

MULTIFAMILY ASSET

Railroad Street Apartments

404 SE Railroad St | Bend, OR 97702

Exclusive Listing



PROPERTY SUMMARY

Offering Price	\$1,050,000
Cash Price	\$1,000,000
Number of Units	4 Units
Building Square Feet	2,392 SF
Year Built	1971
Land Square Feet	7,841 SF
Cap Rate	6.17%

HIGHLIGHTS

- Seller carry terms
- Discount offered for all cash at \$1,000,000
- Full exterior and interior remodel
- Above market rents
- Off-street parking
- Great location with easy access to Third St/Business 97
- Turn-key investment property

NAICascade

Chuck Brazer
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Property Description



SELLER TERMS

Seller carried loan available but all cash preferred.

Terms are as follows:

- 20% down (minimum)
- 6% fixed with principal and interest payments
- Term negotiable
- No prepayment penalty

Buyer must supply full credit report, balance sheet and resume of rental property owned.

PROPERTY DESCRIPTION

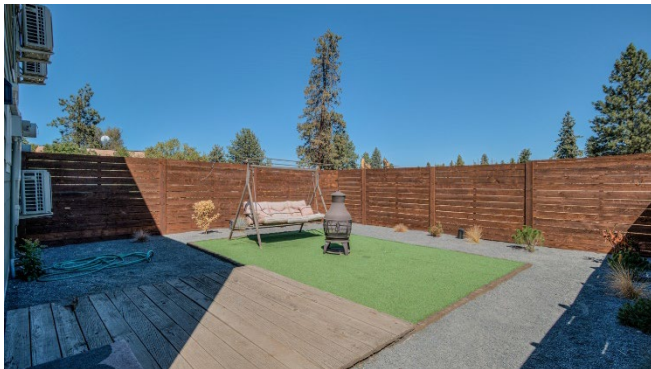
The Railroad Apartments are comprised of four total units built in 1971 with a complete interior and exterior remodel completed in 2022/23. Upgrades include, but are not limited to, new roof, siding, windows/sliders, parking lot, landscaping, electrical, upgraded kitchens and bathrooms, flooring, new stackable washers/dryers installed and new Mini Split air conditioning units for all apartment units. In addition, a full asbestos remediation was recently completed as part of the remodel. Tenants have access to off-street parking with over 8 spaces available. The unit-mix is comprised of all 1bd/1ba units at approximately 598 square feet each.



Located in Southeast Bend, the Railroad Apartments are just two blocks from SE 3rd Street and one half mile from the Old Mill District. Tenants have quick accessibility to nearby shopping, restaurants and retail.

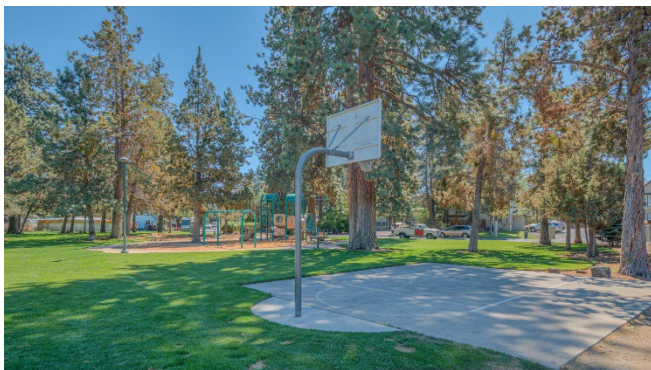
OPERATIONS

Currently one vacant unit. Vacancy is being advertised at \$1,700.00/month with multiple showings. Rents for the fourplex are averaging \$2.70/SF per unit. Lowest rent in the complex is \$2.34/SF and the highest is \$2.84/SF. Current average rents meet or exceed market rents in the area. Current capitalization rate based on actual income and expenses yields 6.17% with January 1, 2025 rents.



CONSTRUCTION AND AMENITIES

The Railroad Apartments are two-story over crawlspace in design. Construction is wood-frame and roofing is flat with a seamless membrane roofing system. All units feature covered front entryways and the two ground-floor units have a rear patio with yard space. Windows and sliders have been replaced with double paned vinyl and siding is cement fiber product. All units have LVP flooring, updated appliances, updated cabinetry, new A/C, and quartz counter tops in kitchens. Baths have new drop-in sink/vanities and tiled tub/shower combos. Appliances are electric and heating is provided by "cadet" style electric forced air wall units.



