

OFFERING MEMORANDUM

— FOR SALE —

NEWER VINTAGE FOUR-PLEX IN MEDFORD, OR

139 Almond St, Medford, OR 97504

www.Merit-Commercial.com / (541) 608-6704 / team@merit-commercial.com

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Licensed Broker



Scott King
Principal Broker



Parcel boundaries are approximate and are for illustration purposes only.

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EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **139 Almond Street**, a four-unit multifamily asset located in Medford, Oregon (the "Property").

All tenants are currently on month-to-month leases, and currently rents are below market, providing flexibility to implement rent increases. Expense splits are very standard, with the LL provided water, sewer, and garbage, and the tenant(s) covering unit-power, internet, etc.

Situated on a 0.40 acre corner lot, the Property features a well-maintained, newer vintage ±3,112 SF two-story apartment building with a single roof-line. Individual unit sizes weren't measured, but County records indicate that there is 976 SF of interior finished space on the first level and ± 2,136 SF on the second level.

The layout of the building is extremely efficient and highly functional, with a balanced unit mix including (2) 1-bed / 1-bath units on the second level, and (2) 2-bed / 1.5-bath units both on the upper and lower level.

Each unit is above-average in terms of condition, cleanliness, and maintenance.

The Property also includes three attached garages located on the western side of the building, below unit A, and are designated for units A-C. The Property also includes several tuckunder parking spaces located on the eastern side of the building available for unit D.

Additionally, the townhome-style units B and C include oversized, private fenced rear patios with nice tree and foliage cover. The entirety of the Property enjoys substantial mature landscaping and greenery.

Key highlights of the Property include its recent and modern construction quality, central location, and excellent interior condition. The opportunity at 139 Almond Street is clear for prospective investors or owner-occupants.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information. **Please do not disturb tenants.**

Offering Summary

Offering Price:	\$625,000 (Seller is offering a \$7,500 roof credit)
Occupancy:	100%, all MTM tenancies
Address:	139 Almond St, Medford, OR, 97504 Jackson County
Legal:	37-1W-30BD TL 5300 APN 10370718
Annual Taxes:	\$4,577.43 (2025)
Zoning:	MFR-20 (Multi-Family - 20 units/ac)
Land Area:	0.14 ac (6,098 SF)
Year Built:	±2003 (per County - 23 years)
Construction:	Wood-frame on concrete slab foundation
Square Feet:	±3,112 SF (per County)
Access:	One driveway off of Almond Street Alleyway access off of E 9th Street
Unit Mix:	(2) 2-bed/1.5-bath (2) 1-bed/1-bath
Expense Split:	LL: Water, sewer, garbage, common power Tenants: Unit power, internet
Parking:	3 attached garages beneath the second level on the western side of the building designated for units A, B, and C. 3 tuckunder carports on the eastern side of the building available for unit D.
FF&E:	All tenant-owned personal property is excluded from sale

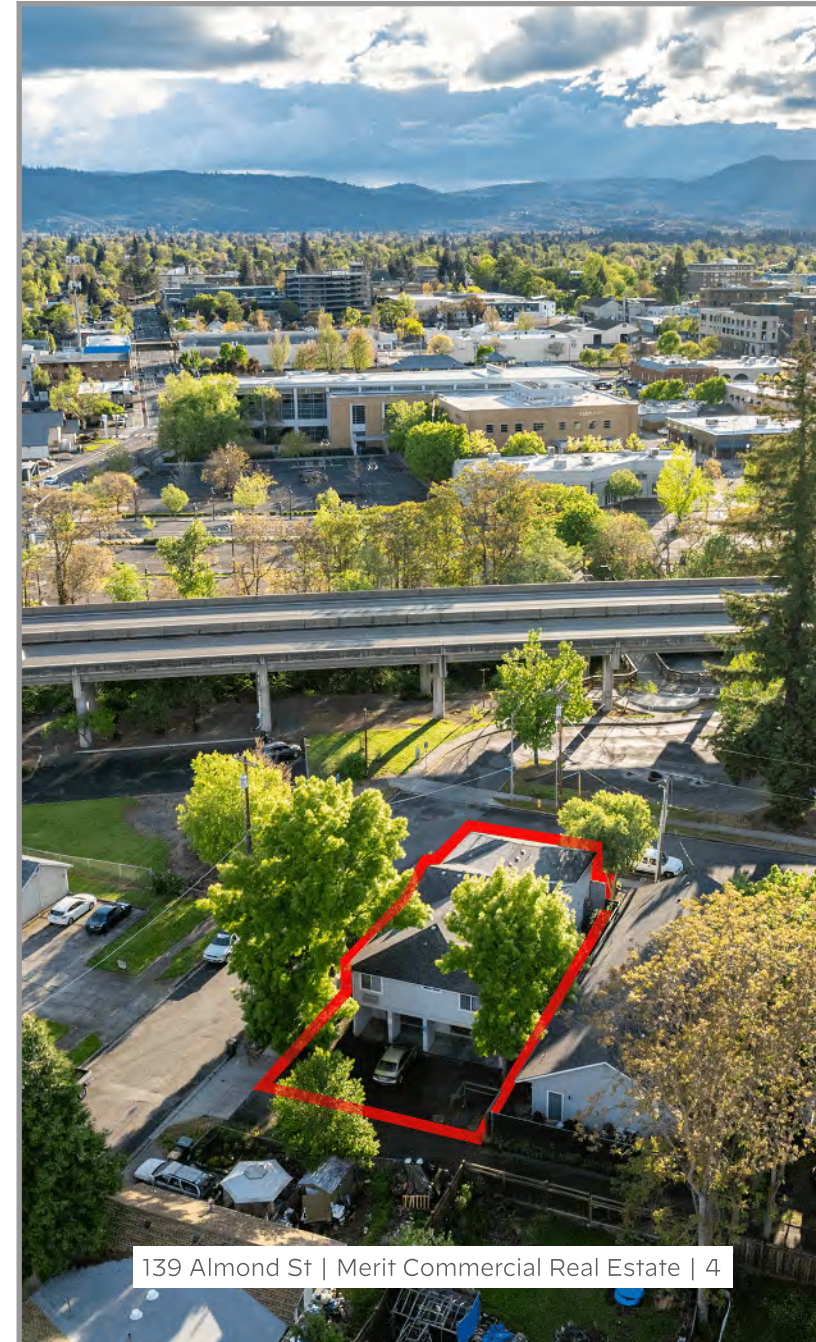
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Financial Summary - Rent Roll

