the timber and agricultural sectors. In more recent years, employment is concentrated in industries such as retail trade, health care & social assistance, accommodation & food services, reflecting a transition toward service-oriented and local-serving employment.

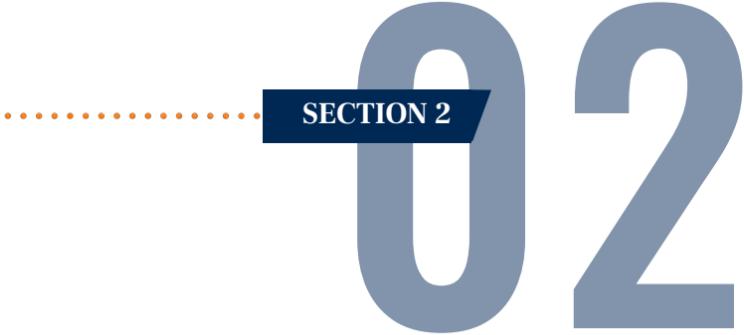
## INVESTMENT HIGHLIGHTS

Strong rental history.

Consistent maintenance routine.

Two on-site laundry facilities.

Competitive unit mix.



SECTION 2



# PROPERTY INFORMATION

Property Details  
Aerial\_Photo\_for\_Fircrest.pdf  
Amenities

Marcus & Millichap



# FIRCREST APARTMENTS

PROPERTY DETAILS

## SITE DESCRIPTION

Number of Units	30
Number of Buildings	9
Floors	2
Year Built	1982/-
Rentable SF	23,086 SF
Lot Size	3.38 Acres

## PARKING

Number of Parking Spaces	45
--------------------------	----

## CONSTRUCTION

Framing	Wood
Roof	Pitched Comp Shingle

42 & SPRUCE  
**Downtown**  
CORPORATION  
MYRTLE POINT, OREGON

**McKay's**  
MARKET

Coquille  
Valley  
Hospital

**COASTAL**  
COFFEE

"Home of Country Cooking"  
**Kozy Kitchen**  
Family Restaurant

**Mindanao's**  
Bestix

**FedEx**

**ACE**  
Hardware

CHAMBER of  
COMMERCE

**THE POINT**  
FITNESS CENTER

**RAILROAD**  
BREAKFAST & LUNCH  
CAFE

**HUFFMAN'S**  
Spruce Street  
Bar & Grill

**8TH STREET**  
**BURGER HOUSE**  
EST. 1915

**UNITED STATES**  
POSTAL SERVICE

— COOS COUNTY —  
**LOGGING MUSEUM**

**MYRTLE POINT**

**COOS COUNTY**  
**FAIR**  
& Rodeo

**MYRTLE POINT**

**LIONS**  
INTERNATIONAL

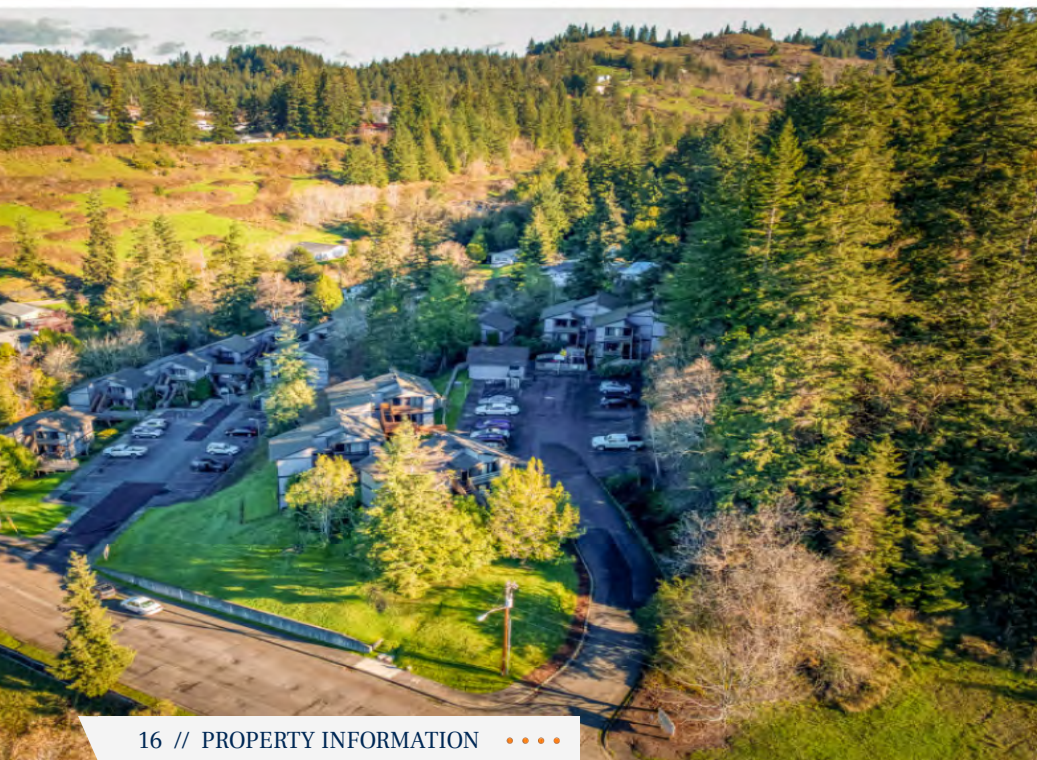
**Eden Ridge**  
OUTFITTERS



42

42

Coquille River











## UNIT AMENITIES

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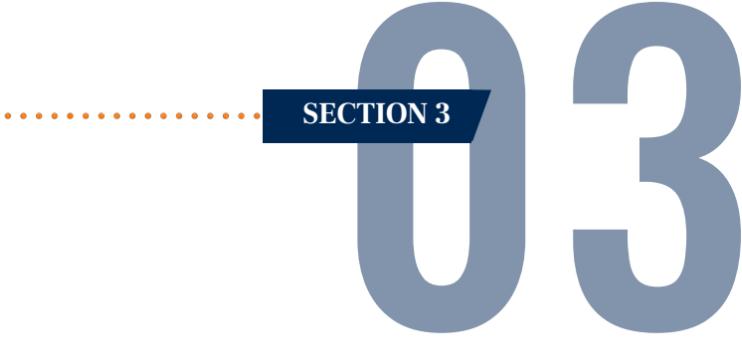
- Central Heat and Air
- Dishwasher, Refrigerator, Stove, and Sink

