



Corvallis, Oregon  
16 Unit Apartment Complex  
Price: \$2,680,000  
Remax Integrity  
Mike Miller 541-954-4454

Highland Court | 2125-2145 NW Highland Dr, Corvallis, OR 97330





# Highland Court

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*Exclusively Marketed by:*

**Mike Miller**  
Remax Integrity  
(541) 954-4454  
[Mike@millersold.com](mailto:Mike@millersold.com)





01

Executive Summary

Investment Summary

# HIGHLAND COURT

## OFFERING SUMMARY

|                 |  |
|-----------------|--|
| ADDRESS         | 2125-2145 NW Highland Dr<br>Corvallis OR 97330 |
| COUNTY          | Benton   |
| NUMBER OF UNITS | 16   |

## FINANCIAL SUMMARY

|                      |             |
|----------------------|-------------|
| PRICE                | \$2,680,000 |
| PRICE PER UNIT       | \$167,500   |
| OCCUPANCY            | 97.00%      |
| NOI (CURRENT)        | \$161,109   |
| NOI (Pro Forma)      | \$177,359   |
| CAP RATE (CURRENT)   | 6.01%       |
| CAP RATE (Pro Forma) | 6.62%       |
| GRM (CURRENT)        | 10.81       |
| GRM (Pro Forma)      | 9.82        |

| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2025 Population        | 12,569   | 51,832   | 70,563   |
| 2025 Median HH Income  | \$64,118 | \$58,478 | \$65,298 |
| 2025 Average HH Income | \$85,417 | \$86,544 | \$95,025 |

- 16 Unit complex with a great location in Corvallis Oregon.





02

Property Description

Property Images

HIGHLAND COURT













03

Rent Roll

Rent Roll

# HIGHLAND COURT



| Unit              | Unit Mix      | Current Rent | Market Rent |
|-------------------|---------------|--------------|-------------|
| 2125 #1           | 1 bd + 1 ba   | \$1,195.00   | \$1,295.00  |
| 2145 #1           | 1 bd + 1 ba   | \$1,095.00   | \$1,295.00  |
| 2135 #1           | 2 bd + 1 ba   | \$1,195.00   | \$1,395.00  |
| 2135 #2           | 2 bd + 1.5 ba | \$1,295.00   | \$1,495.00  |
| 2135 #3           | 2 bd + 1.5 ba | \$1,295.00   | \$1,495.00  |
| 2125 #3           | 2 bd + 1.5 ba | \$1,395.00   | \$1,495.00  |
| 2135 #4           | 2 bd + 1.5 ba | \$1,295.00   | \$1,495.00  |
| 2125 #5           | 2 bd + 1.5 ba | \$1,395.00   | \$1,495.00  |
| 2135 #5           | 2 bd + 1.5 ba | \$1,295.00   | \$1,495.00  |
| 2125 #4           | 2 bd + 1.5 ba | \$1,395.00   | \$1,495.00  |
| 2125 #6           | 2 bd + 1.5 ba | \$1,395.00   | \$1,495.00  |
| 2135 #6           | 2 bd + 1.5 ba | \$1,295.00   | \$1,495.00  |
| 2145 #2           | 2 bd + 1.5 ba | \$1,295.00   | \$1,495.00  |
| 2145 #3           | 2 bd + 1.5 ba | \$1,100.00   | \$1,495.00  |
| 2145 #4           | 2 bd + 1.5 ba | \$1,275.00   | \$1,495.00  |
| 2145 #5           | 2 bd + 1.5 ba | \$1,495.00   | \$1,495.00  |
| Totals / Averages |               | \$20,705.00  | \$23,420.00 |



# HIGHLAND COURT

04

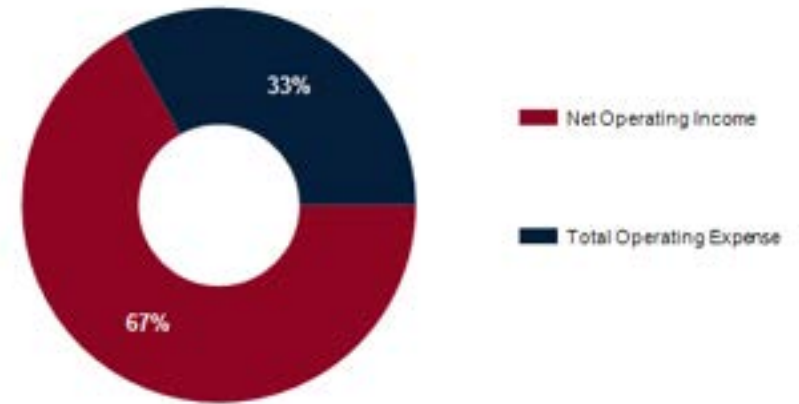
## Financial Analysis

Income & Expense Analysis



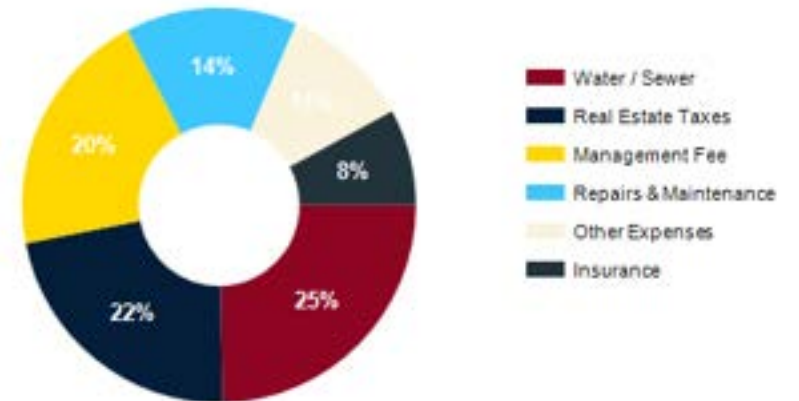
## REVENUE ALLOCATION CURRENT

| INCOME                        | CURRENT          | PRO FORMA        |
|-------------------------------|------------------|------------------|
| Gross Scheduled Rent          | \$247,860        | \$272,860        |
| <b>Gross Potential Income</b> | <b>\$247,860</b> | <b>\$272,860</b> |
| General Vacancy               | -3.00%           | -3.00%           |
| <b>Effective Gross Income</b> | <b>\$240,424</b> | <b>\$264,674</b> |
| Less Expenses                 | \$79,315 32.98%  | \$87,315 32.98%  |
| <b>Net Operating Income</b>   | <b>\$161,109</b> | <b>\$177,359</b> |



## DISTRIBUTION OF EXPENSES CURRENT

| EXPENSES                       | CURRENT         | Per Unit       | PRO FORMA       | Per Unit       |
|--------------------------------|-----------------|----------------|-----------------|----------------|
| Real Estate Taxes              | \$17,601        | \$1,100        | \$17,601        | \$1,100        |
| Insurance                      | \$6,262         | \$391          | \$7,000         | \$438          |
| Management Fee                 | \$16,174        | \$1,011        | \$17,500        | \$1,094        |
| Repairs & Maintenance          | \$11,200        | \$700          | \$15,514        | \$970          |
| Water / Sewer                  | \$19,600        | \$1,225        | \$20,500        | \$1,281        |
| Other Expenses                 | \$8,478         | \$530          | \$9,200         | \$575          |
| <b>Total Operating Expense</b> | <b>\$79,315</b> | <b>\$4,957</b> | <b>\$87,315</b> | <b>\$5,457</b> |
| % of EGI                       | 32.98%          |                | 32.98%          |                |





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