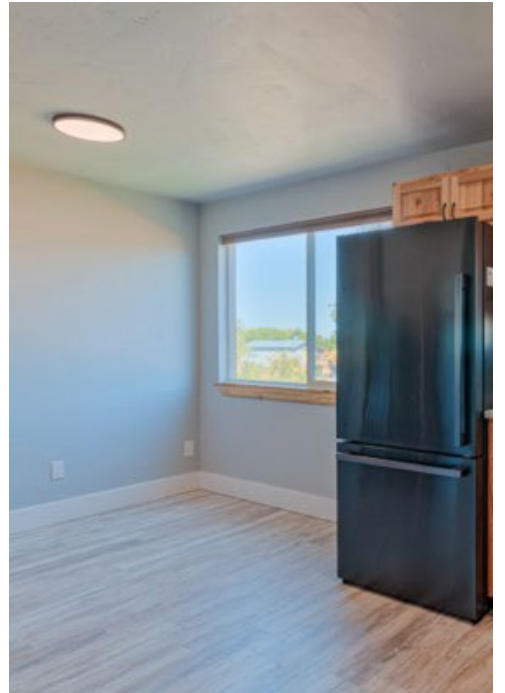
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Interior Photos



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Apartment Financial Summary

Annual Property Operating Data (Proforma)

Units	4	Age	1971	Cap Rate	6.17%
Acres	0.18	Approx. Sq. Ft.	2,392	GRM	13.57
Price	\$1,050,000	Price Per Unit	\$262,500	Cash/Cash	(3.10%) \$8,132
Loan	\$787,500 75%	Price Per SF	\$438.96	Equity Build-up 1st Year	\$9,671
Down	\$262,500 25%			Total Return	(6.78%) \$17,803
				Loan Balance 1st Year	\$777,829

Mortgage	Balance	Payment	Rate	Months
New First	\$787,500	\$ (4,721)	6.00%	360

Seller carried loan in the amount of \$787,500 with 25% down, principal and interest only payments at 6.0%, term negotiable.

Rent Roll

January 1, 2025 Rents

Qty.	Unit Type	Approx. Sq. Ft.	Avg. Rent	Rent/SF
1	1 BD/1BA	598	\$1,400	\$2.34
1	1 BD/1BA	598	\$1,700	\$2.84
1	1 BD/1BA	598	\$1,700	\$2.84
1	1 BD/1BA	598	\$1,650	\$2.76
4		2,392	\$6,450	

Income	Annual	Per Unit
Potential Rental Income	\$ 77,400	\$ 19,350
RUBS	\$ -	\$ -
Pet Rent/Fees	\$ 900	\$ 225
Laundry/Vending	\$ -	\$ -
Gross Operating Income	\$ 78,300	\$ 19,575
Vacancy	\$ (2,322) -3.00%	\$ (581)
Effective Operating Income	\$ 75,978	\$ 18,995

Operating Expenses	Annual	% GRI	Per Unit
Real Estate Taxes 2024	\$ 3,214 4.23%	\$ 804	
Property Insurance 2024	\$ 2,578 3.39%	\$ 645	
Water/Sewer 2024	\$ 1,620 2.13%	\$ 405	
Garbage/Recycle 2024	\$ 1,776 2.34%	\$ 444	
Maintenance/Repair Est	\$ 2,000 2.63%	\$ 500	
Total Operating Expense	\$ 11,188 14.73%	\$ 2,797	
Net Operating Income	\$ 64,790	\$ 16,198	
Annual Debt Service	\$ (56,658)	(DCR) 1.14	
Cash Flow Before Taxes	\$ 8,132	\$ 2,033	



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Apartment Rent Comps



35 SW MCKINLEY AVE
Bend, OR 97702

YEAR	UNITS	UNIT MIX	UNIT SF	RENT	RENT/SF
1979	12	2 BD/1 BA	700	\$1,700	\$2.43

Rose garden apartments. Remodeled units.