## COMMON-AREA AMENITIES

---

- Lush Landscaping
- Ample Parking
- Two Onsite Laundry Rooms
- Two Playgrounds





SECTION 3



# FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap





# FIRCREST APARTMENTS

FINANCIAL DETAILS

As of October,2025

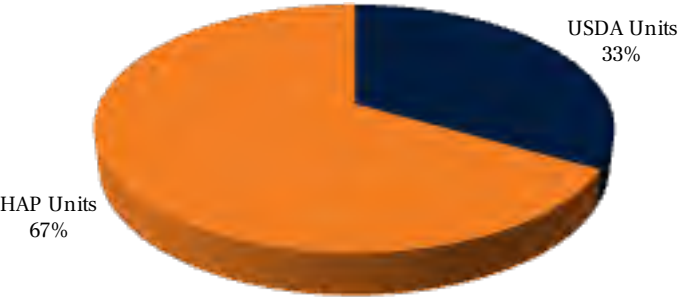
UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
1	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
2	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
3	HAP 1 bd 1 ba	680	\$1,106	\$1.63	\$1,165	\$1.71
4	HAP 1 bd 1 ba	680	\$1,106	\$1.63	\$1,165	\$1.71
5	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
6	USDA 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
7	USDA 1 bd 1 ba	680	\$1,106	\$1.63	\$1,165	\$1.71
8	HAP 1 bd 1 ba	680	\$1,106	\$1.63	\$1,165	\$1.71
9	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
10	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
11	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
12	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
13	USDA 3 bd 1 ba	948	\$1,527	\$1.61	\$1,608	\$1.70
14	HAP 3 bd 1 ba	948	\$1,527	\$1.61	\$1,608	\$1.70
15	USDA 3 bd 1 ba	948	\$1,527	\$1.61	\$1,608	\$1.70
16	USDA 3 bd 1 ba	948	\$1,527	\$1.61	\$1,608	\$1.70
17	USDA 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
18	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
19	USDA 1 bd 1 ba	608	\$1,106	\$1.82	\$1,165	\$1.92
20	HAP 1 bd 1 ba	608	\$1,106	\$1.82	\$1,165	\$1.92
21	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
22	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
23	USDA 1 bd 1 ba	608	\$1,106	\$1.82	\$1,165	\$1.92
24	USDA 1 bd 1 ba	608	\$1,106	\$1.82	\$1,165	\$1.92
25	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
26	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
27	HAP 1 bd 1 ba	608	\$1,106	\$1.82	\$1,165	\$1.92
28	USDA 1 bd 1 ba	608	\$1,106	\$1.82	\$1,165	\$1.92
29	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
30	HAP 2 bd 1 ba	808	\$1,264	\$1.56	\$1,331	\$1.65
Total		23,086	\$37,392	\$1.62	\$39,385	\$1.71

# FIRCREST APARTMENTS

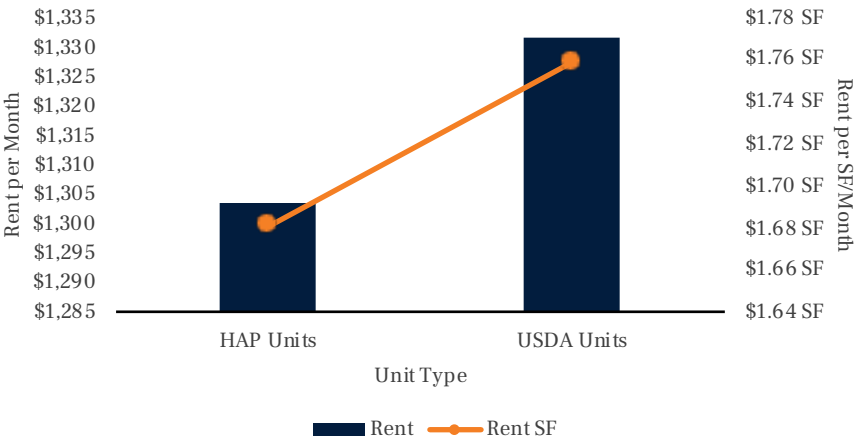
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
HAP 1 bd 1 ba	5	651	\$1,106 - \$1,106	\$1,106	\$1.70	\$5,530	\$1,165	\$1.79	\$5,825
HAP 2 bd 1 ba	14	808	\$1,264 - \$1,264	\$1,264	\$1.56	\$17,696	\$1,331	\$1.65	\$18,639
HAP 3 bd 1 ba	1	948	\$1,527 - \$1,527	\$1,527	\$1.61	\$1,527	\$1,608	\$1.70	\$1,608
USDA 1 bd 1 ba	5	622	\$1,106 - \$1,106	\$1,106	\$1.78	\$5,530	\$1,165	\$1.87	\$5,825
USDA 2 bd 1 ba	2	808	\$1,264 - \$1,264	\$1,264	\$1.56	\$2,528	\$1,331	\$1.65	\$2,663
USDA 3 bd 1 ba	3	948	\$1,527 - \$1,527	\$1,527	\$1.61	\$4,581	\$1,608	\$1.70	\$4,825
TOTALS/WEIGHTED AVERAGES	30	770		\$1,246	\$1.62	\$37,392	\$1,313	\$1.71	\$39,385
GROSS ANNUALIZED RENTS				\$448,704			\$472,620		

