

Centrally Located Apartments

426 NW 11th St, Corvallis, OR 97330

12-Unit Apartment Complex



COMMERCIAL REAL ESTATE
TRIPLE OAKS REALTY



Offered At: \$2,400,000

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Triple Oaks Realty

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The Offering

426 NW 11th St. Corvallis, OR 97330 is located approximately .7 mile from the center of Oregon State University; .6 miles from Downtown Corvallis business corridor; 1.1 miles to Reser Stadium. Built in 1964, with renovations in 2020-2023, the property is comprised of the following residential units:

12 - Two Bedroom / One Bathroom Units.

2 - On site laundry facilities

12 - Personal Storage Lockers

1250 SW E St, Corvallis, OR 97330 is being offered as a turn-key investment opportunity. All units are currently under lease with potential increase in cash flow by capitalizing on annual rental increases. The property has an on-site laundry facility on the basement level and upper level with four coin operated washer/dryer units.

The property features on-site parking for convenience and landscaped lawn areas.

Tenants pay electric, as each unit is separately metered. Common-area meters include laundry space and outdoor lighting. Water is provided on a single meter to the property and could be prorated back to tenants on new lease structures.

Recent Appraisal on file with Listing Broker at List Price.



OPERATING INCOME - Q4 2025 Rent Roll

Unit Type	AVG Per Unit	Gross Monthly	Annual
2 Bedroom Units	\$1295	\$15,545	\$186,540

Gross Operating Income**\$186,540**

Less: Vacancy (1.5%)

-\$2,798

Laundry Income

\$1,200

Effective Gross Income (EGI)**\$184,942**

OPERATING EXPENSES

Property Taxes

\$14,860

Insurance

\$3,129

Electricity

\$1,241

Water

\$6,157

Garbage

\$4,334

Maintenance & Repairs (8%)

\$14,795

Landscaping/Groundskeeping

\$1,600

Management (8%)

\$14,795

Total Expenses

\$60,911

Operating Expense Ratio (OER)