Rent Roll - as of 2Q26

Unit	Unit Type	Rent	Deposit	Lease Start	Lease To
A	1 / 1.00	\$775	\$1,200	10/01/2025	MTM
B	2 / 1.50	\$715	\$935	05/04/2010	MTM
C	2 / 1.50	\$715	\$875	06/30/2013	MTM
D	1 / 1.00	\$775	\$1,200	06/08/2023	MTM
4 Units		\$2,980	\$4,210		

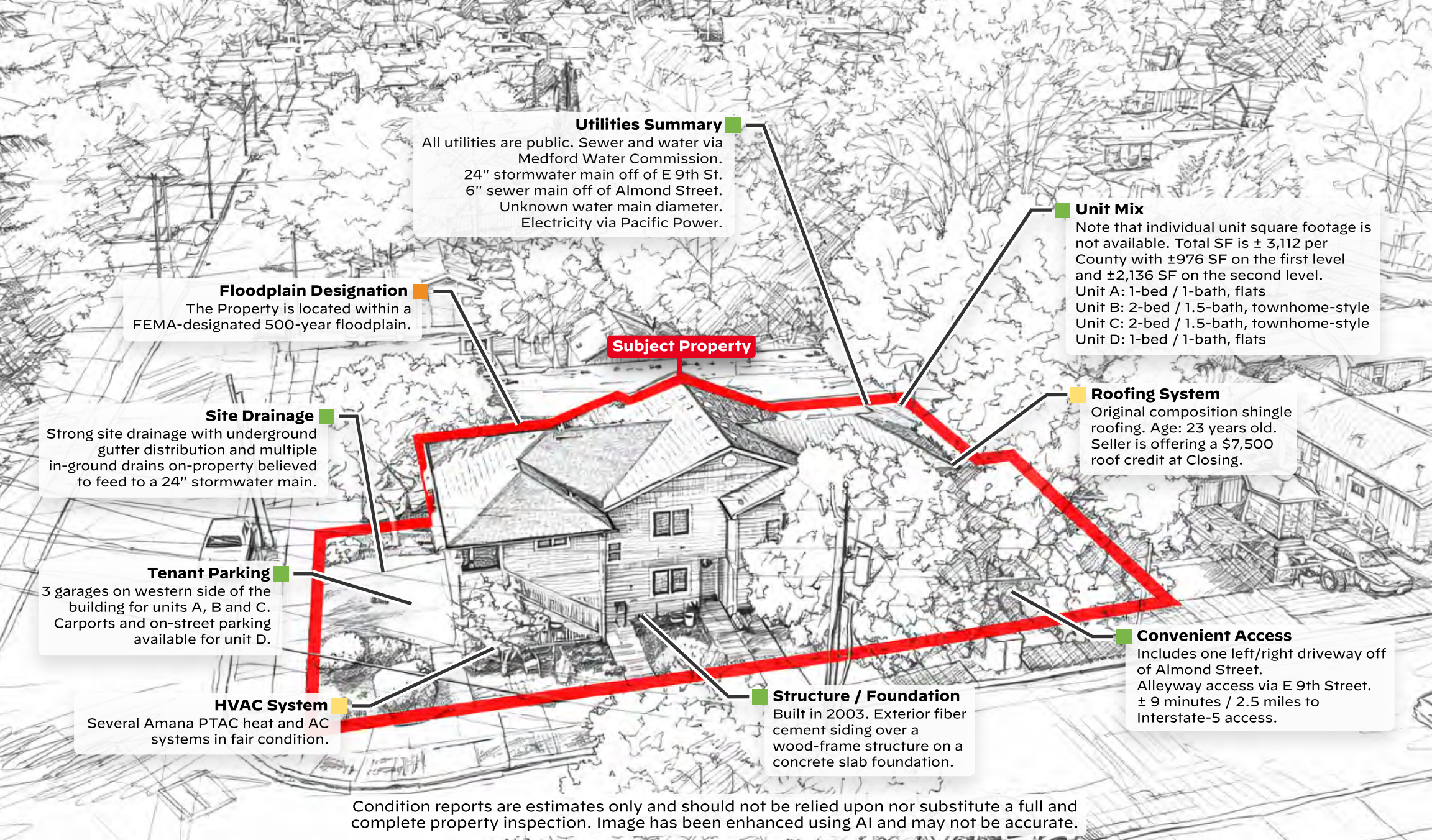
Information obtained from sources deemed reliable but not guaranteed. Subject to Buyer's independent verification. Buyer to complete all due diligence.



