

BWR ECO BEND LAUNDRY PORTFOLIO

3 Properties in Bend, Oregon

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 *INVESTMENT OVERVIEW*
EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS

4 *FINANCIALS*
ASSET LIST
PROFIT & LOSS
==

2 *734 NE GREENWOOD AVE*
EXECUTIVE SUMMARY
PROPERTY IMAGES
AERIAL MAP

5 *AREA OVERVIEW*
CITY OVERVIEW
DEMOGRAPHICS MAP & REPORT

3 *407 SE 3RD ST & 225 SE VINE*
EXECUTIVE SUMMARY
PROPERTY IMAGES
AERIAL MAP



SECTION 1
INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This portfolio presents the opportunity to acquire three Bend, Oregon properties associated with the BWR Eco Bend LLC platform: Greenwood Coin Laundry, Bend 3rd St., and the Vine Lane House property. The offering includes two operating laundromat locations and one associated real estate asset, providing a buyer with a compact, established Bend-based footprint. The 3rd St. and Greenwood stores were purchased in August 2024 and have since been remodeled and partially retooled. Both stores utilize modern payment technology, including card and coin acceptance, and are integrated with operating systems that support machine-level payment flexibility and reporting. This portfolio offers an investor the ability to step into an established business platform with updated locations, in-place infrastructure, and operational systems already in use.



REAL ESTATE PORTFOLIO PRICE

\$3,100,000

OFFERINGS SUMMARY

Total Buildings Size	6,259
Land	.42 acres commercial zoned

PORTFOLIA LOCATIONS

Property Address 1	407 SE 3rd Street
Property Address 2	225 SE Vine Lane
Property Address 3	734 NE Greenwood

INVESTMENT HIGHLIGHTS



- **ESTABLISHED BEND FOOTPRINT:** A THREE-PROPERTY PORTFOLIO LOCATED IN BEND, OREGON, INCLUDING TWO OPERATING LAUNDROMAT LOCATIONS, AN ADDITIONAL TENANT AND ONE ADDITIONAL REAL ESTATE ASSET.
- **RECENTLY UPDATED OPERATING STORES:** THE 3RD ST. AND GREENWOOD LOCATIONS WERE PURCHASED IN AUGUST 2024, THEN REMODELED AND PARTIALLY RETOOLED..
- **MODERN PAYMENT INFRASTRUCTURE:** BOTH LAUNDROMAT STORES UTILIZE CARD AND COIN PAYMENT SYSTEMS THROUGH FASCARD AND CENTS, ALLOWING CUSTOMERS TO PAY AT ANY MACHINE WHILE ALSO PROVIDING DETAILED REPORTING ON TURNS, SALES, AND COIN MANAGEMENT.
- **LOCAL MARKET PRESENCE:** THE PORTFOLIO PROVIDES AN IMMEDIATE OPERATING PRESENCE IN BEND WITH EXISTING STORE INFRASTRUCTURE, UPDATED LOCATIONS, AND ROOM FOR CONTINUED OPERATING OPTIMIZATION.





734 NE GREENWOOD AVE

SECTION 2

LOCATION MAP





PROPERTY SUMMARY

Total Building Size	1,201 sq ft
Lot Size	7,840 sq ft

LOCATION INFORMATION

Street Address	734 NE Greenwood
City/State/Zip	Bend, OR 97701
County	Deschutes
Year Built	1956



AERIAL MAP





SECTION 3

407 SE 3RD ST.

LOCATION MAP





PROPERTY SUMMARY

Total Building Size	4,310 sq ft
Lot Size	8,276 sq ft

LOCATION INFORMATION

Street Address	407 SE 3rd Street
City/State/Zip	Bend, OR 97702
County	Deschutes
Year Built	1950