32%

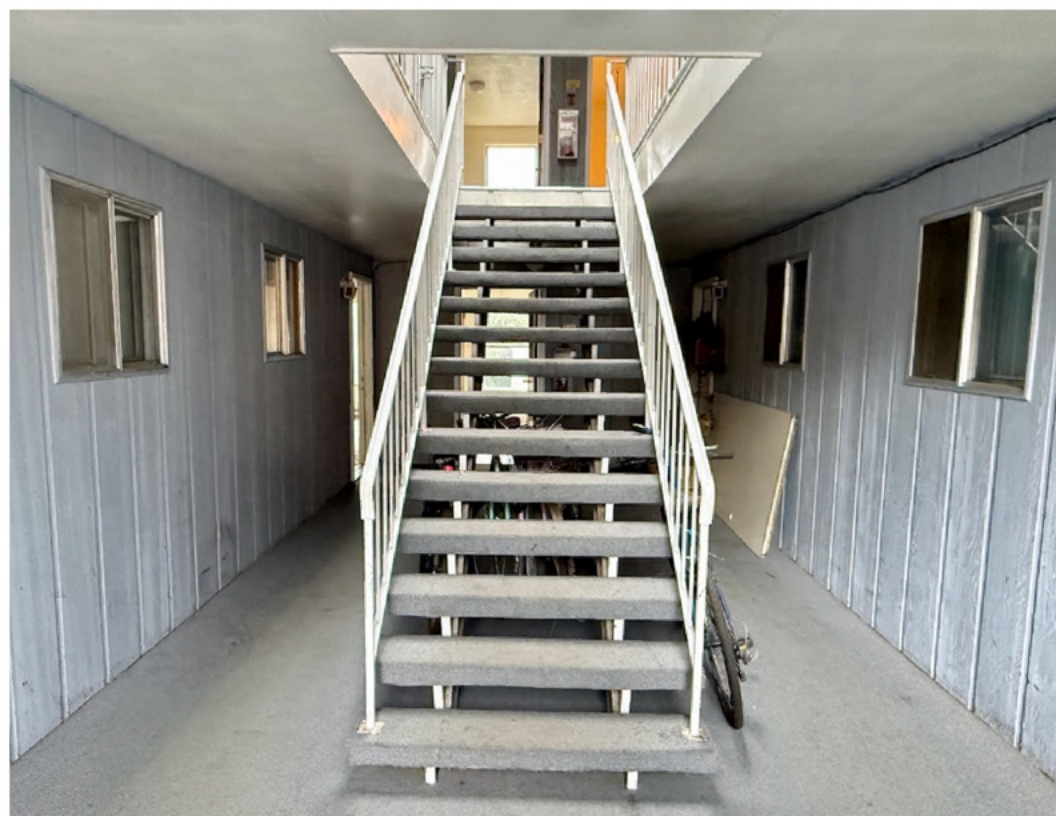
Net Operating Income (NOI)**\$124,031**

Cap Rate

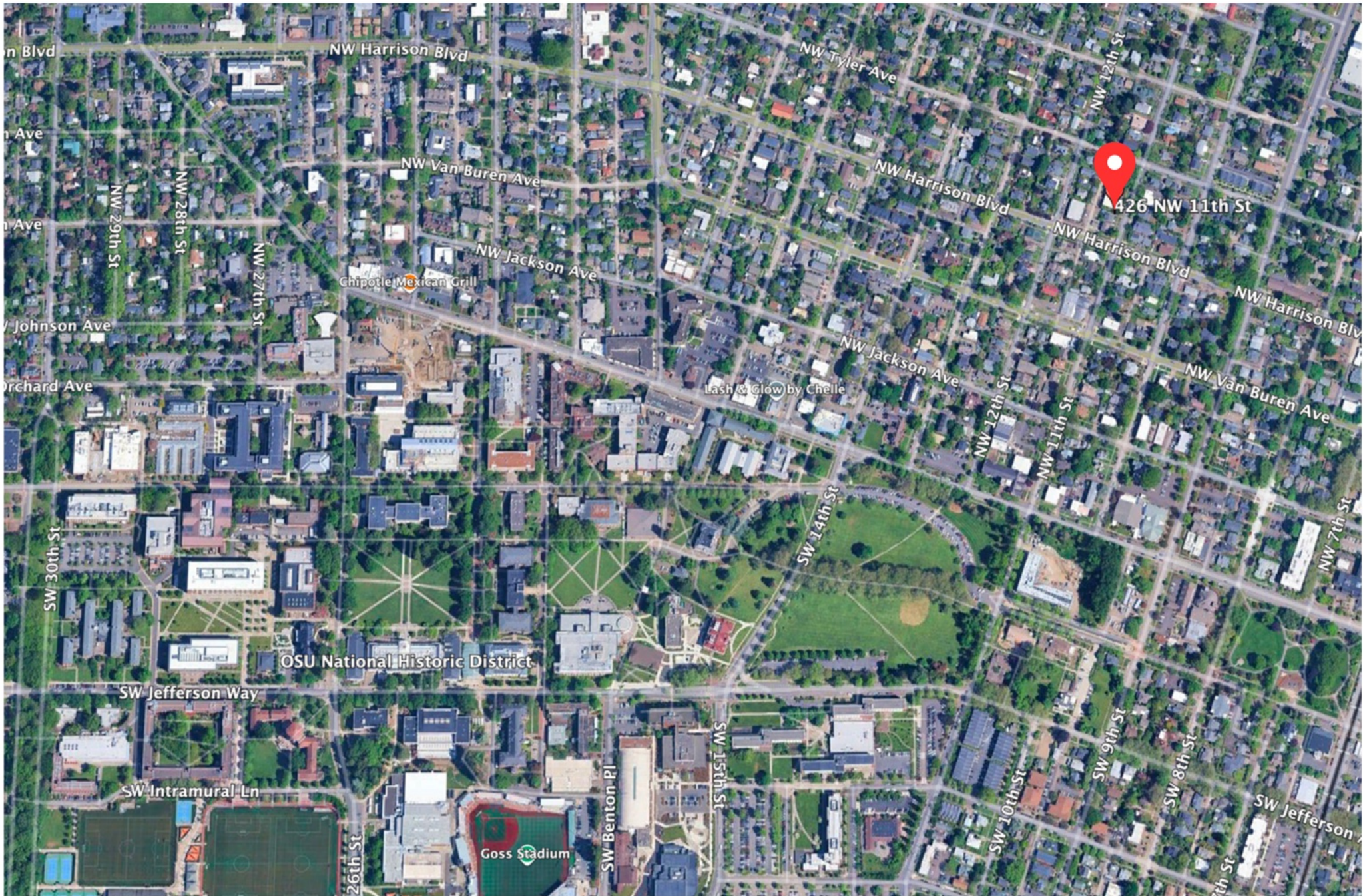
5.17%







AERIAL MAP



PLAT MAP