Financial Summary - Proforma

Annual Proforma - 139 Almond Street												
Month 1 = 01/01/26	Year-1	% of EGI	Year-2	Year-3	Year-4	Year-5	Year-6	Year-7	Year-8	Year-9	Year-10	Reversion
Gross Potential Rent	58,800	-	60,564	62,381	64,252	66,180	68,165	70,210	72,317	74,486	76,721	79,022
Loss-to-Lease	(22,669)	-	(10,733)	(543)	-	-	-	-	-	-	-	-
Gross Scheduled Rent	36,131	-	49,831	61,838	66,084	69,389	72,858	76,501	80,326	84,342	88,559	92,987
Vacancy & Credit Loss	(1,084)	-	(1,495)	(1,855)	(1,983)	(2,082)	(2,186)	(2,295)	(2,410)	(2,530)	(2,657)	(2,790)
Concessions	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Effective Gross Income	35,047	100%	48,336	59,982	64,102	67,307	70,672	74,206	77,916	81,812	85,903	90,198
Expenses		% of EGI										
Repairs & Maintenance	(1,752)	5.00%	(2,489)	(3,182)	(3,502)	(3,788)	(4,096)	(4,430)	(4,791)	(5,182)	(5,604)	(6,061)
General & Administrative	-	0.00%	-	-	-	-	-	-	-	-	-	-
Payroll	-	0.00%	-	-	-	-	-	-	-	-	-	-
Marketing	-	0.00%	-	-	-	-	-	-	-	-	-	-
Power	(360)	1.03%	(371)	(382)	(393)	(405)	(417)	(430)	(443)	(456)	(470)	(484)
Garbage	(1,164)	3.32%	(1,199)	(1,235)	(1,272)	(1,310)	(1,349)	(1,390)	(1,432)	(1,475)	(1,519)	(1,564)
Water	(804)	2.29%	(828)	(853)	(879)	(905)	(932)	(960)	(989)	(1,018)	(1,049)	(1,081)
Sewer	(2,184)	6.23%	(2,250)	(2,317)	(2,387)	(2,458)	(2,532)	(2,608)	(2,686)	(2,767)	(2,850)	(2,935)
Landscaping	(2,520)	7.19%	(2,596)	(2,673)	(2,754)	(2,836)	(2,921)	(3,009)	(3,099)	(3,192)	(3,288)	(3,387)
Misc	(1,020)	2.91%	(1,051)	(1,082)	(1,115)	(1,148)	(1,182)	(1,218)	(1,254)	(1,292)	(1,331)	(1,371)
Management	(2,453)	7.00%	(3,485)	(4,454)	(4,903)	(5,303)	(5,735)	(6,202)	(6,708)	(7,255)	(7,846)	(8,485)
Taxes	(4,632)	13.22%	(4,771)	(4,914)	(5,062)	(5,213)	(5,370)	(5,531)	(5,697)	(5,868)	(6,044)	(6,225)
Insurance	(4,020)	11.47%	(4,141)	(4,265)	(4,393)	(4,525)	(4,660)	(4,800)	(4,944)	(5,092)	(5,245)	(5,403)
Total Expenses	(20,910)	59.66%	(23,179)	(25,358)	(26,658)	(27,891)	(29,196)	(30,578)	(32,043)	(33,597)	(35,245)	(36,995)
Net Operating Income	14,138	40.34%	25,157	34,625	37,443	39,416	41,476	43,628	45,873	48,215	50,658	53,203
NOI Margin	40.3%	-	52.0%	57.7%	58.4%	58.6%	58.7%	58.8%	58.9%	58.9%	59.0%	59.0%
Capital Expenditures	(10,500)	-	(14,000)	(3,500)	-	-	-	-	-	-	-	-
Debt Service	(27,707)	79.06%	(27,707)	(27,707)	(27,707)	(27,707)	(27,707)	(27,707)	(27,707)	(27,707)	(27,707)	(27,707)
DSCR (Overall)	0.51	-	0.91	1.25	1.35	1.42	1.50	1.57	1.66	1.74	1.83	
Cash Flow After Financing	(13,570)	-38.72%	(2,550)	6,918	9,736	11,709	13,769	15,920	18,166	20,508	22,950	
Reversion Value (at sale)			0	0	0	0	0	0	0	0	967,323	
Assumptions and Return Profile				Growth & Exit Assumptions				Total Return Split - Unlevered				
Lending: 10-yr note @ 6.25%, 30-yr am, 60% LTV		Stabilized Unlevered YOC	5.43%	Loan Constant	7.39%	Stabilization Month	Month 26	% Return from Exit	46.49%			
Purchase Price	625,000	Unlevered IRR	8.30%	Min. Debt Yield	3.98%	Exit Cap Rate	5.50%	% Return from Cashflows	53.51%			
Going-In / Stabilized Cap Rate	2.04% / 5.74%	Gross Unlevered EMx	1.96x	Unlevered NPV	8,793	Market Rent CAGR	3.00%	Total Return Split - Levered				
Year-1 GRM / Year-1 CoC	17.30 / -4.99%	Levered IRR	9.78%	Levered NPV	47,806	Expense CAGR	3.00%	% Return from Exit	75.17%			
Average CoC (Over 10 Year Hold)	3.98%	Gross Levered EMx	2.44x	Discount Rate	8.00%	Ann. Rent Increases	5.00%	% Return from Cashflows	24.83%			

Note: Information is provided in good faith and obtained from sources deemed reliable, but is subject to buyer's independent verification and makes no guarantees about current or future returns. This proforma assumes a phased unit rollover business plan over the first 3 years, bringing rents up to market. Owner-occupants or investors obtaining residential financing (or cash) may see significantly different or possibly improved figures than the above.



Utilities Summary

All utilities are public. Sewer and water via Medford Water Commission. 24" stormwater main off of E 9th St. 6" sewer main off of Almond Street. Unknown water main diameter. Electricity via Pacific Power.

Floodplain Designation

The Property is located within a FEMA-designated 500-year floodplain.

Unit Mix

Note that individual unit square footage is not available. Total SF is ± 3,112 per County with ±976 SF on the first level and ±2,136 SF on the second level. Unit A: 1-bed / 1-bath, flats. Unit B: 2-bed / 1.5-bath, townhome-style. Unit C: 2-bed / 1.5-bath, townhome-style. Unit D: 1-bed / 1-bath, flats.

Subject Property

Site Drainage

Strong site drainage with underground gutter distribution and multiple in-ground drains on-property believed to feed to a 24" stormwater main.

Roofing System

Original composition shingle roofing. Age: 23 years old. Seller is offering a \$7,500 roof credit at Closing.

Tenant Parking

3 garages on western side of the building for units A, B and C. Carports and on-street parking available for unit D.

Convenient Access

Includes one left/right driveway off of Almond Street. Alleyway access via E 9th Street. ± 9 minutes / 2.5 miles to Interstate-5 access.

HVAC System

Several Amana PTAC heat and AC systems in fair condition.