PROPERTY SUMMARY

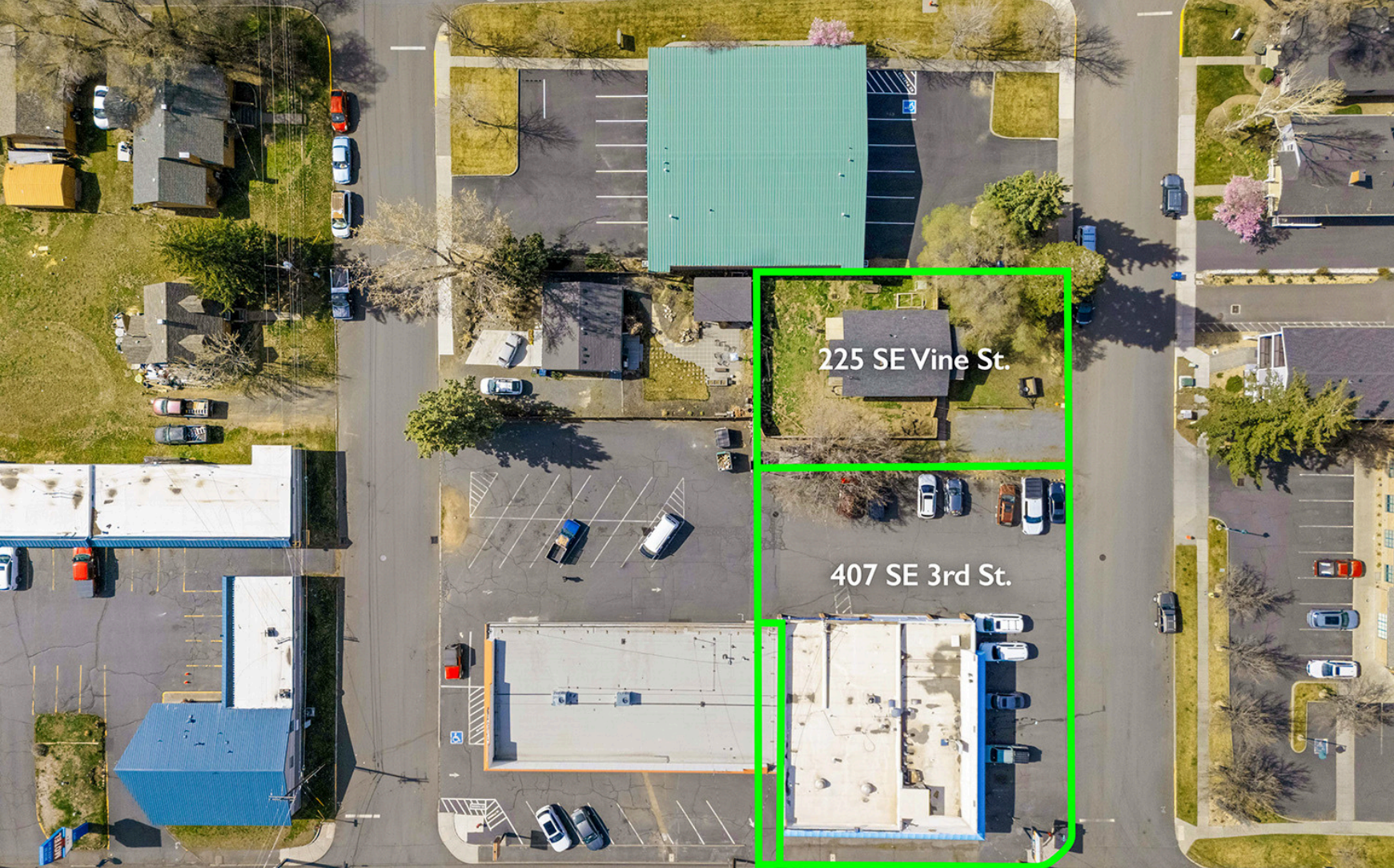
Total Building Size	748 sq ft
Lot Size	10,018 sq ft

LOCATION INFORMATION

Street Address	225 SE Vine Lane
City/State/Zip	Bend, OR 97702
County	Deschutes
Year Built	1930



AERIAL MAP



BWR Eco Bend LLC Asset List

Total Assets \$ 412,400

Bend - 3rd St. Express Eco Laundromat

Detail	Qty	Value
Electrolux W575H	6	\$ 21,000
Electrolux W5180H	3	\$ 22,500
Electrolux EUD660	3	\$ 75,000
Electrolux T5300S	6	\$ 33,000
Electrolux T5420S	3	\$ 27,000
Electrolux T5675	1	\$ 4,500
Standard Change MC520RL-DA	1	\$ 6,500
Navien Hot Water System	1	\$ 6,500
Cents Card Readers	31	\$ 10,850
Ubiquity Network / Security System	1	\$ 3,000
Total		\$ 209,850