45 SE ROOSEVELT AVE
Bend, OR 97702

YEAR	UNITS	UNIT MIX	UNIT SF	RENT	RENT/SF
2002	3	2 BD/1 BA	747	\$1,625	\$2.17

Some upgrades. Dated.



917 PELTON PL
Bend, OR 97702

YEAR	UNITS	UNIT MIX	UNIT SF	RENT	RENT/SF
1979	5	2 BD/1 BA	750	\$1,600	\$2.13

Older complex. Single level. Minimal upgrades.



913 NE FRANKLIN AVE
Bend, OR 97701

YEAR	UNITS	UNIT MIX	UNIT SF	RENT	RENT/SF
1961	4	1 BD/1 BA	720	\$1,795	\$2.49

Condo conversion. Full remodel. All units wholly owned by individual owner.



330 SE 15th ST
Bend, OR 97702

YEAR	UNITS	UNIT MIX	UNIT SF	RENT	RENT/SF
1972	4	1 BD/1 BA	560	\$1,450	\$2.13

Similar structure to subject property. Lot has two identical 4-plexes. Dated interiors. Covered parking available.



136 NW FLORIDA AVE
Bend, OR 97703

YEAR	UNITS	UNIT MIX	UNIT SF	RENT	RENT/SF
1979	12	1 BD/1 BA	560	\$1,450	\$2.58

Condo quality finishes. Less than on mile from subject property. West side of Hwy 97.

APARTMENT RENT COMPS

Per Square Foot	Comp Average	\$2.32
	Subject	\$2.70



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Apartment Rent Comps



1. 35 SW MCKINLEY AVE
2. 45 SE ROOSEVELT AVE
3. 917 SW PELTON PL
4. 913 NE FRANKLIN AVE
5. 330 SE 15th ST
6. 136 NW FLORIDA AVE

○ SUBJECT ○ COMP

Apartment Sales Comps



332 SE 5TH ST
Bend, OR 97702

SOLD 07/26/2024

YEAR	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP
1971	3	\$720,000	\$240,000	\$312.50	5.44%

Close proximity to subject property within three blocks. Most recent sale. Cap rate estimated based on actual rents. Units remodeled. All units are 2 BD/1 BA.



504 SE WOODLAND BLVD
Bend, OR 97702

SOLD 02/13/2024

YEAR	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP
1966	4	\$942,000	\$235,500	\$284.76	6.00%

Close proximity to subject property within three blocks. Sold this year. All units are 2 BD/1 BA. Exterior upgrades.



640 SE WILSON AVE
Bend, OR 97702

SOLD 12/20/2023

YEAR	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP
1977	3	\$825,000	\$275,000	\$253.38	5.20%

All units 3 BD/1 BA. New roof 2018 and interior upgrades. Upside in rents. Attractive location on Wilson.



362 NW RIVERSIDE BLVD
Bend, OR 97703

SOLD 10/27/2023

YEAR	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP
1919	5	\$1,200,000	\$240,000	\$518.13	4.27%

NAI Cascade sale. Property built in 1919. Four 1 BD/1BA units and one studio. Closest sale in proximity to subject property. Sale was a SELLER CARRIED transaction.



65 SW ROOSEVELT
Bend, OR 97702

SOLD 06/05/2023

YEAR	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP
1945	3	\$1,112,000	\$370,666	\$207.77	4.26%

Cap estimated and based on actual income and estimated annual expenses. Two 3 BD/1 BA units and one 1 BD/1 BA unit. Close to the Old Mill District.