Structure / Foundation

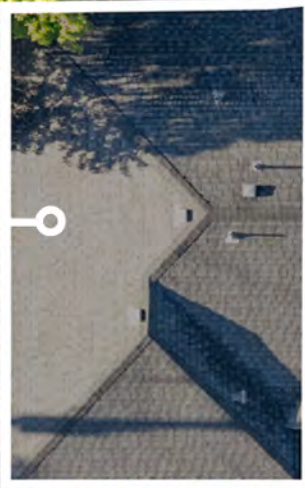
Built in 2003. Exterior fiber cement siding over a wood-frame structure on a concrete slab foundation.

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

Systems & Infrastructure Overview



Unit A
1-bed/1-bath
Unit is located only on the second floor.
Includes attached garage parking.
Current rent: \$775



Unit D
1-bed/1-bath
Unit is located only on the second floor.
Includes tuckunder carport and on-street parking.
Current rent: \$775



Unit B
2-bed/1.5-bath
Two-story unit layout
Includes attached garage parking.
Current rent: \$715

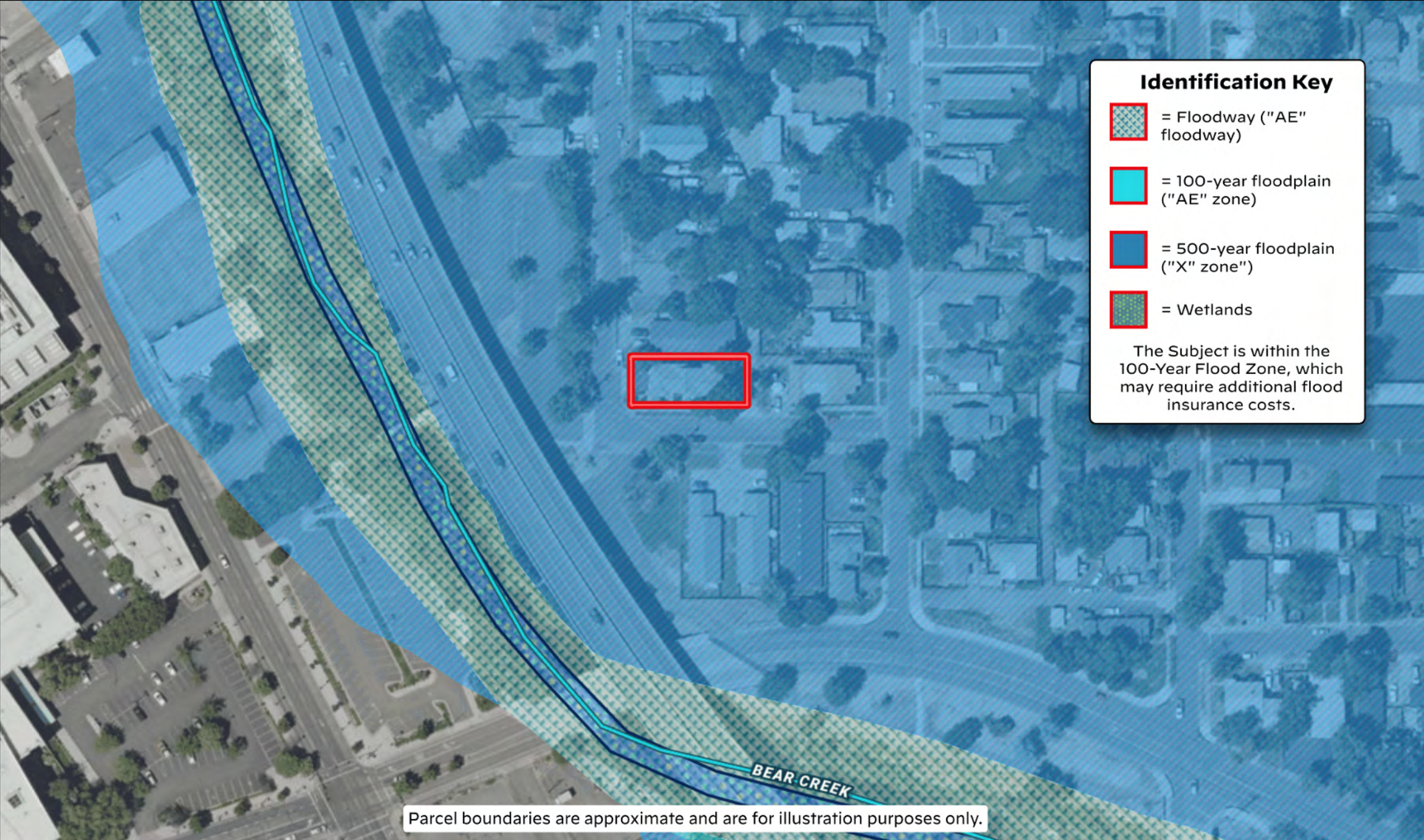


Unit C
2-bed/1.5-bath
Two-story unit layout
Includes attached garage parking.
Current rent: \$715







Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Identification Key

-  = Floodway ("AE" floodway)
-  = 100-year floodplain ("AE" zone)
-  = 500-year floodplain ("X" zone")
-  = Wetlands

The Subject is within the 100-Year Flood Zone, which may require additional flood insurance costs.

Parcel boundaries are approximate and are for illustration purposes only.



Unit A - Living Room



Unit A - Kitchen



Unit A - Bedroom



Unit A - Bathroom

Subject Photos - Unit A (1/1.00)