Unit Distribution



Unit Rent



# FIRCREST APARTMENTS

## FINANCIAL DETAILS

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	472,620		472,620		15,754	20.47
Loss / Gain to Lease	(23,916)	5.1%	0		0	0.00
Gross Scheduled Rent	448,704		472,620		15,754	20.47
Physical Vacancy	(22,435)	5.0%	(23,631)	5.0% [9]	(788)	(1.02)
TOTAL VACANCY	(\$22,435)	5.0%	(\$23,631)	5.0%	(\$788)	(\$1)
Effective Rental Income	426,269		448,989		14,966	19.45
Other Income						
Laundry and Vending	2,475		2,475	[1]	83	0.11
Late Fees	160		160	[1]	5	0.01
TOTAL OTHER INCOME	\$2,635		\$2,635		\$88	\$0.11
EFFECTIVE GROSS INCOME	\$428,904		\$451,624		\$15,054	\$19.56
EXPENSES	Current		Year 1	NOTES	PER UNIT	PER SF
Real Estate Taxes	3,322		3,322	[1]	111	0.14
Insurance	30,811		30,811	[7]	1,027	1.33
Utilities - Electric	4,280		4,280	[1]	143	0.19
Utilities - Water & Sewer	27,952		27,952	[2]	932	1.21
Trash Removal	11,547		11,547	[1]	385	0.50
Repairs & Maintenance	13,586		13,586	[3]	453	0.59
Landscaping	24,494		24,494	[1]	816	1.06
Project Auditing and Bookkeeping	8,919		8,919	[5]	297	0.39
Payroll	19,815		19,815	[4]	661	0.86
Application Fee	1,258		1,258	[1]	42	0.05
General & Administrative	5,905		5,905	[6]	197	0.26
Misc. Expenses	322		322	[1]	11	0.01
Operating Reserves	12,400		12,400	[8]	413	0.54
Management Fee	29,184		22,581	5.0% [1]	753	0.98
TOTAL EXPENSES	\$193,795		\$187,192		\$6,240	\$8.11
EXPENSES AS % OF EGI	45.2%		41.4%			
NET OPERATING INCOME	\$235,109		\$264,432		\$8,814	\$11.45

Notes and assumptions to the above analysis are on the following page.

# FIRCREST APARTMENTS

FINANCIAL DETAILS

NOTES TO OPERATING STATEMENT

- [1] Straight from 12 month Cashflow Statement
- [2] Water + Sewer
- [3] Maintance/Repairs Supply + Maintance/Repairs Contract + Painting/Decorating
- [4] Maintance/Repairs Payroll + Site Management Payroll + Payroll Taxes + Health/Employee Benefits
- [5] Project Auditing + Project Bookkeeping
- [6] Telephone/Internet Services + Office Supplies + Office Equipment + Training Expense +Other Admin Expenses
- [7] Property/liability Insurance + Workman's Compensation Insurance
- [8] Operating Reserves Outlined in Audited Financials
- [9] Assumed 5% Vacancy Factory

# FIRCREST APARTMENTS

## FINANCIAL DETAILS

SUMMARY		
Price	\$3,500,000	
Down Payment	\$1,050,000	30%
Number of Units	30	
Price Per Unit	\$116,667	
Price Per SqFt	\$151.60	
Rentable SqFt	23,087	
Lot Size	3.38 Acres	
Approx. Year Built	1982	

RETURNS	Current	Year 1	Reno
CAP Rate	6.72%	7.56%	8.18%
GRM	7.80	7.41	6.98
Cash-on-Cash	5.78%	8.58%	10.40%
Debt Coverage Ratio	1.35	1.52	1.70

FINANCING	1st Loan
Loan Amount	\$2,450,000
Loan Type	New
Interest Rate	5.90%
Amortization	30 Years
Year Due	2030

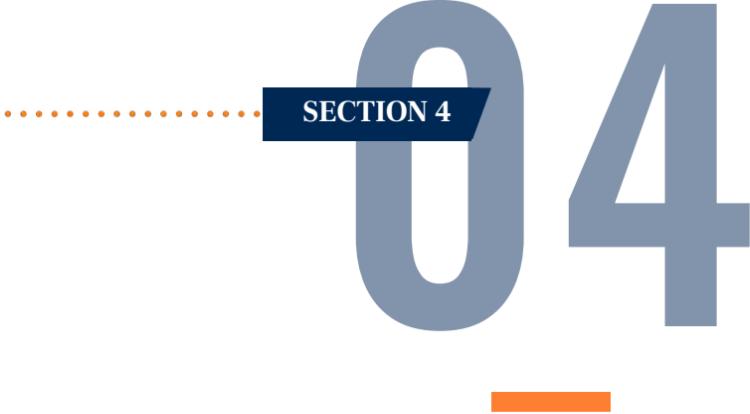
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative for more information.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
20	HAP Units	776	\$1,238	\$1,304
10	USDA Units	757	\$1,264	\$1,331

## OPERATING DATA

INCOME		Current		Year 1
Gross Scheduled Rent		\$448,704		\$472,620
Less: Vacancy/Deductions	5.0%	\$22,435	5.0%	\$23,631
Total Effective Rental Income		\$426,269		\$448,989
Other Income		\$2,635		\$2,635
Effective Gross Income		\$428,904		\$451,624
Less: Expenses	45.2%	\$193,795	41.4%	\$187,192
Net Operating Income		\$235,109		\$264,432
Cash Flow		\$235,109		\$264,432
Debt Service		\$174,382		\$174,382
Net Cash Flow After Debt Service	5.78%	\$60,727	8.58%	\$90,050
Principal Reduction		\$30,652		\$32,510
TOTAL RETURN	8.70%	\$91,379	11.67%	\$122,560