APARTMENT SALES COMPS

Per Unit	Comp Average	\$272,333
	Subject	\$262,500
Per Square Foot	Comp Average	\$315.30
	Subject	\$438.96
Cap Rate	Comp Average	5.03%
	Subject	6.17%

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Apartment Sales Comps



1. 332 SE 5th ST
2. 504 SE WOODLAND BLVD
3. 640 SE WILSON AVE
4. 362 NW RIVERSIDE DR
5. 65 SW ROOSEVELT AVE

 SUBJECT  COMP

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Aerial Map



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Retail Map



Demographics

DEMOGRAPHIC SUMMARY

404 SE Railroad St, Bend, Oregon, 97702

Drive time of 10 minutes

KEY FACTS

83,641

Population

38.9

Median Age



2.4

Average Household Size

\$83,049

Median Household Income

EDUCATION

4%

No High School Diploma



17%
High School Graduate



31%
Some College



48%
Bachelor's/Grad/Prof Degree

BUSINESS



5,927

Total Businesses



52,404

Total Employees

INCOME



\$83,049

Median Household Income



\$52,725

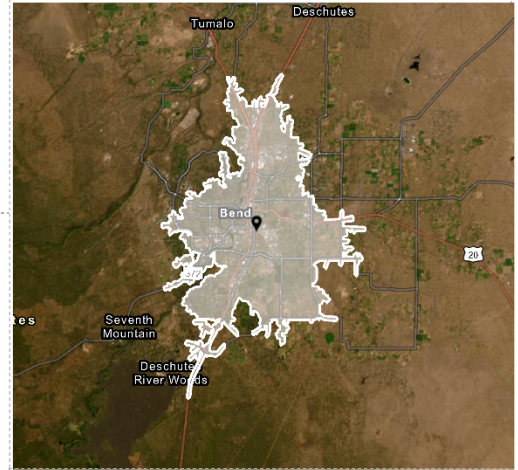
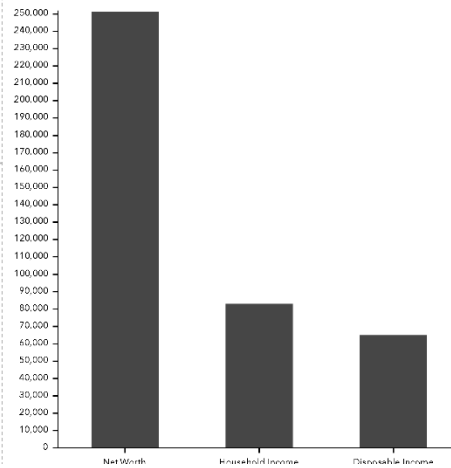
Per Capita Income



\$251,418

Median Net Worth

2022 Median Net Worth



EMPLOYMENT

71%

White Collar

14%

Blue Collar

15%

Services

3.0%

Unemployment Rate

ANNUAL HOUSEHOLD SPENDING



\$2,669

Apparel & Services



\$315

Computers & Hardware



\$4,446

Eating Out



\$8,057

Groceries



\$8,238

Health Care

ANNUAL LIFESTYLE SPENDING



\$3,417

Travel



\$89

Theatre/Operas/ Concerts



\$74

Movies/Museums/ Parks



\$87

Sports Events



\$11

Online Games

HOUSING STATS



\$680,568

Median Home Value



\$14,689

Average Spent on Mortgage & Basics



\$1,466

Median Contract Rent

Location Description

Bend, OR



Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering diverse scenery and outdoor activities.

The largest city in Central Oregon, Bend, is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

Bend was rated the best performing small metro for from 2018-2022. Economically, Bend started as a logging town, but began a transition to a more varied sustainable economy in the 1980's when it became apparent that the lumber mills were no longer vital.

Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce draw many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated in the small to midsize range, typically with 10 to 15 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend's economy.

Source: EDCO (Economic Development of Central Oregon) edcoinfo.com/communities

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Broker

Chuck Brazer

Licensed in Oregon

SCOPE OF RESPONSIBILITIES

Chuck Brazer joins NAI Cascade with 20 years of multi-family sales real estate experience in Oregon with several national investment sales firms. Chuck was drawn to commercial real estate in college as an on-site property manager for several multi-family properties on the University of Oregon campus. His studies in architecture, business and economics gives him a unique perspective of the integration of physical asset and asset management.

BACKGROUND & EXPERIENCE

Prior to joining NAI Cascade, Chuck spent the previous 11 years at a boutique commercial firm in Portland. Throughout his tenure, he has closed more than \$285 million in multifamily property transactions. He relocated to Central Oregon at the end of 2021, seeking the Bend lifestyle. He continues to grow his book of business and provide exceptional service to existing and new clients throughout Oregon.



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