Unit B - Living Room



Unit B - Kitchen



Unit B - Bedroom 1



Unit B - Bathroom

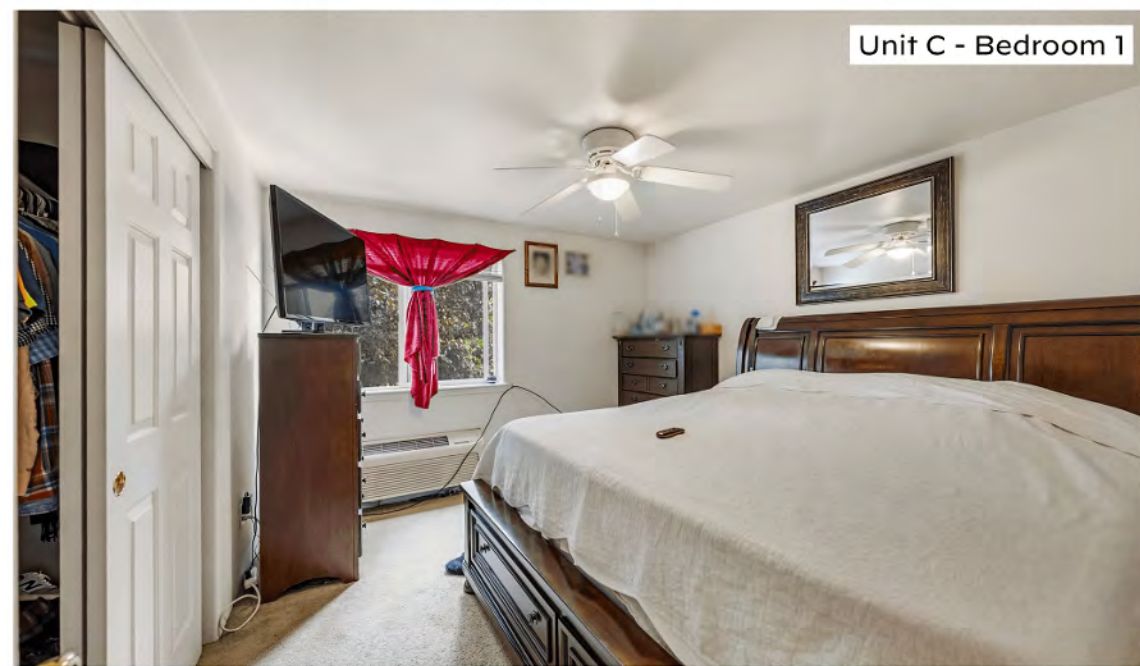
Subject Photos - Unit B (2/1.50)



Unit C - Living Room



Unit C - Kitchen



Unit C - Bedroom 1



Unit C - Bathroom

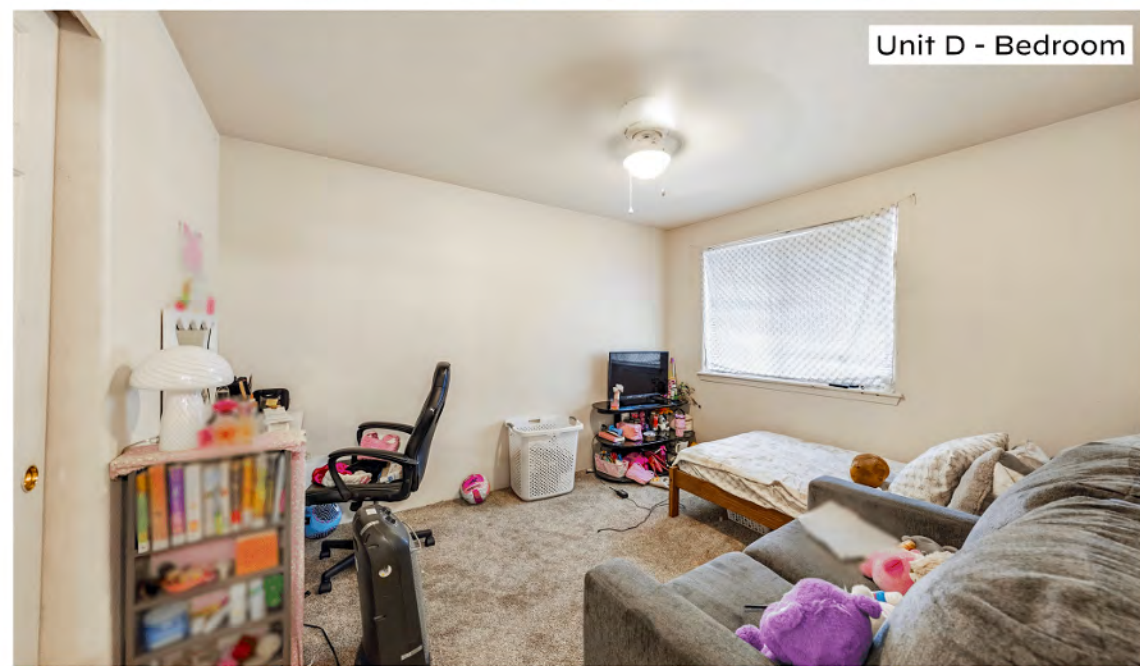
Subject Photos - Unit C (2/1.50)



