



Agent Full
\$2,680,000 15656 sqft
2125 NW HIGHLAND DR Corvallis, OR 97330
Status: **Active** DOM: 0
List Date: Acres: 0.61
Year Built: 1969/ Existing MLS#: 237984186
XST/Dir: NW Grant to NW Highland

Show: Appointment Only
LB/Loc/Cmb: Sentri Key
Offer/Nego: Seller's Agent Only
AG: Mike P Miller
AG Ph: [541-954-4454](tel:541-954-4454)
AG Cell/Text:
CoAgent:
CoPh:

Private: Rent numbers are based on management company. Rent roll and projections, expense are estimate as seller is involved in estate and does not have all the numbers. Buyer to do own due diligence.

Last Updated: 3/26/2025 5:12:55 PM

Public: WOW! Very nice, hard to find, 17 unit apartment building in Corvallis. Clean, fully occupied, fantastic apartment building. 22 space paved parking, common area, irrigated landscape lawns, mature plantings, very nice setting.

Last Updated: 3/26/2025 5:17:03 PM

Property Details:

County: Benton	Legal: HIGHLAND LAWN	Lot Size: 20,000 SqFt to .99	Open House:
Nbhood:	ACRES, 11526AB07020	Acres	Upcoming Open House:
Internet:	Tax ID: 064851	Lot Dimensions: 200X133	Broker Tour:
Area: 220	Seller Disc:	Lot Desc: Level	Upcoming Broker Tour:
Zoning: RS-20	List Type: Exclusive Right to Sell	View:	
Elementary: Other	Limited Representation: No	Waterfront:	
Middle:	Opportunity Zone:	Body Water:	
High: Cresnet Valley	CC&R:	Road Surface: Paved	
Internet: Yes	Parking: 22 /Driveway	Security: None	
Address: Yes	Garage:	Basement: Other	
No Blog: Yes	Roof: Other	Foundation: Other	
No AVM: Yes	Unreinforced Masonry	Exterior: Vinyl Siding	
#Stories: 2	Building: Unknown		
# Total Units: 16	Storage: None		
	Common Amenities: All Landscaping		

Utilities:

Cool: None	Heat: Ceiling	Fuel: Electricity
Water: Public Water	Sewer: Public Sewer	Hot Water:

Income/Expenses & Financial Information:

Actual Gross Income: \$247,860	Property Tax/Yr: \$17,606.38 / 2023	Short Sale: No
Proj. Gross Income: \$272,860	Spcl Asmt Balance:	\$ Pre-Approv: No
Actual Net Income: \$161,109	Tax Deferral: No	3rd Party: No
Proj. Net Income: \$177,359	Investor Info: Incomplete	
Actual Oper. Expenses: \$86,751	Terms Considered: Cash, Conventional, FHA, Other	Bank Owned/Real Estate Owned: No
Proj. Oper. Expenses: \$95,501	Escrow Pref: Fidelity-Wanda Carter	
Cap Rate: 6.01	Assumable Interest Rate:	
Gross Rent Multiplier: 10.81	Assumable Remaining Months Ending:	

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	1	1	1195	800	
1	1	1	1095	750	
4	2	1.1	1395	978	
6	2	1.1	1295	978	
1	2	1.1	1100	978	
1	2	1.1	1275	978	
1	2	1.1	1495	978	
1	2	1	1195	800	

Occupancy Types:

Rent Includes:

Broker/Agent Data:

Agent: Mike P Miller	Agent Lic: 870400142	Agent Ph: 541-954-4454	Agent Cell:	SAID: MILLMIKE
Email(s) Agent: mike@millersold.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: RE/MAX Integrity	Office Lic: 951000231	Office Ph: 541-345-8100	Agent Ext:	Fax: 541-302-4899
BRCD: 5REI01	Owner Perm. Resid:			
Owner(s): WALKER MARGARET ANN, TR;	Manager:		Owner Phone:	
WALKER RALPH LANE JR, TR				
Tran: 3/26/2025	Exp:		Manager Phone:	
Poss:				

Comparable Information:

Original Price: \$