

Client Full

Multifamily

12/20/2024

8:44AM

\$329,000 3216 sqftStatus: **Active**

List Date: 7/17/2024

DOM: 156

MLS#: 24153111

Year Built: 1912 / EXISTNG

510 SE FLOED AVE Roseburg, OR 97470

XST/Dir: Hwy 99 S, L on Floed, Home on Right

Property Details:

Property Tax/Yr: \$1,671.24 / 2023 **Lot Desc:** Corner Lot, Level**#Stories:** 3**County:** Douglas**# Total Units:** 6**Neighborhood:****Approx Bldg SQFT:** 3216**Internet:****View:** City, Valley**Lot Size:** 3,000 to 4,999 SqFt**Waterfront:****Seller Disclosure:****Body Water:****Open House:****Parking:** / STREET**Upcoming Open House:****Roof:** Composition**Area:** 253**Unreinforced Masonry****Zoning:** MR14**Building:****Tax ID:** R72607**Road Surface:** Paved**CC&Rs:** No**Basement:** Crawl Space**Legal:** ROSEBURG 3RD**Exterior:** StuccoSOUTHERN ADD, BLOCK 75, **Security:**

LOT PT 15 & PT 16, ACRES

Foundation: Pillar/Post/Pier

0.1

Garage: 0**Common Amenities:** Laundry**Lot Dim:****Storage:** None**Opportunity Zone:**

Comparable Information:

Original Price: \$439,000

Utilities:

Heat: Wall Furnace**Fuel:** Electricity, Gas**Water:** Public Water**Sewer:** Public Sewer**Cool:** None**Hot Water:** Gas

Owner Carry considered with \$100,000+ down. Presenting an excellent investment opportunity in the heart of Roseburg! This attractive 6-unit apartment complex, located on a corner lot in the historic district, features craftsman charm and great curb appeal! The property features four 1-bedroom apartments, and two cozy studio apartments. Recent updates include full remodels on two ground floor units. Each unit is separately metered for gas and electric, and coin-op laundry is onsite, allowing for increased cash-flow. Situated close to town and within walking distance to all the amenities of downtown Roseburg. Don't miss out on this great investment opportunity in the vibrant and historic area of Roseburg. Add this beautiful 6-plex to your rental portfolio today!

Schools:

Elementary: Eastwood**Middle:** Fremont**High:** Roseburg

Income/Expenses & Financial

Information:

Actual Gross Income: \$52,980

Proj. Gross Income: \$58,400

Actual Net Income: \$31,588

Proj. Net Income: \$34,980

Actual Oper. Expenses: \$15,601

Proj. Oper. Expenses: \$18,000

Cap Rate: 9.6

Gross Rent Multiplier: 6.21

Investor Info: According To Owner, Profit & Loss

Statement, Rent Records

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, Contract, Owner

Will Carry

Assumable Interest Rate:

Assumable Remaining Months Ending:

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	1	1	875	0	Range, Refrigerator
1	1	1	725	0	Range, Refrigerator
1	0	1	465	0	Range, Refrigerator
1	1	1	900	0	Range, Refrigerator
1	1	1	700	0	Range, Refrigerator
1	0	1	750	0	Range, Refrigerator

Occupancy Types:

Rent Includes: Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.