Unit D - Living Room



Unit D - Kitchen



Unit D - Bedroom



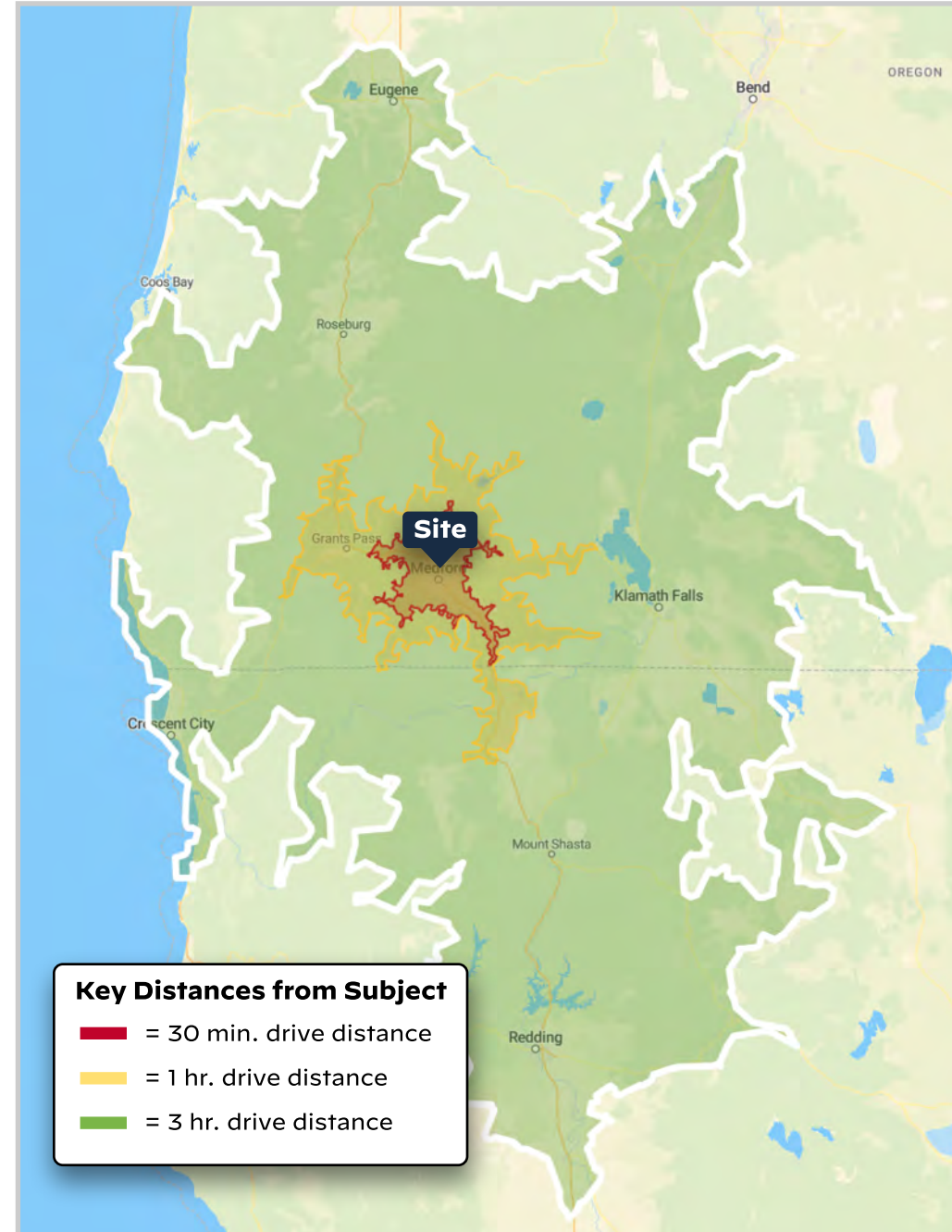
Unit D - Bathroom

Subject Photos - Unit D (1/1.00)

Market Summary

	Demographics	Medford	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.



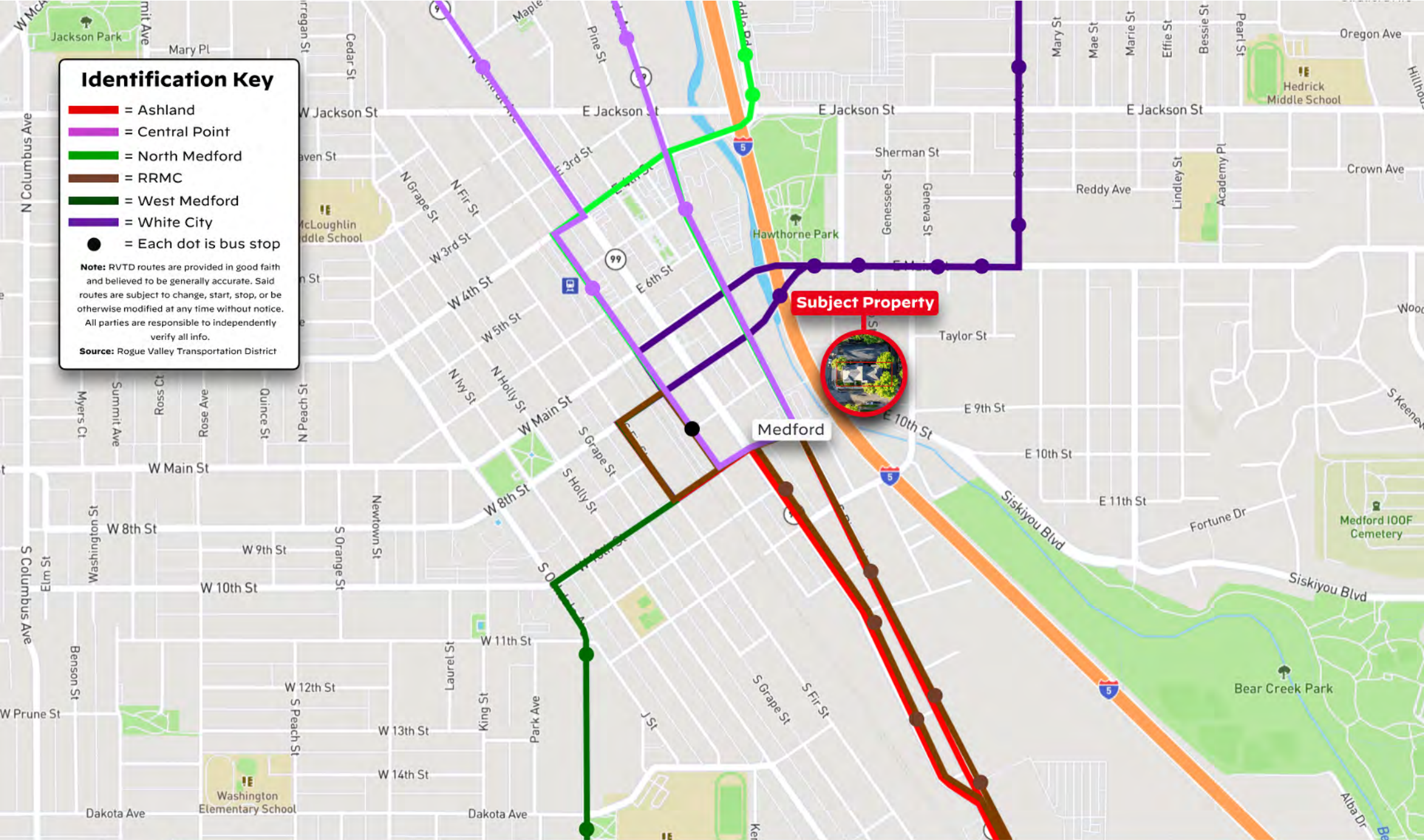
Identification Key

- █ = Ashland
- █ = Central Point
- █ = North Medford
- █ = RRMC
- █ = West Medford
- █ = White City

