



1505 NW HARWOOD

Rare opportunity to acquire a 4-plex in Prineville with low vacancy rate and immediate upside. Each of the four units features a 2-bedroom layout, driving consistent tenant demand and long-term rental stability. The property offers a fenced backyard, ample off-street parking, common laundry room and a functional layout well suited for low-maintenance ownership. Current occupancy provides investors stability and turn while creating a clear path to value and an attractive cap rate. Centrally located within town near schools, services, and employment, making this an ideal opportunity for investors seeking multiple doors and growth potential in Central Oregon.

RENT VALUES

Unit 1: \$850/Month
Unit 2: \$850/Month
Unit 3: \$850/Month
Unit 4: \$850/Month
Total Annual: \$40,800

ANNUAL UTILITY EXPENSES

Electricity: \$8,436
Water/Sewer: \$3,260
Trash: \$900
Total Annual: \$12,596

OTHER ANNUAL EXPENSES

Insurance: \$3,849
Real Estate Tax: \$4,747
Maintenance: \$300
Total Annual: \$8,896

Net Operating Income: \$19,308

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