EXPENSES	Current	Year 1
Real Estate Taxes	\$3,322	\$3,322
Insurance	\$30,811	\$30,811
Utilities - Electric	\$4,280	\$4,280
Utilities - Water & Sewer	\$27,952	\$27,952
Trash Removal	\$11,547	\$11,547
Repairs & Maintenance	\$13,586	\$13,586
Landscaping	\$24,494	\$24,494
Project Auditing and Bookkeeping	\$8,919	\$8,919
Payroll	\$19,815	\$19,815
Application Fee	\$1,258	\$1,258
General & Administrative	\$5,905	\$5,905
Misc. Expenses	\$322	\$322
Operating Reserves	\$12,400	\$12,400
Management Fee	\$29,184	\$22,581
TOTAL EXPENSES	\$193,795	\$187,192
Expenses/Unit	\$6,460	\$6,240
Expenses/SF	\$8.39	\$8.11



SECTION 4

# SALE COMPARABLES

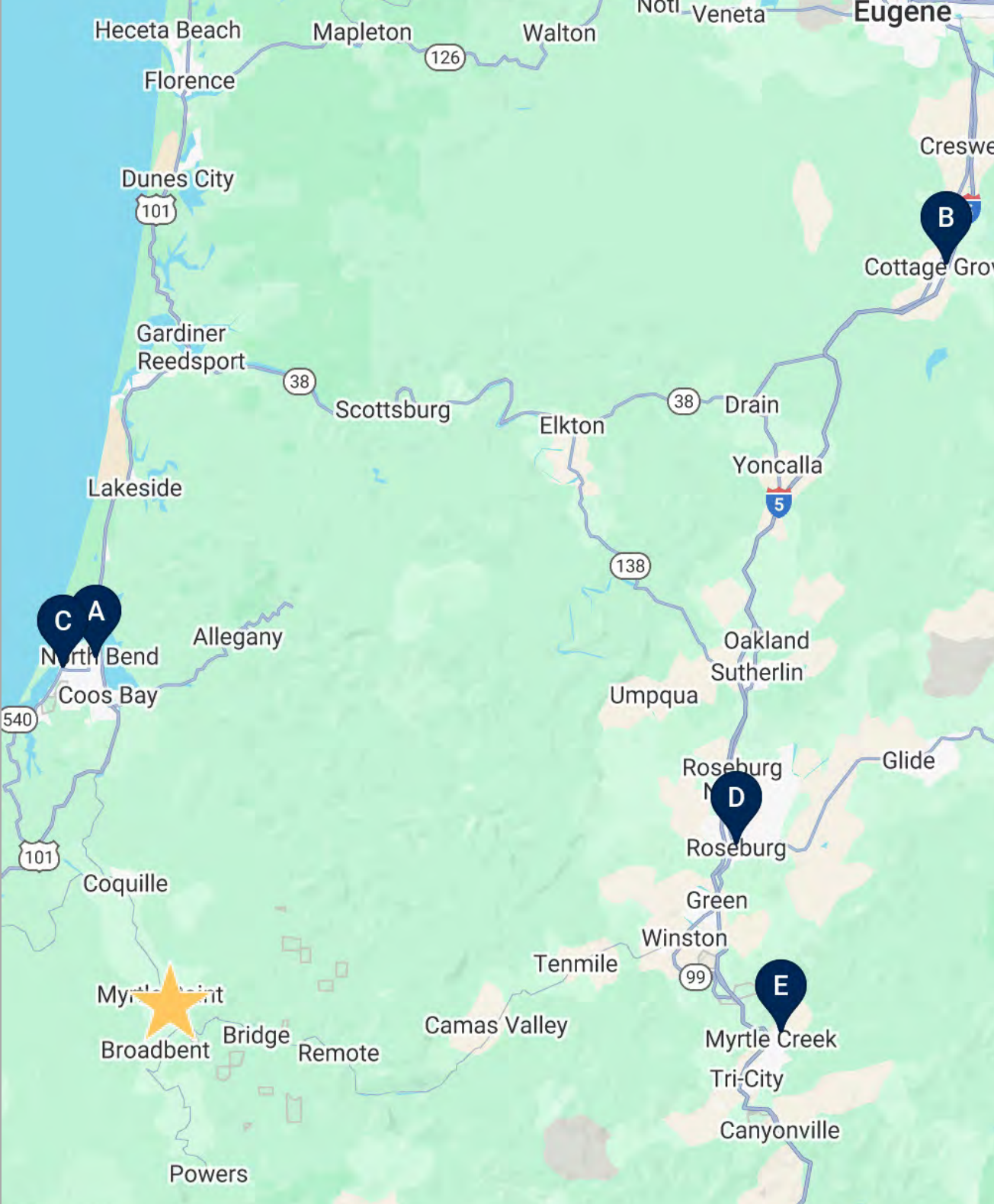
Sale Comps Map  
Sale Comps Summary  
Cap Rate Chart  
Price per Unit Chart  
Sale Comps

Marcus & Millichap



# SALE COMPS MAP

- ★ Fircrest Apartments
- A Village View Apartments
- B 125 Gateway Blvd
- C Schetter Ave Apartments
- D 435 NE Winchester St
- E Clearwater Manor



