



## 344 SE ELM STREET

Excellent opportunity to acquire a triplex with proven rental history in the heart of Prineville. Consistent occupancy and solid rents support an attractive cap rate, with additional potential through operational efficiencies and future rent growth. Centrally located within town, the property offers convenient access to schools, shopping, dining, and employment centers – driving continued tenant demand. Ideal for both seasoned investors and those looking to expand their portfolio with a stable, low-maintenance asset in a growing Central Oregon market.

### RENT VALUES

Unit 1: \$675/Month  
Unit 2: \$775/Month  
Unit 3: \$925/Month  
**Total Annual: \$28,300**

### ANNUAL UTILITY EXPENSES

Electricity: \$4,345  
Water/Sewer: \$1,801  
Natural Gas: \$304  
Trash: \$360  
Internet: \$1,332  
**Total Annual: \$8,142**

### OTHER ANNUAL EXPENSES

Insurance: \$2,312  
Real Estate Tax: \$2,158  
Maintenance: \$250  
**Total Annual: \$4,720**

**Net Operating Income: \$15,438**

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