



3-D Tour: [Virtual Tour #1](#) 1548 and 1548 B

1548 Lincoln St is a 3 unit investment property ready for you! Great rental history in a central location with easy access around town and to bus lines. Each unit has its own private outdoor space and the larger two units have storage sheds included. Driveway fits two cars and there is ample street parking.

Schools:

Elementary: Adams
 Middle: Roosevelt
 High: South Eugene

Income/Expenses & Financial Information:

Actual Gross Income: \$73,080
 Proj. Gross Income: \$73,080
 Actual Net Income: \$63,080
 Proj. Net Income: \$63,080
 Actual Oper. Expenses: \$10,000
 Proj. Oper. Expenses: \$10,000
 Cap Rate: 7.42
 Gross Rent Multiplier: 11.63
 Investor Info: According To Owner, Leases
 Short Sale: No
 Bank Owned/Real Estate Owned: No
 Terms Considered: Cash, Conventional
 Assumable Interest Rate:
 Assumable Remaining Months Ending:

Client Full Multifamily 8/13/2024
 12:02PM

\$850,000 2642 sqft

Status: **Active**
 List Date: 8/7/2024
 DOM: 6 MLS#: 24131789
 Year Built: 1925 / APPROX

1548 LINCOLN ST Eugene, OR 97401
 XST/Dir: On Lincoln between 15th and 16th in Eugene

Property Details:

Property Tax/Yr: \$4,167.35 / 2023	Lot Desc: Level
County: Lane	#Stories: 2
Neighborhood: Jefferson Westside	# Total Units: 3
Internet:	Approx Bldg SQFT: 2642
Lot Size: 5,000 to 6,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 2 / DRIVWAY, STREET
Area: 245	Roof: Composition, Membrane
Zoning: S-JW	Unreinforced Masonry
Tax ID: 0278679	Building: No
CC&Rs:	Road Surface: Paved
Legal: 17-03-31-43-06600	Basement: Crawl Space, None
Common Amenities:	Exterior: Fiber Cement, Wood Siding
Storage: Individual Storage Units	Security:
	Foundation: Concrete Perimeter, Slab
	Garage:
	Lot Dim:

Opportunity Zone:

Comparable Information:

Original Price: \$850,000

Utilities:

Heat: Wall Heater
 Fuel: Electricity
 Water: Public Water
 Sewer: Public Sewer
 Cool: None
 Hot Water: Electricity

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	2	2396	1155	Built-in Dishwasher, Refrigerator, Washer/Dryer, Wood Floors
1	2	2	2014	888	Built-in Dishwasher, Hardwood Floors, Refrigerator, Washer/Dryer
1	1	1	1680	602	Built-in Dishwasher, Hardwood Floors, Refrigerator, Washer/Dryer

Occupancy Types: Leased, Vacant

Rent Includes: Maintenance Grounds

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.