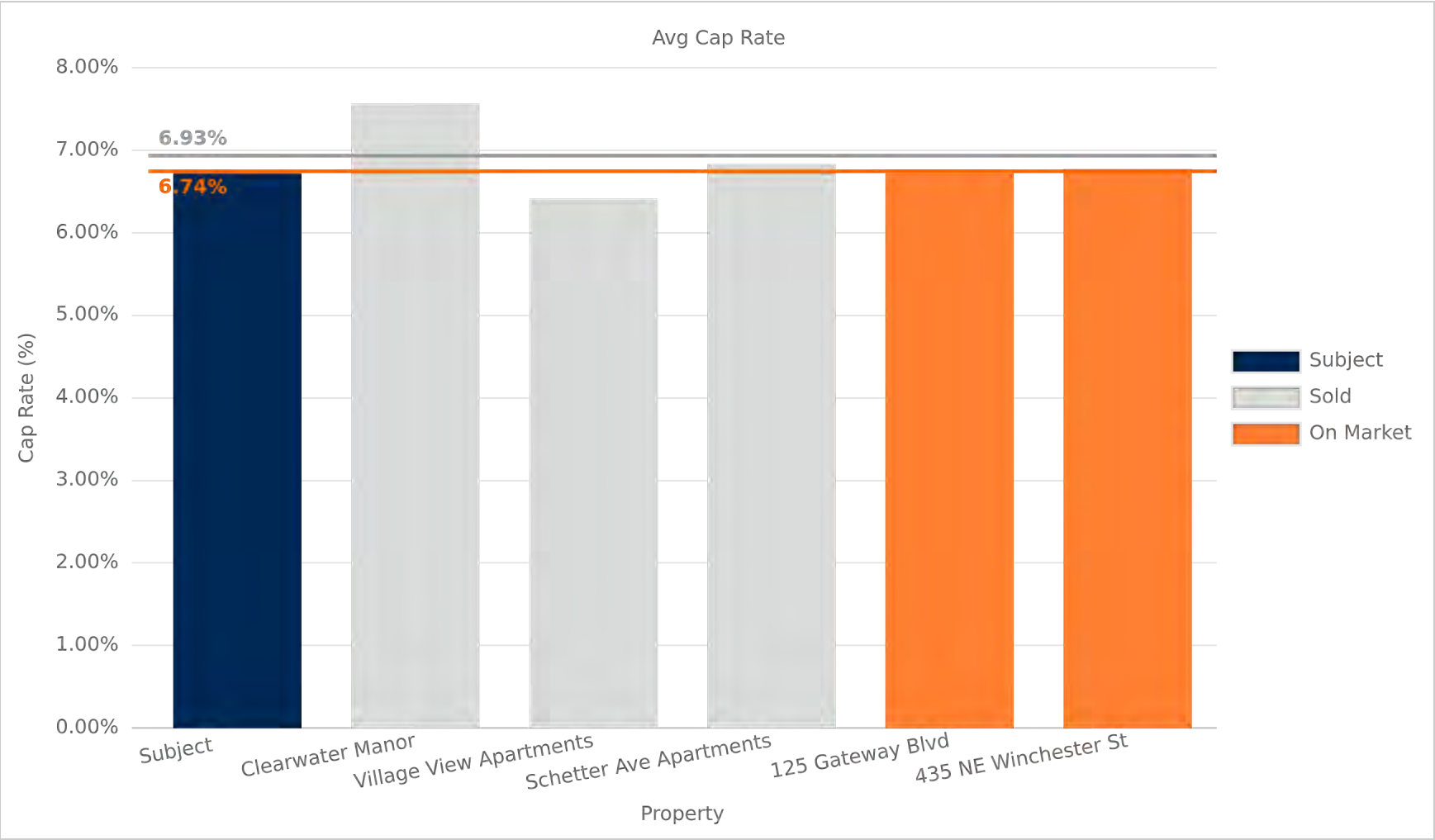
# FIRCREST APARTMENTS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	<b>Fircrest Apartments</b> 1140 19th St Myrtle Point, OR 97458	\$3,500,000	23,086 SF	\$151.61	3.38 AC	\$116,667	6.72%	30	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	<b>Village View Apartments</b> 2181 Hamilton Ave North Bend, OR 97459	\$1,450,000	13,856 SF	\$104.65	0.73 AC	\$80,555	6.41%	18	04/15/2024
B	<b>125 Gateway Blvd</b> Cottage Grove, OR 97424	\$5,800,000	20,104 SF	\$288.50	2.49 AC	\$156,756	6.72%	37	On Market
C	<b>Schetter Ave Apartments</b> 550 Schetter Ave Coos Bay, OR 97420	\$1,025,000	7,488 SF	\$136.89	0.36 AC	\$102,500	6.83%	10	07/24/2025
D	<b>435 NE Winchester St</b> Roseburg, OR 97470	\$1,700,000	14,980 SF	\$113.48	0.57 AC	\$85,000	6.77%	20	On Market
E	<b>Clearwater Manor</b> 730 NE Johnson St Myrtle Creek, OR 97457	\$2,670,000	31,810 SF	\$83.94	1.96 AC	\$111,250	7.56%	24	01/05/2024
	AVERAGES	\$2,529,000	17,648 SF	\$145.49	1.22 AC	\$107,212	6.86%	22	-

