



Agent Full Multifamily  
**\$639,900** 2810 sqft  
**1676 W BROADWAY Eugene, OR 97402**  
 Status: **Active** DOM: 82  
 List Date: 7/26/2024 Acres: 0.16  
 Year MLS#: 24374533  
 Built: 1997/ Updated/Remodeled  
 XST/Dir: Corner of Broadway and Chambers

10/16/2024 2:28PM

**Show:** Appointment Only,  
 Call Seller's Agent, Do Not  
 Disturb Tenants, See  
 Remarks  
**LB/Loc/Cmb:** NONE  
**Offer/Nego:** Call Seller's  
 Agent  
**AG:** Amanda Parker  
**AG Ph:** [541-579-1010](tel:541-579-1010)  
**AG Cell/Text:** [541-579-1010](tel:541-579-1010)  
**CoAgent:**  
**CoPh:**

**Private:** Call LA for more info. OREF forms only. BOM no fault of seller or property. Buyers got cold feet. Please list Lisa Lemmonds at Fidelity for Escrow. Showings upon accepted offer only. Do not disturb tenants. All tenants are reliable long term tenants on Leases.seller may consider an owner carry with right terms

Last Updated: 10/10/2024 2:04:01 PM

**Public:** Welcome to this meticulously maintained triplex in West Eugene, This investment property is truly turn key with reliable quality tenants. Ideally situated near shopping, eateries, the Lane County Fairgrounds, just minutes from downtown Eugene, and the University of Oregon. This property offers a perfect blend of comfort and convenience with its well-cared-for units, All units have been fully updated over the last 2 years, featuring oak cabinets, new exterior paint, individual washer and dryer hookups,and modern upgrades throughout. Each unit is equipped with contemporary appliances, new flooring, and fresh interior paint,Ensuring a move-in ready experience for tenants. The upper units boast private balconies, providing serene outdoor spaces to enjoy, while the downstairs unit features a charming patio. The property includes three separate 9x7 storage units and designated parking spaces for each unit. With low-maintenance grounds, this triplex offers easy management, making it an excellent investment opportunity in a desirable location. Please do not disturb tenants.

Last Updated: 10/10/2024 2:04:01 PM

### Property Details:

<b>County:</b> Lane	<b>Legal:</b> Plat: Alexian Manor 1,	<b>Lot Size:</b> 5,000 to 6,999 SqFt	<b>Open House:</b>
<b>Nbhood:</b>	RecordNo: 96-86191	<b>Lot Dimensions:</b>	<b>Upcoming Open House:</b>
<b>Internet:</b>	<b>Tax ID:</b> 1552122	<b>Lot Desc:</b> Level	<b>Broker Tour:</b>
<b>Area:</b> 245	<b>Seller Disc:</b>	<b>View:</b>	<b>Upcoming Broker Tour:</b>
<b>Zoning:</b> R2	<b>List Type:</b> Exclusive Right to Sell	<b>Waterfront:</b>	
<b>Elementary:</b> Cesar Chavez	<b>Limited Representation:</b> No	<b>Body Water:</b>	
<b>Middle:</b> Arts & Tech	<b>Opportunity Zone:</b>	<b>Road Surface:</b> Concrete, Paved	
<b>High:</b> Churchill	<b>CC&amp;R:</b>	<b>Security:</b> Security System	
<b>Internet:</b> Yes	<b>Parking:</b> 4 /Assigned, Covered	<b>Basement:</b> None	
<b>Address:</b> Yes	<b>Garage:</b> 0	<b>Foundation:</b> Slab	
<b>No Blog:</b> No	<b>Roof:</b> Composition	<b>Exterior:</b> T-111 Siding, Wood	
<b>No AVM:</b> Yes	<b>Unreinforced Masonry</b>	<b>Siding</b>	
<b>#Stories:</b> 2	<b>Building:</b>		
<b># Total Units:</b> 3	<b>Storage:</b> Attached, Individual		
	Storage Units		
	<b>Common Amenities:</b>		

### Utilities:

<b>Cool:</b> None	<b>Heat:</b> Wall Heater	<b>Fuel:</b> Electricity
<b>Water:</b> Public Water	<b>Sewer:</b> Public Sewer	<b>Hot Water:</b> Electricity

## Income/Expenses & Financial Information:

Actual Gross Income: \$47,500  
Proj. Gross Income:  
Actual Net Income: \$36,215  
Proj. Net Income:  
Actual Oper. Expenses: \$3,000  
Proj. Oper. Expenses:  
Cap Rate: 5.66  
Gross Rent Multiplier: 13.47

Property Tax/Yr: \$6,964.30  
Spcl Asmt Balance:  
Tax Deferral: No  
Investor Info: According To Owner  
Terms Considered: Cash, Conventional,  
VA Loan  
Escrow Pref: Fidelity-Lisa Lemmonds  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Short Sale: No  
\$ Pre-Approv:  
3rd Party: No  
Bank Owned/Real Estate Owned: No

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1350	843	Built-in Dishwasher, Refrigerator, Storage, Washer/Dryer Hookup
1	2	1	1275	843	Built-in Dishwasher, Refrigerator, Storage, Washer/Dryer Hookup
1	2	1	1350	843	Built-in Dishwasher, Refrigerator, Storage, Washer/Dryer Hookup

Occupancy Types: Leased

Rent Includes: None

## Broker/Agent Data:

Agent: Amanda Parker Agent Lic: 201219748 Agent Ph: [541-579-1010](tel:541-579-1010) Agent Cell: [541-579-1010](tel:541-579-1010) SAID: PARKERAC  
Email(s) Agent: [parkerhomerealestate@gmail.com](mailto:parkerhomerealestate@gmail.com)  
CoAgent: CoSAID: CoBRCD: CoPh:  
CoAgent Email:  
Office: Parker Heights Office Lic: 201233062 Office Ph: [541-579-1010](tel:541-579-1010) Agent Ext: Fax:  
Realty  
BRCD: 5PHR01 Owner Perm. Resid: FIRPTA: No  
Owner(s): RANDY ALAN MILES LIVING TRUST Manager: Owner Phone:  
Tran: 10/10/2024 Exp: 1/26/2025 Manager Phone:  
Poss: Close Of Escrow

## Comparable Information:

Original Price: \$639,900

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