



Cash Flow Near Campus – \$1,140,000

The High Street Seven

1591 HIGH STREET – 341 E. 16TH AVE, EUGENE, OR 97401

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1590

→ High Street

Protected Bikeway

Mill Alley

EXECUTIVE SUMMARY

Address: 1591 High Street & 341 East 16th Avenue,
Eugene, OR 97401

Map & Tax Lot#: 17-03-31-44-07000

Lot Size: 0.24 acres / 10,454 SF

Total Units: 7

95

Walk Score

Walker's Paradise



100

Bike Score

Biker's Paradise



Prime Location

Exceptional campus location,
steps from University of Oregon

Updated Units

Newly updated interiors with
modern finishes

Premium Amenties

Mature landscaping, onsite
laundry, top-rated schools
nearby

INVESTMENT HIGHLIGHTS



Prime Campus Location

Positioned steps from the University of Oregon and near downtown employers, groceries, and nightlife. Consistent demand ensures minimal vacancy in Eugene's most sought-after rental corridor.



Walk & Bike Paradise

With a 95 Walk Score and 100 Bike Score, this property appeals directly to tenants who value a car-free lifestyle-supporting premium rents and long-term occupancy.



Value-Add Renovation Opportunity

This property offers significant value-add potential. Although some updates exist, most units are below market standards. A new owner can increase rents by modernizing interiors with better finishes, appliances, and layouts, allowing for substantial rent growth and improved long-term positioning of the asset.

UNIT ELEMENTS & AMENITIES

Interior Features

- Updated flooring throughout
- Energy-efficient windows
- Modern appliances in most units
- Renovated bathrooms and kitchens



Building Amenities

- Building Amenities
- Onsite laundry facility
- Mature landscaping
- Corner lot with street parking
- Bike-friendly storage options



16th & High
Units



University
of Oregon

STRONG FINANCIAL PERFORMANCE



Stable Rents

Consistent rental income with low vacancy rates due to prime location and strong demand



Minimal Vacancy

Campus proximity ensures quick tenant turnover and sustained occupancy rates



RUBS Potential

Opportunity to implement Resident Utility Billing System to increase NOI by 8-10%

"The property's exceptional location and updated condition position it for continued strong performance in Eugene's competitive rental market."

Current NOI of \$65,834 demonstrates solid cash flow, with potential for growth through RUBS implementation and strategic rent increases aligned with market conditions.

PROPERTY OVERVIEW

Building Address	Unit Mix	Current Rent	Potential Market Rent
1591 High Street, Eugene OR – 3,052 SF	2/1	\$1,450	\$1,700
Year Built –1913	4/1	\$2,100	\$3,200
	2/1	\$1,500	\$1,700
	1/1	\$1,095	\$1,300
341 E 16th Avenue, Eugene, OR – 2,042 SF	1/1	\$925	\$1,450
Year Built – 1900	1/1	\$1,025	\$1,450
	1/1	\$800	\$1,450