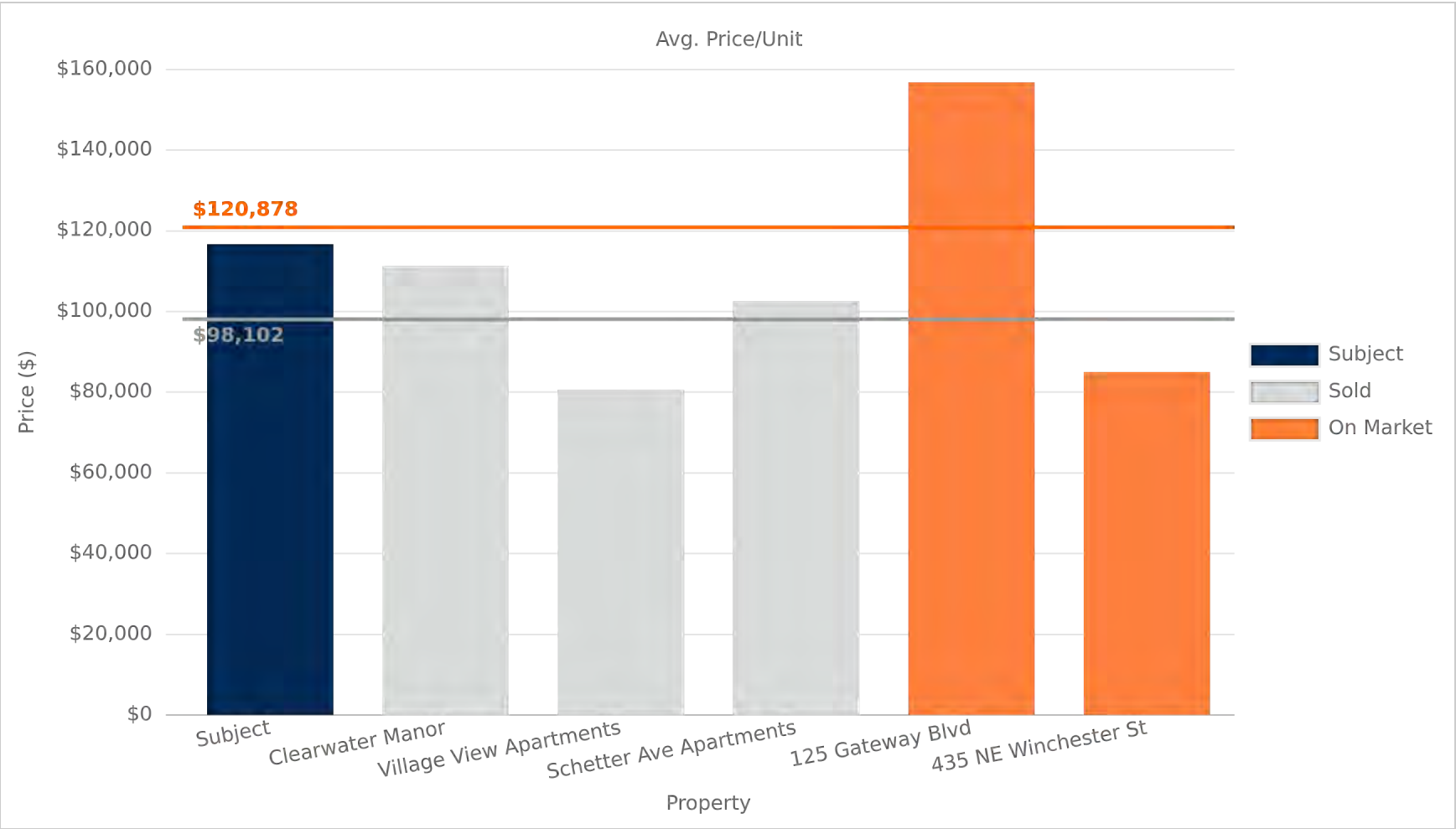
# FIRCREST APARTMENTS

CAP RATE CHART



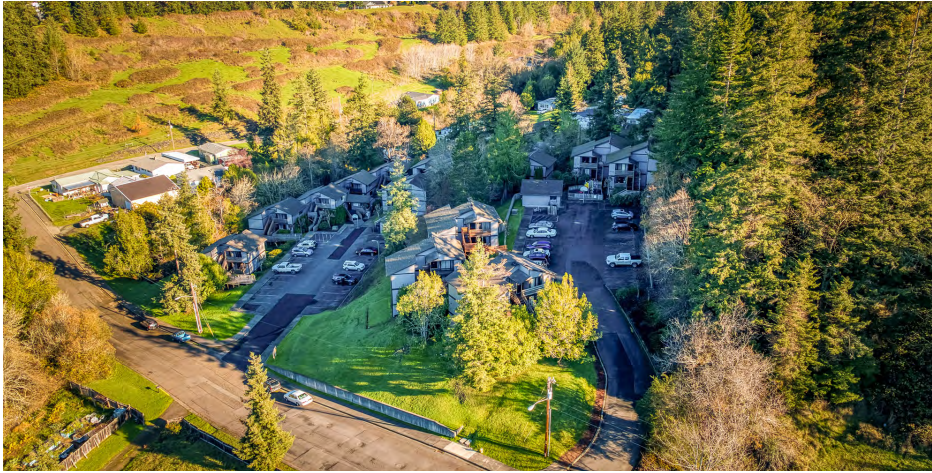
# FIRCREST APARTMENTS

PRICE PER UNIT CHART



# FIRCREST APARTMENTS

SALE COMPS



## Fircrest Apartments

1140 19th St, Myrtle Point, OR 97458

Listing Price:	\$3,500,000	Price/SF:	\$151.61
Property Type:	Multifamily	GRM:	7.41
NOI:	\$235,109	Cap Rate:	6.72%
Occupancy:	95%	Year Built:	1982
COE:	On Market	Number Of Units:	30
Lot Size:	3.38 Acres	Price/Unit:	\$116,667
Total SF:	23,086 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
HAP 1 bd 1 ba	5	16.7	680	\$1,106	\$1.63
HAP 2 bd 1 ba	14	46.7	808	\$1,264	\$1.56
HAP 3 bd 1 ba	1	3.3	948	\$1,527	\$1.61
USDA 1 bd 1 ba	5	16.7	608	\$1,106	\$1.82
USDA 2 bd 1 ba	2	6.7	808	\$1,264	\$1.56
USDA 3 bd 1 ba	3	10.0	948	\$1,527	\$1.61



## Village View Apartments

2181 Hamilton Ave North Bend, OR 97459

Sale Price:	\$1,450,000	Price/SF:	\$104.65
Property Type:	Multifamily	GRM:	-
NOI:	\$93,015	Cap Rate:	6.41%
Occupancy:	-	Year Built:	1978
COE:	04/15/2024	Number Of Units:	18
Lot Size:	0.73 Acres	Price/Unit:	\$80,555
Total SF:	13,856 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bd 1 ba	12	66.7	624	\$725	\$1.16
2 bd 1 ba	6	33.3	780	\$850	\$1.09
<b>TOTAL/AVG</b>	<b>18</b>	<b>100%</b>	<b>676</b>	<b>\$766</b>	<b>\$1.13</b>

Market-rate property that sold with two vacant units. Has wood floors, older appliances (does include dishwasher), and good-sized units.