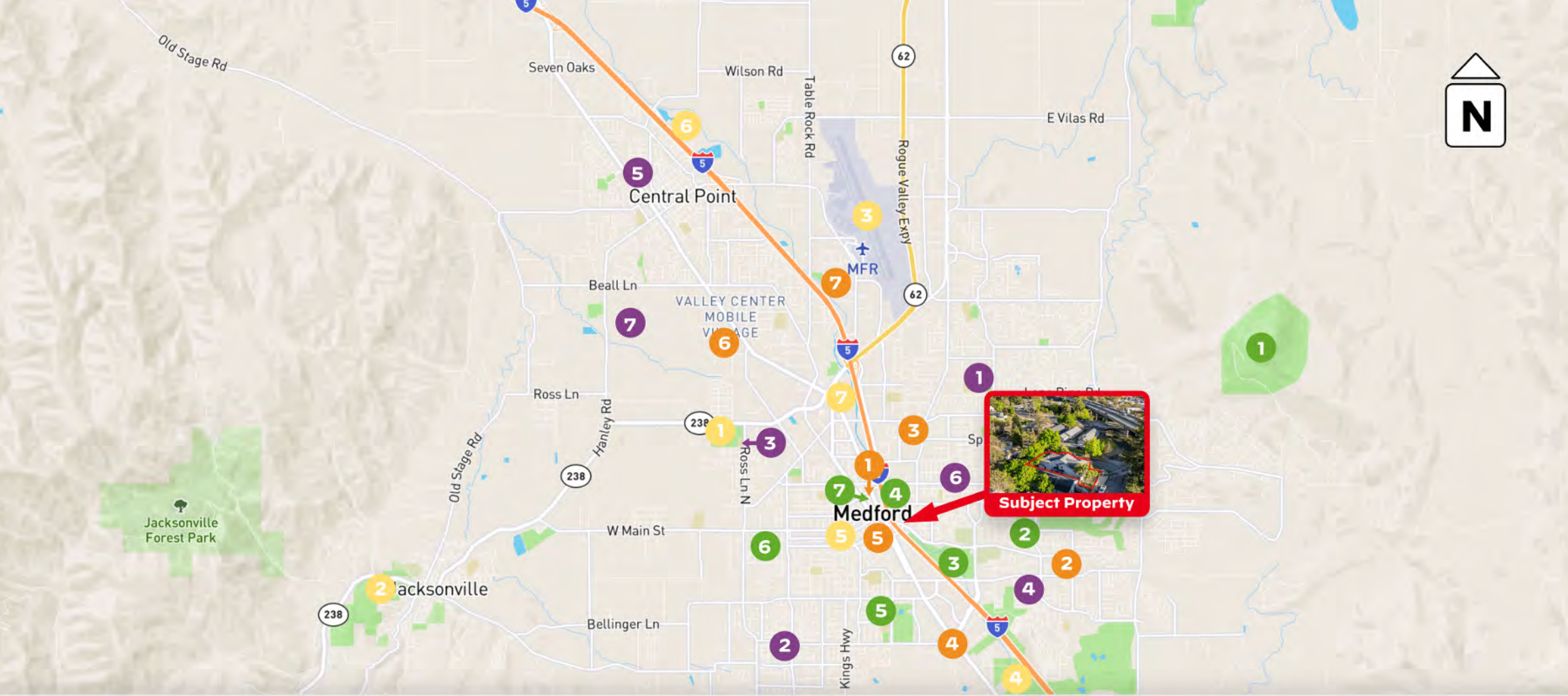
● = Each dot is bus stop

Note: RVRTD routes are provided in good faith and believed to be generally accurate. Said routes are subject to change, start, stop, or be otherwise modified at any time without notice. All parties are responsible to independently verify all info.

Source: Rogue Valley Transportation District



Public Transportation Map



Greenspace / Parks

- 1 Prescott Park/ Roxy Ann Peak
- 2 Holmes Park
- 3 Bear Creek Park
- 4 Hawthorne Park
- 5 Fichtner-Mainwaring Park
- 6 Lewis Park
- 7 Pear Blossom Park

Schools

- 1 North Medford High School
- 2 South Medford High School
- 3 Logos Public Charter School
- 4 St. Mary's School
- 5 Crater High School
- 6 Hedrick Middle School
- 7 McLoughlin Middle School