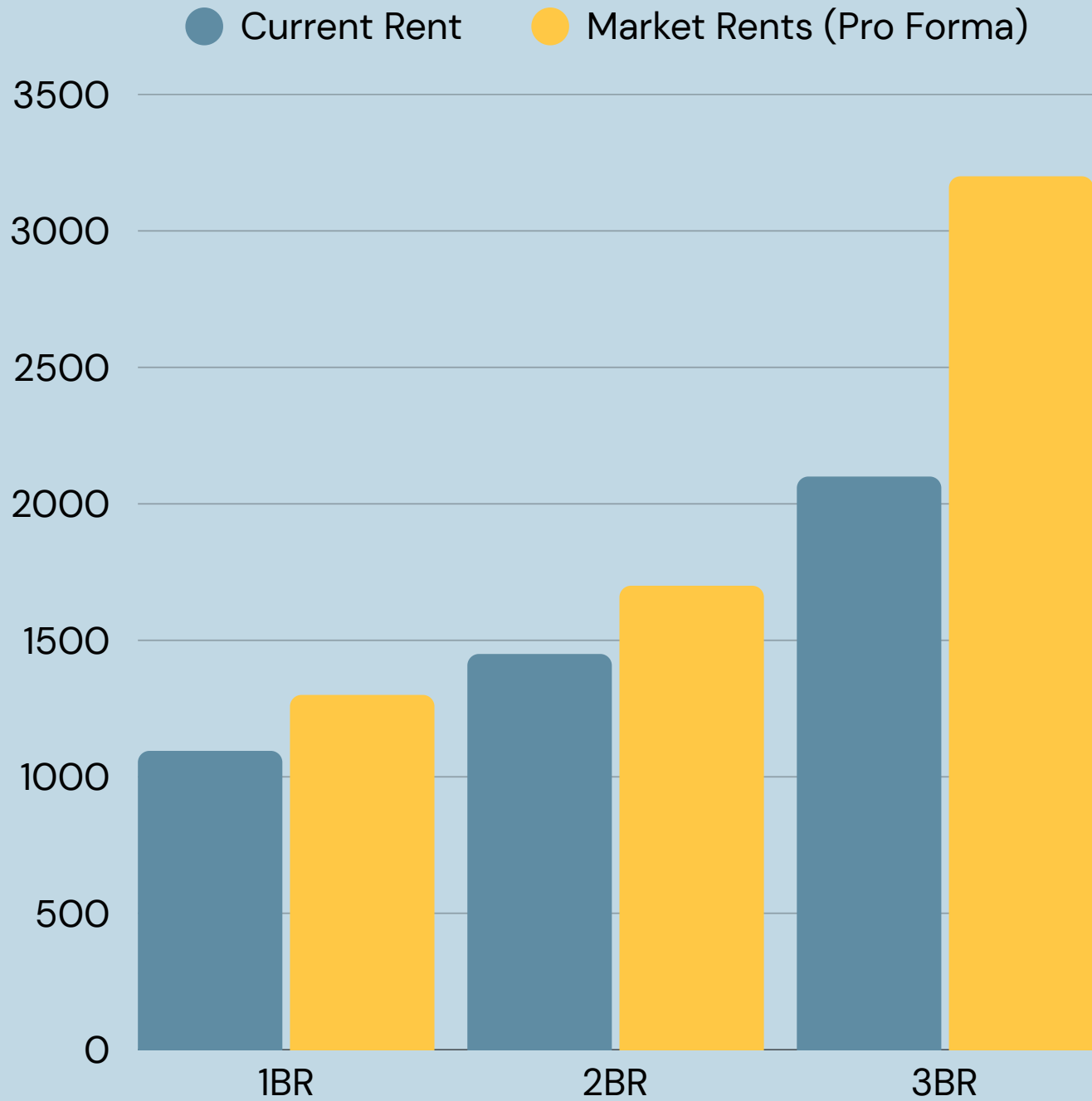
RENT ROLL

Unit #	Bd/Ba	Current	Potential
High St – Unit 1	2bd / 1ba	\$1,450	\$1,700
High St – Unit 2	4bd / 1ba	\$2,100	\$3,200
High St – Unit 4	2bd / 1ba	\$1,500	\$1,700
High St – Unit 5	1bd / 1ba	\$1,095	\$1,300
341 East 16 th Ave – Unit 1	1bd / 1ba	\$925	\$1,450
341 East 16 th Ave – Unit 2	1bd / 1ba	\$1,025	\$1,450
341 East 16 th Ave – Unit 3	1bd / 1ba	\$800	\$1,450
TOTAL		\$8,895 \$1.75/sf	\$12,250 \$2.40/sf



The information in this package was gathered from sources deemed reliable, however Pacwest Commercial Real Estate, Inc. makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

CASH FLOW POTENTIAL



PRO FORMA PROFIT & LOSS

Sales Price.....\$1,140,000



Rent Roll	Actual	Pro Forma
1 bed 1 bath	\$46,140	\$67,800
2 bed 1 bath	\$35,400	\$40,800
4 bed 1 bath	\$25,200	\$38,400
PGI (Gross Annual Scheduled Rent)	\$106,740	\$147,000
Less Vacancy & Credit Loss (5%)	(\$5,337)	\$(7,350)
Other Income (Utility Reimbursement)	\$1,620	\$3,360
Gross Operating Income	\$103,023	\$143,010
Expenses		
Property Taxes	\$7,649	\$7,649
Insurance	\$3,382	\$3,382
Utilities	\$5,914	\$5,914
Maintenance & Repairs	\$8,050	\$8,050
Management	\$5,604	\$7,866
Trash	\$1,800	\$1,800
Landscaping	\$1,680	\$1,680
Cleaning/Turnover	\$1,050	\$1,050
Reserves	\$2,060	\$2,860
Total Expenses	\$37,189	\$40,251
Net Operating Income	\$65,834	\$102,759
Cap Rate	5.77%	9.34%

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pacwest Commercial Real Estate Inc. and it should not be made available to any other person or entity without the written consent of Pacwest Commercial Real Estate Inc..By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum.If you have no interest in the subject property, please promptly return this offering memorandum to Pacwest Commercial Real Estate Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation .Pacwest Commercial Real Estate Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Pacwest Commercial Real Estate Inc. has not verified, and will not verify, any of the information contained herein, nor has Pacwest Commercial Real Estate Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE PACWEST COMMERCIAL REAL ESTATE INC. ADVISOR FOR MORE DETAILS.

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INITIAL AGENCY DISCLOSURE (OAR 863-015-21(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a real estate licensee (the “agent”) agrees to

act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller’s Agent — Represents the seller only;

Buyer’s Agent — Represents the buyer only;

Disclosed Limited Agent — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be

acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees

in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as

the buyer’s agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller’s property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client’s interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent’s expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer’s agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer’s agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller’s agent may show properties owned by another seller to a prospective buyer and

may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer’s agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written “Disclosed Limited Agency” agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing.

The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party’s interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when

representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that

failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent’s expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller’s Agent, Buyer’s Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.