# FIRCREST APARTMENTS

## SALE COMPS



**B** 125 Gateway Blvd  
Cottage Grove, OR 97424

Listing Price:	\$5,800,000	Price/SF:	\$288.50
Property Type:	Multifamily	GRM:	-
NOI:	\$389,760	Cap Rate:	6.72%
Occupancy:	-	Year Built:	1972
COE:	On Market	Number Of Units:	37
Lot Size:	2.49 Acres	Price/Unit:	\$156,756
Total SF:	20,104 SF		

Property with an expiring HAP contract in December 2026. Has been on the market for over 9 months. They have a buyer right now in escrow, but he is waiting to get approved for new credits.



**C** Schetter Ave Apartments  
550 Schetter Ave Coos Bay, OR 97420

Sale Price:	\$1,025,000	Price/SF:	\$136.89
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	6.83%
Occupancy:	-	Year Built:	1974
COE:	07/24/2025	Number Of Units:	10
Lot Size:	0.36 Acres	Price/Unit:	\$102,500
Total SF:	7,488 SF		

Market-rate property with a strong mix of two and three-bedroom townhouse-style units (including in-unit washer and dryers). There have been significant exterior capital improvements. Value-add opportunity by upgrading interiors.

# FIRCREST APARTMENTS

## SALE COMPS



**D 435 NE Winchester St**  
Roseburg, OR 97470

Listing Price:	\$1,700,000	Price/SF:	\$113.48
Property Type:	Multifamily	GRM:	-
NOI:	\$115,052	Cap Rate:	6.77%
Occupancy:	-	Year Built:	1948
COE:	On Market	Number Of Units:	20
Lot Size:	0.57 Acres	Price/Unit:	\$85,000
Total SF:	14,980 SF		

Market Rate property currently in contract. It is a great value-add opportunity to raise rents through targeted renovations and modernization. Contains a strong mix of 1 and 2 bedrooms with a history of low vacancy.



**E Clearwater Manor**  
730 NE Johnson St Myrtle Creek, OR 97457

Sale Price:	\$2,670,000	Price/SF:	\$83.94
Property Type:	Multifamily	GRM:	-
NOI:	\$201,818	Cap Rate:	7.56%
Occupancy:	-	Year Built:	1973
COE:	01/05/2024	Number Of Units:	24
Lot Size:	1.96 Acres	Price/Unit:	\$111,250
Total SF:	31,810 SF		

Market-rate property that was sold 100% occupied. The seller was motivated to divest since they had renovated the property and wanted to turn a profit. Floor plans were spacious, most units updated with new fixtures/flooring, and all roofs redone.



SECTION 5



# LEASE COMPARABLES

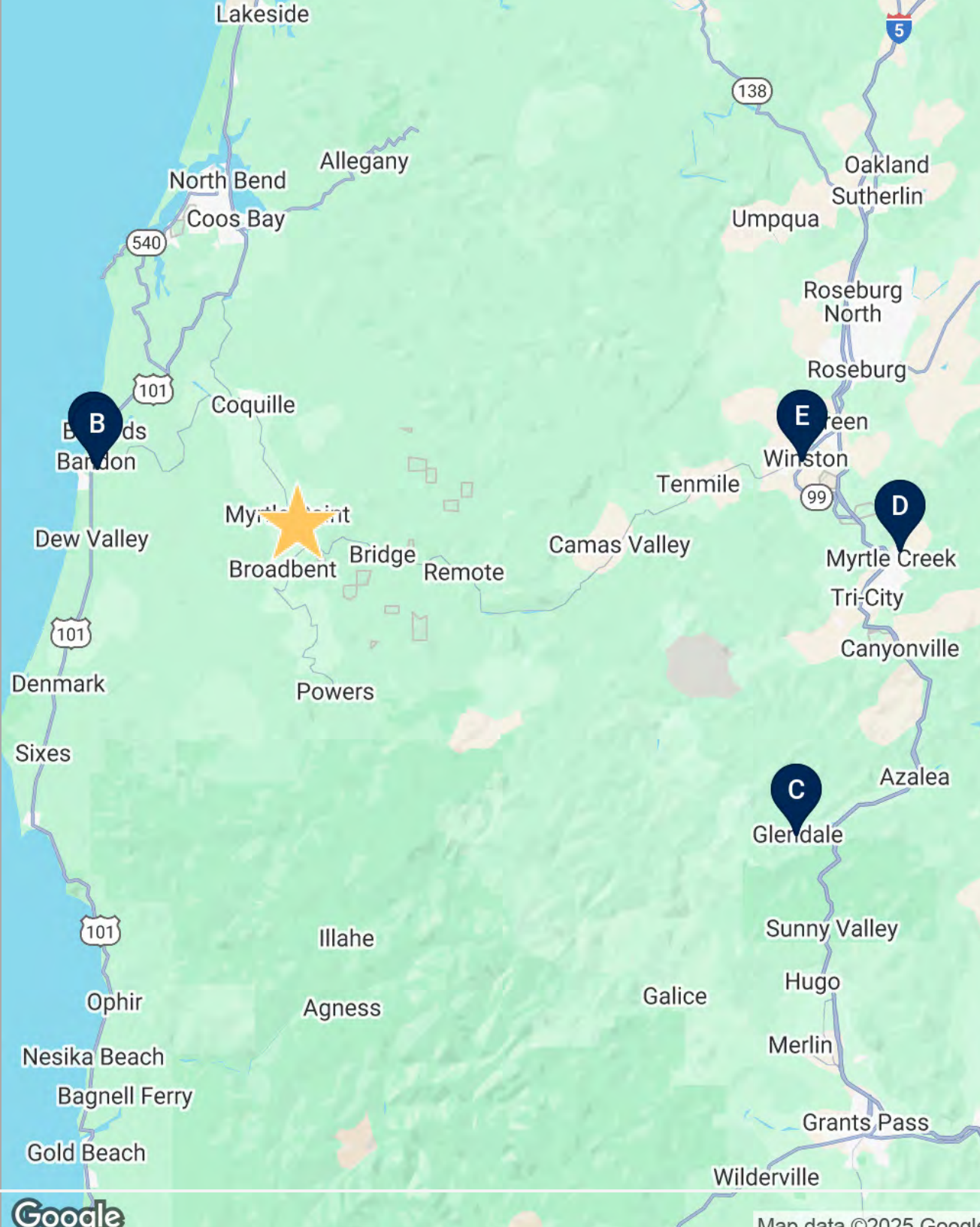
Rent Comps Map  
Rent Comps Summary  
Rent Comps

