



# Multi-Property Investment

— Tavis, Front, & Third St, Merlin, Oregon —



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**LANDLEADER**

# - Tavis, Front, & Third Streets -

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Welcome to Tavis, Front, and 3rd - a 16 unit investment portfolio on just over 8 acres of property in Josephine County. The portfolio includes 16 lots with well, septic, and public power with 10 homes owned by the seller and the remaining 6 homes are tenant-owned renting the space.

This unique offering has diverse potential for an investor - each lot is independent and a new owner could sell off separate lots to create a gain or to tailor the investment to their liking.



# - Tavis, Front, & Third Streets -

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Located in the heart of Merlin, a quaint river town, the neighborhood has access to abundant natural beauty and recreation with the world famous Rogue River right nearby - an attraction that draws thousands of travelers each summer who flock to Merlin for rafting and fishing. Additional amenities can be found surrounding the Grants Pass city center which is just under 9 miles from Tavis Drive; Grants Pass provides a variety of dining options, shopping, entertainment, and plentiful health care options.

The property offers a stable income, efficient maintenance and the stick built home on 1.92 acres provides the ideal placement for an owner who prefers to self-manage their investment. This is a rare opportunity to acquire an investment property in a region abundant with recreation that also offers a great return on your investment and large future potential.



Address	Monthly Rent	Yearly Taxes
387 Tavis Dr	\$750.00	\$475.02
365 Tavis Dr	\$1,150.00	\$654.21
391 Tavis Dr	Vacant	\$666.67
343 Tavis Dr	\$750.00	\$384.90
100 3rd St	\$1,650.00	\$677.07
112 3rd St	\$550.00	\$433.38
611 Tavis Dr	\$775.00	\$907.06
312 Tavis Dr	Vacant	\$489.00
303 Tavis Dr	\$765.00	\$496.96
123 3rd St	\$1,650.00	\$770.43
175 Front St	\$650.00	\$318.16
254 Tavis Dr	\$1,200.00	\$666.42
147 Front St	\$1,650.00	\$686.86
212 Tavis Dr	Vacant	\$786.44
111 Front St	\$650.00	\$318.16
194 Tavis Dr	\$750.00	\$318.16
<b>Totals</b>	<b>\$12,940.00</b>	<b>\$9,048.90</b>

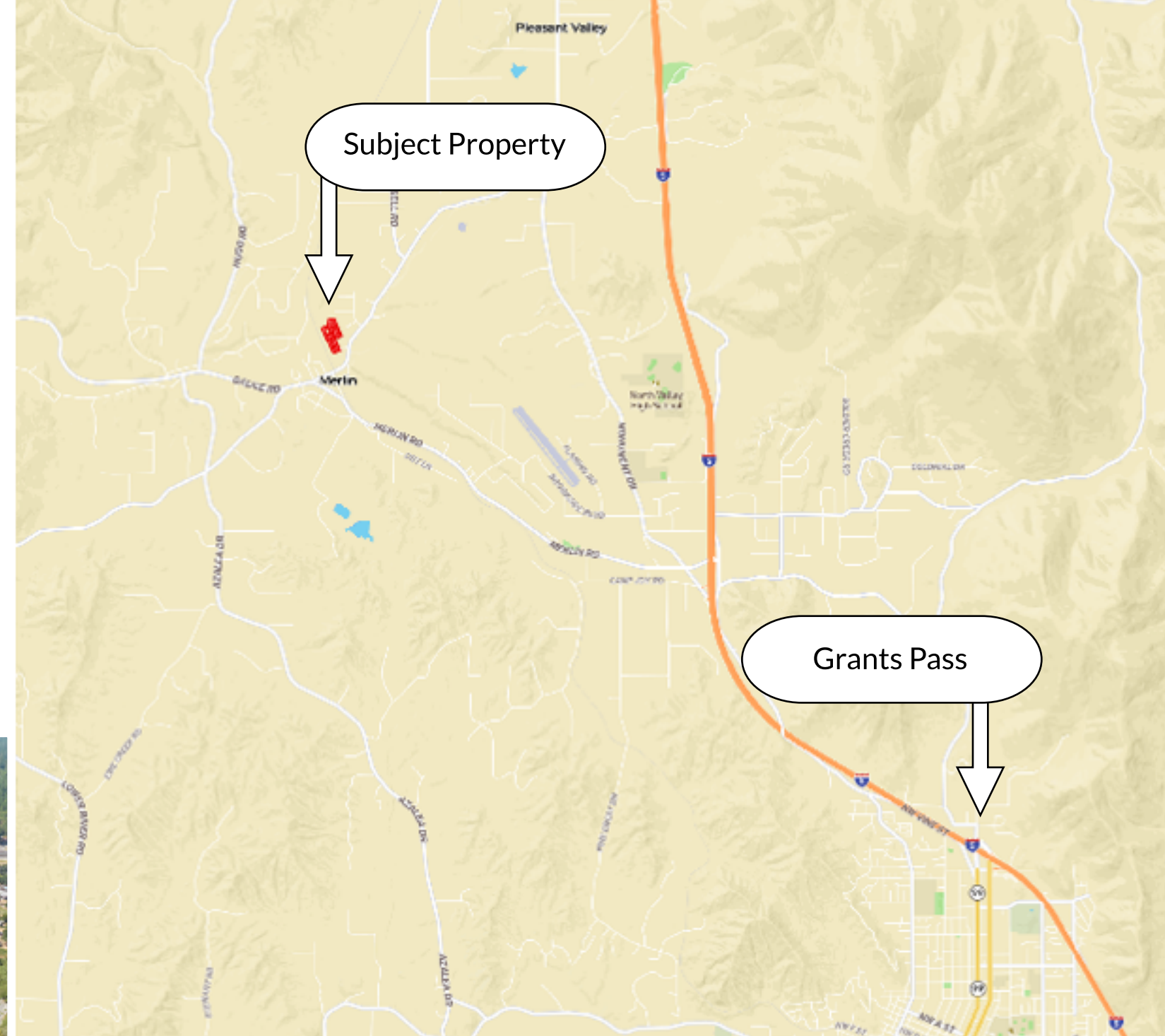
Coming soon!  
\$1,650

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\$1,650



# - Southern Oregon -

- **Centrally located** - Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.
- **Outdoor lifestyle paradise** - If there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River.
- **Great Climate** - From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to a local climatologist, Dr. Greg Jones, the region is known for a distinct four seasons and a mild winter, making this one of the most desirable climates in the Pacific Northwest.



## - Landmarks -

<b>City Center (GP)</b> 9 miles	<b>Rogue Valley Intl. Airport</b> 34 miles	<b>Oregon Coast</b> 102 miles
<b>Medford</b> 34 miles	<b>Crater Lake Nat. Park</b> 90 miles	<b>Portland</b> 239 miles
<b>Galice/Wild &amp; Scenic</b> 12.4 miles	<b>Mt Ashland Ski Area</b> 69.5 miles	<b>San Francisco</b> 399 miles



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