



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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Each office is independently owned and operated.

