

Oregon State University Area Apartments

1250 SW E ST. Corvallis, OR 97330

8 Unit Apartment Complex



COMMERCIAL REAL ESTATE

TRIPLE OAKS REALTY



Offered At: \$1,575,000

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The Offering

1250 SW E St. Corvallis, OR 97330 is located approximately 1 mile from the center of Oregon State University; .08 miles from Reser Stadium; .5 miles to Goss Stadium. Built in 1980, the property is comprised of the following residential units:

One - 3 Bedroom/1 Bathroom Unit
Five - 2 Bedroom/1 Bathroom Units
Two - 1 Bedroom/1 Bathroom Units

1250 SW E St, Corvallis, OR 97330 is being offered as a turn-key investment opportunity. All units are currently under lease with potential increase in cash flow by capitalizing on annual rental increases. The property has an on-site laundry facility on the basement level that is under-utilized with two coin operated washer/dryer units.

The property features on-site parking for convenience and landscaped lawn areas. Units also feature balcony space for outdoor use at each level.

Tenants pay electric, as each unit is separately metered. Common-area meters include laundry space and outdoor lighting. Water is provided on a single meter to the property and could be prorated back to tenants on new lease structures.

Recent Appraisal on file with Listing Broker at List Price.

OPERATING INCOME - 2025

Unit Type	Monthly	Annual
3 Bedroom Unit	\$1595	\$19,140
2 Bedroom Units	\$6620	\$79,440
1 Bedroom Units	\$2595	\$31,140

Gross Operating Income**\$129,720**

Less: Vacancy (1.5%)

-\$1946

Laundry Income

\$960

Effective Gross Income (EGI)**\$128,734**

OPERATING EXPENSES

Property Taxes	\$11,814
Insurance	\$3129
Electricity	\$3225
Water	\$4236
Garbage	\$3288
Maintenance & Repairs (5%)	\$6437
Landscaping/Groundskeeping	\$1620
Management (8%)	\$10,300

Total Expenses

\$44,049

Operating Expense Ratio (OER)

34%

Net Operating Income (NOI)**\$84,685**

Cap Rate

5.37%





AERIAL MAP



PLAT MAP

