

**FOR SALE**

**4,416 SF | \$1,500,000**

# 4-Plex with Spectacular River Views

931 NW Carlon Avenue, Bend, OR 97703



**STEPS FROM THE RIVER TRAIL, OLD MILL DISTRICT & DOWNTOWN BEND**



**Ron Ross, Principal Broker | Terry O'Neil, Broker  
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**541.408.1202** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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**FOR SALE**

**\$1,500,000**

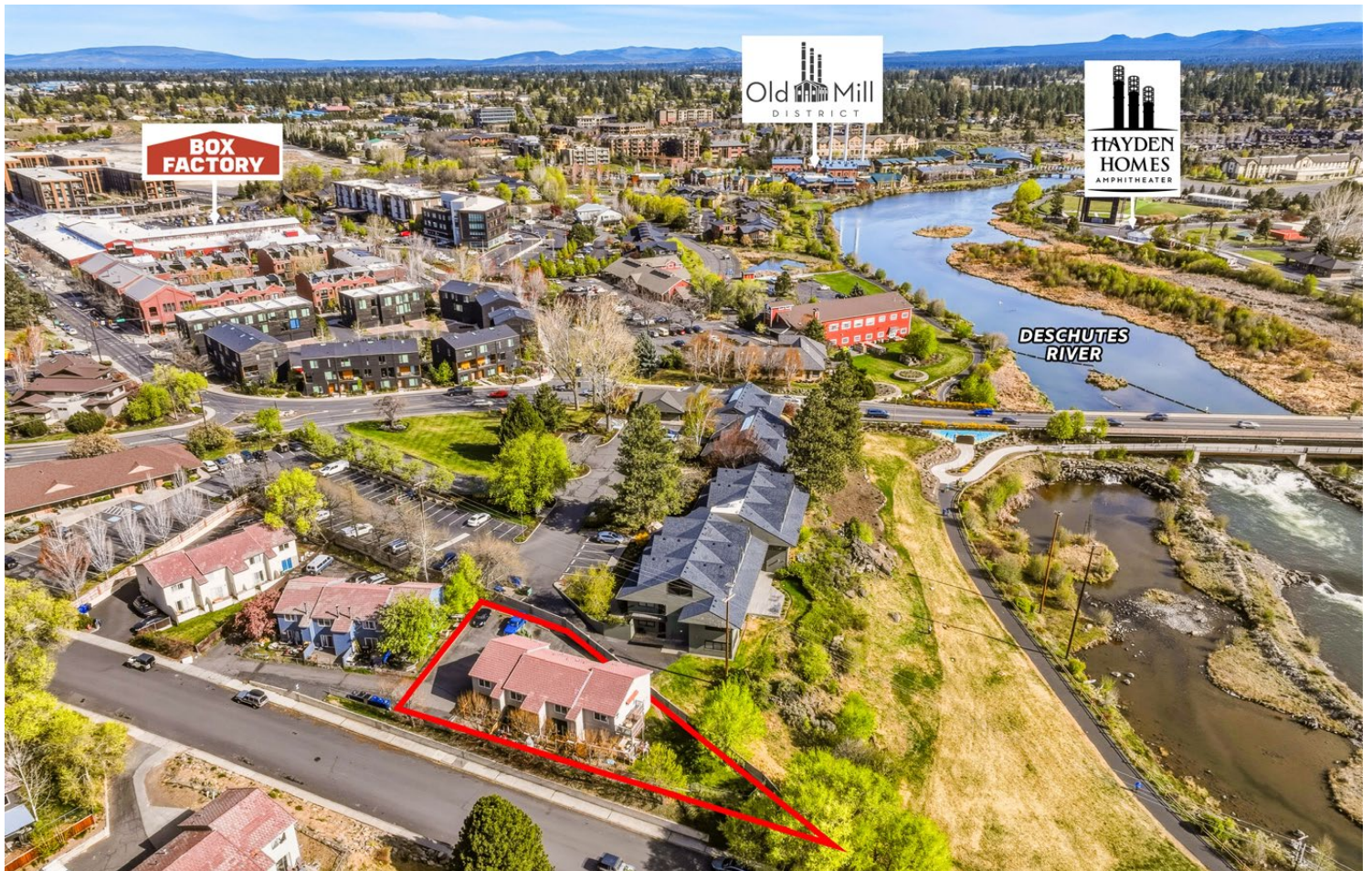
## 4-Plex with Spectacular River Views

### PROPERTY DETAILS

<b>Sale Price:</b>	\$1,500,000
<b>No. of Units:</b>	4
<b>Unit Mix:</b>	(2) 3 Bed / 1.5 Bath (2) 2 Bed / 1.5 Bath
<b>Price/SF:</b>	\$339.67
<b>Bldg. Size:</b>	4,416 SF
<b>Lot Size:</b>	0.23 Acres
<b>Year Built:</b>	1978
<b>Zoning:</b>	Residential Medium Density (RM)

### HIGHLIGHTS

- Excellent west side location near downtown Bend
- Stunning views of Deschutes River, Whitewater Park, and McKay Park
- Fully leased to four tenants
- Three units recently renovated
- In-unit washer/dryers
- Private decks and storage lockers for each unit
- Good on-site parking
- Potential seller financing



## RENT ROLL

UNIT #	SF	RENTS/MO	RENTS/YR	RENTS/SF/MO	MOVE IN	LEASE TERM
1	1,216	\$2,750	\$33,000	\$2.26	6/25/25	MTM
2	1,000	\$2,150	\$25,800	\$2.15	7/18/25	MTM
3	1,000	\$1,840	\$22,080	\$1.84	4/5/19	MTM
4	1,200	\$2,595	\$31,140	\$2.16	5/1/26	5/1/27
	<b>4,416</b>	<b>\$9,335</b>	<b>\$112,020</b>			

## FINANCIALS

EXPENSES		
Real Estate Taxes	\$6,003	2025 Actuals
Property Insurance	\$2,286	2026 Renewal
Management	\$9,147	2025 Actuals
Repairs and Maintenance	\$8,000	Annual Average
Turnover	\$1,500	2025 Actuals
Utilities-W/S/G	\$4,963	2025 Actuals
Landscaping	\$1,266	2025 Actuals
<b>Total Operating Expenses</b>	<b>\$33,165</b>	



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**73**

**79**

**Walk Score**

**Bike Score**

Very Walkable

Very Bikeable

Ratings provided by [www.walkscore.com/](http://www.walkscore.com/)



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