Greenwood Coin Laundry

Detail	Qty	Value
Electrolux W575H	4	\$ 14,000
Electrolux EUD630	1	\$ 12,000
Electrolux EED-645	2	\$ 15,000
Dexter T300	5	\$ 12,500
Dexter T400	3	\$ 10,500
Dexter T600	2	\$ 9,000
Electrolux DE-630S	6	\$ 72,000
Electrolux DE-650S	2	\$ 30,000
Standard Change MC520RL-DA	1	\$ 6,500
Navien Hot Water System	1	\$ 6,500
Cents Card Readers	33	\$ 11,550
Ubiquity Network / Security System	1	\$ 3,000
Total		\$ 202,550

BUSINESSES FOR SALE

- 734 NE Greenwood - laundry business is being sold separately from the real estate for \$300,000.
- 407 SE 3rd Street - laundry business is being sold separately from the real estate for \$1,150,000.

Financials can be provided upon request.

BWR Eco Bend LLC Profit and Loss

December 2024 - November 2025

	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
Income													
3rd St. Sales													0.00
Cash Sales 3rd St	12,322.00	11,703.00	11,702.00	11,878.00	8,715.00	14,892.00	10,844.00	11,080.00	11,681.00	10,277.00	11,392.00	9,337.00	135,823.00
CC Sales - 3rd St.	8,178.87	7,842.48	6,733.72	8,647.44	9,037.14	10,114.80	11,204.64	11,671.92	10,859.52	11,708.84	10,927.20	11,118.89	118,045.46
Total 3rd St. Sales	\$ 20,500.87	\$ 19,545.48	\$ 18,435.72	\$ 20,525.44	\$ 17,752.14	\$ 25,006.80	\$ 22,048.64	\$ 22,751.92	\$ 22,540.52	\$ 21,985.84	\$ 22,319.20	\$ 20,455.89	\$ 253,868.46
Expenses													
Garbage	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	2,064.00
Bank fees & service charges	2.02	-0.13	1,269.07	80.71	85.27	212.99	29.45	58.06	66.05	28.72	4.10	2.91	1,839.22
Rent													0.00
Insurance	183.02	183.02	183.02	183.02	864.46	746.02	746.02	183.02	782.20	937.13	937.13	937.13	6,865.19
Business insurance	563.00	563.00	563.00	563.00									2,252.00
Insurance-3rd St.	1,483.86	1,483.86	1,483.86	1,483.86	2,736.00	1,125.50	2,997.40		4,097.40			27.00	16,918.74
Total Insurance	\$ 2,229.88	\$ 2,229.88	\$ 2,229.88	\$ 2,229.88	\$ 3,600.46	\$ 1,871.52	\$ 3,743.42	\$ 183.02	\$ 4,879.60	\$ 937.13	\$ 937.13	\$ 964.13	\$ 26,035.93
Office expenses		396.41	238.00	2,450.00	689.35				306.00	240.00			4,319.76
Payroll expenses			4,700.00	2,450.00	2,350.00								9,500.00
Repairs & maintenance	368.52	28.62	29.42	495.00			1,817.25						2,738.81
Taxes paid													0.00
3rd St. Prop Taxes			3,492.41				2,013.70						5,506.11
Vine Ln Prop Taxes			742.90				752.78						1,495.68
Utilities													0.00
Electricity-3rd St	581.00	549.00	1,456.07	589.00	541.00	502.00	508.00	592.00	646.00	508.00	592.00	646.00	7,710.07
Gas-3rd St	535.00	804.00	654.00	765.00	572.00	699.00	656.00	469.00	578.00	656.00	469.00	578.00	7,435.00
Water & Sewer - 3rd St.	736.30	719.64	760.66	724.08	754.54	742.54	842.80	748.74	917.54	842.80	748.74	917.54	9,455.92
Total Utilities	\$ 1,852.30	\$ 2,072.64	\$ 2,870.73	\$ 2,078.08	\$ 1,867.54	\$ 1,943.54	\$ 2,006.80	\$ 1,809.74	\$ 2,141.54	\$ 2,006.80	\$ 1,809.74	\$ 2,141.54	\$ 24,600.99
Total Expenses	\$ 4,624.72	\$ 4,899.42	\$ 15,744.41	\$ 9,955.67	\$ 8,764.62	\$ 4,200.05	\$ 10,535.40	\$ 2,222.82	\$ 7,565.19	\$ 3,384.65	\$ 2,922.97	\$ 3,280.58	\$ 78,100.50
Net Operating Income	\$ 15,876.15	\$ 14,646.06	\$ 2,691.31	\$ 10,569.77	\$ 8,987.52	\$ 20,806.75	\$ 11,513.24	\$ 20,529.10	\$ 14,975.33	\$ 18,601.19	\$ 19,396.23	\$ 17,175.31	\$ 175,767.96
Expenses plus Addbacks	\$ 4,622.70	\$ 4,899.55	\$ 14,475.34	\$ 9,874.96	\$ 8,679.35	\$ 3,987.06	\$ 10,505.95	\$ 2,164.76	\$ 7,499.14	\$ 3,355.93	\$ 2,918.87	\$ 3,277.67	\$ 76,261.28
Net Income plus Addbacks	\$ 15,878	\$ 14,646	\$ 8,196	\$ 10,650	\$ 9,073	\$ 21,020	\$ 14,309	\$ 20,587	\$ 15,041	\$ 18,630	\$ 19,400	\$ 17,178	\$ 184,608.97