Major Employers

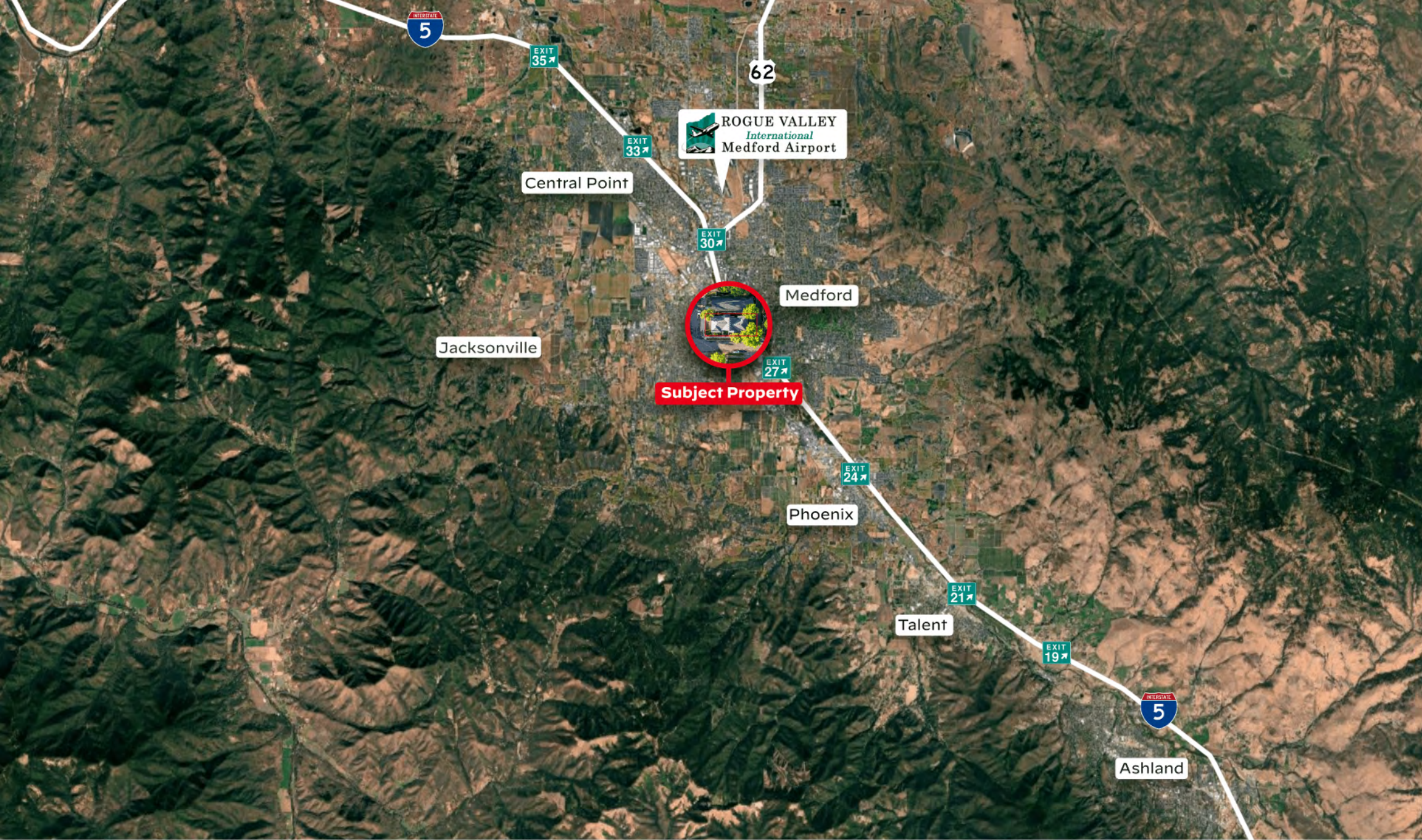
- 1 Lithia
- 2 Asante
- 3 Providence
- 4 Harry and David
- 5 Pacific Retirement Services
- 6 Roseburg Forest Products
- 7 C&K Market

Landmarks

- 1 Rogue X
- 2 Britt Gardens
- 3 Rogue Valley International Airport
- 4 U.S. Cellular Fields
- 5 Jackson County Courthouse
- 6 The Jackson County Expo
- 7 Rogue Valley Mall



Corporate Neighbors



Region Map - Rogue Valley



The Rogue Valley



Downtown Medford



Asante Hospital Expansion



Medford, OR | History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

Southern Oregon is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

Multiple billion-dollar companies call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

Historically, the area's economy was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.





Southern Oregon Market

Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. The region's main airport, Rogue Valley International-Medford Airport (MFR) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

Medford enjoys short, \pm 1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with it's strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's drier, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the summer months.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Oregon Rent Increases & Regulations

SB 608 & SB 611 Summary

Per SB 608, enacted in February of 2019, the state of Oregon mandates the maximum annual rent increases for applicable multifamily properties. On July 6th, 2023, the State of Oregon passed SB 611, which, effective immediately, caps all future rent increases to a maximum of 10%, or 7% plus the Consumer Price Index for All Urban Consumers, West Region (All Items), as published by the Bureau of Labor Statistics, whichever is lower. However, the exact future rent increase maximums are not yet determined, and are typically published in Q4 of the preceding calendar year. The maximum annual rent increase for 2025 is 10.0%, and the maximum annual rent increase for 2026 is 9.50%. Future rent increase maximums are published by Sept. 30th of the preceding calendar year.

If a rental housing provider happens to increase the rent above the maximum amount allowed, SB 608 specifies a penalty of 3 months' rent as damages, actual damages sustained by the tenant, and potential attorney fees and legal costs.

The only exemptions to this maximum rent increase limit are:

- Properties with a certificate of occupancy less than 15 years old, or
- Properties providing reduced rent to the tenant as part of any federal, state or local program or subsidy (except in that Section 8 Housing Choice Vouchers are not exempt).

Sources: MultiFamily NW, Oregon Dept. of Administrative Services.

Buyer must complete any and all due diligence regarding rent increases and exemptions. All info regarding rent increases is subject to change at any time without notification to buyers or sellers.

Transaction Guidelines

139 Almond Street is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

Interest to be Transferred: Fee Simple, via Special Warranty deed.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott and Caspian for additional information.

Caspian Hoehne

Licensed Broker

d: (541) 944-9967

caspian@merit-commercial.com

Scott King

Principal Broker / Owner

d: (541) 890-6708

scottking@gmail.com



Additional Buyer/Tenant Resources





The Merit Pages - Vendor Directory

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (888) 771 1031
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (877) 922 9852

Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

Cleaning

General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 625 3585
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Contractors / Handyman

General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6196
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcOregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscop.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamonddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemmasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

Consultants

Land Use

- ★ **CSA Planning (AKS)**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (860) 295 4161
- Water Right Services**, oregonwater.us..... (541) 389 2837

Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 664 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.net..... (541) 644 4505

Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

Environmental

- ★ **Alpine Environmental**, (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 664 2281

HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 204 0966
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521



The Merit Pages - Vendor Directory

Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partneresi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

Landscaping

Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapeandconstruction.com..... (541) 778 9843

Lending

Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com..... (541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguecu.org..... (541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com..... (541) 858 2989

SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** (800) 878 6613
- Legacy Lending (Private), Dane Fitch** (206) 972 8127
- Pacific Capital (Private), pac-capital.com**..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank),** (541) 227 0311

Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 313 5904

Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 933 4902
- True South Solar**, truesouthsolar.net..... (541) 203 0525

Security / Locksmith

Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

Notes & Background

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