Marcus & Millichap









# RENT COMPS MAP

- ★ Fircrest Apartments
- A Pacific Pines
- B Harvard Street Apartments
- C Hillside Village Apartments
- D Laurelwood
- E Blue Ridge Apartments



# FIRCREST APARTMENTS

RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>Fircrest Apartments</b> 1140 19th St Myrtle Point, OR 97458	\$1.71	23,086 SF	3.38 AC	147,233 SF	30	95%
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>Pacific Pines</b> 859 Chicago Ave SE Bandon, OR 97411	\$1.16	29,595 SF	1.7 AC	29,595 SF	31	-
	<b>Harvard Street Apartments</b> 1412 Harvard St Bandon, OR 97411	\$1.57	46,944 SF	2.99 AC	46,944 SF	66	-
	<b>Hillside Village Apartments</b> 156 Montgomery Ave Glendale, OR 97442	\$1.40	30,793 SF	1.96 AC	30,793 SF	24	-
	<b>Laurelwood</b> 668 NE Johnson St Myrtle Creek, OR 97457	\$1.40	15,421 SF	0.79 AC	15,421 SF	18	-
	<b>Blue Ridge Apartments</b> 317 Hart St Winston, OR 97496	\$1.34	45,336 SF	3.74 AC	45,336 SF	71	-
	<b>AVERAGES</b>	<b>\$1.37</b>	<b>33,618 SF</b>	<b>2.24 AC</b>	<b>33,618 SF</b>	<b>42</b>	<b>0%</b>

# FIRCREST APARTMENTS

RENT COMPS

 **Fircrest Apartments**  
1140 19th St, Myrtle Point, OR 97458

 30 Units |  95% Total Occupancy |  Year Built 1982



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
HAP 1 bd 1 ba	5	16.7	680	\$1,106	\$1.63
HAP 2 bd 1 ba	14	46.7	808	\$1,264	\$1.56
HAP 3 bd 1 ba	1	3.3	948	\$1,527	\$1.61
USDA 1 bd 1 ba	5	16.7	608	\$1,106	\$1.82
USDA 2 bd 1 ba	2	6.7	808	\$1,264	\$1.56
USDA 3 bd 1 ba	3	10.0	948	\$1,527	\$1.61
TOTAL/AVG	30	100%	772	\$1,246	\$1.61

 **Pacific Pines**  
859 Chicago Ave SE, Bandon, OR 97411

 31 Units |  Year Built 1995



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bd 1 ba	1	33.3	648	\$786	\$1.21
2 bd 1 ba	2	66.7	812	\$927	\$1.14
TOTAL/AVG	3	100%	757	\$880	\$1.16

Senior Affordable Apartments that hold 60 %AMI tenants. This property has a good location near grocery stores and several schools.

# FIRCREST APARTMENTS

RENT COMPS

**B** **Harvard Street Apartments**  
1412 Harvard St, Bandon, OR 97411

 66 Units |  Year Built 1995



Affordable housing with spacious units, pet-friendly, onsite laundry, and close to downtown Bandon. Slightly outdated interiors with old appliances and cabinets.

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bd 1 ba	1	33.3	500	\$934	\$1.87
2 bd 1 ba	1	33.3	705	\$1,115	\$1.58
3 bd 1 ba	1	33.3	916	\$1,272	\$1.39
TOTAL/AVG	3	100%	707	\$1,107	\$1.57

**C** **Hillside Village Apartments**  
156 Montgomery Ave, Glendale, OR 97442

 24 Units |  Year Built 1986



LIHTC Property that houses 60% AMI tenants. The property has nice grounds, clean interiors, and spacious units.

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bd 1 ba	1	33.3	923	\$1,241	\$1.34
2 bd 1 ba	1	33.3	923	\$1,387	\$1.50
3 bd 1 ba	1	33.3	1,134	\$1,540	\$1.36
TOTAL/AVG	3	100%	993	\$1,389	\$1.40

# FIRCREST APARTMENTS

RENT COMPS

**D** **Laurelwood**  
668 NE Johnson St, Myrtle Creek, OR 97457

 18 Units |  Year Built 2016



Market-rate property

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bd 1 ba	1	50	600	\$850	\$1.42
2 bd 1 ba	1	50	720	\$1,000	\$1.39
TOTAL/AVG	2	100%	660	\$925	\$1.40

**E** **Blue Ridge Apartments**  
317 Hart St, Winston, OR 97496

 71 Units |  Year Built 1977



Market-rate property located in a single-family neighborhood tucked away from the main road. Close to several food areas and local retail.

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 bd 1 ba	1	50	500	\$770	\$1.54
2 bd 1 ba	1	50	700	\$834	\$1.19
TOTAL/AVG	2	100%	600	\$802	\$1.34



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