OFFER SUMMARY

Business Summary

Greenwood Business
\$300,000

3rd Street Business
\$1,150,000

TOTAL \$1,450,000

Real Estate Summary

734 NE Greenwood - \$650,000

407 SE 3rd Street - \$1,800,000

225 SE Vine Street - \$650,000

TOTAL \$3,100,000

FULL PORTFOLIO INCLUDING BUSINESSES - \$4,550,000

734 NE Greenwood Ave

Monthly Rent \$2500

Taxes \$4,687.02

Insurance \$6,591

Cap Rate 6.3%

407 SE 3rd Street

Monthly Rent \$8,500

Taxes \$6,190.31

Insurance \$14,483.40

Cap Rate 6.8%

225 SE Vine Lane

Monthly Rent \$1,850

Taxes \$2,310.22

Insurance \$1,200

Cap Rate 3.4%



SECTION 4
AREA OVERVIEW

CITY OVERVIEW



Bend, Oregon is one of the strongest growth markets in the state. The U.S. Census Bureau estimates the city had 106,926 residents in 2024, with a median household income of \$96,394 and 52.9% of adults holding a bachelor's degree or higher, giving Bend a relatively affluent and educated population base for housing and consumer demand. The City of Bend is planning for continued expansion, with PSU forecasts estimating 160,361 residents by 2050.

Bend's economy is supported by a mix of health care, tourism, outdoor recreation, retail, and growing business activity. The City's 2025 housing and economy work is focused on supporting affordable and middle-income housing, business growth, and wage growth strategies, while EDCO reports that major employers continue to anchor the region, led by St. Charles Health System with 5,188 employees regionwide.

Bend's appeal is driven by its lifestyle and year-round destination value. Visit Bend highlights the city's outdoor recreation, dining, breweries, arts, and events as major draws, which continue to support tourism, in-migration, and local spending. For investors and operators, the main opportunities are straightforward: continued population growth, strong consumer fundamentals, housing demand, and business expansion in a market with lasting regional appeal.

DEMOGRAPHICS MAP & REPORT

POPULATION

2025 Total Population	107,000
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HOUSEHOLDS & INCOME

2025 Total Households	44,436
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Average HH Income	\$119,000
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CONFIDENTIALITY AGREEMENT

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended only for the party receiving it from Bend Oregon Land LLC dba Homes Aligned and may not be disclosed to any other person or entity without the prior written consent of Bend Oregon Land LLC dba Homes Aligned.

This Offering Memorandum has been prepared solely to provide summary, unverified information to prospective purchasers and to establish a preliminary level of interest in the subject properties.

The information contained herein is not a substitute for an independent and thorough due diligence investigation. No warranty or representation is made as to the accuracy or completeness of the information provided, including but not limited to the income or expenses of the subject properties, projected financial performance, building size or square footage, environmental conditions, compliance with applicable laws and regulations, physical condition of the improvements, or any other matter affecting the properties.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Bend Oregon Land LLC dba Homes Aligned has not independently verified such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must rely upon their own investigation and inspection of the properties and all related information.

By receipt of this Memorandum, you agree that its contents are confidential, that you will hold and treat them in the strictest confidence, and that you will not disclose them in any manner detrimental to the interests of Bend Oregon Land LLC dba Homes Aligned. By accepting this Memorandum, you further agree to release and hold harmless Bend Oregon Land LLC dba Homes Aligned from any claim, cost, expense, or liability arising out of your review, investigation, or purchase of the subject properties.

