

MULTIFAMILY PROPERTY | FOR SALE

MULTI-FAMILY OPPORTUNITY

303 North 11th Street, Aumsville, OR 97325



OFFERING SUMMARY

Sale Price:	\$3,995,000
Lot Size:	6.54 Acres
Number of Units:	126
Price / SF:	\$6.80
Zoning:	RM
Market:	Aumsville

PROPERTY OVERVIEW

A Sale or Joint Venture Opportunity. 126 unit Multi-Family Project, sold with entitlements. Located in Aumsville, a charming small town just 9 miles east of Salem off Highway 22. This parcel is located off N 11th in between Cedar Ln and Evergreen Drive. With 6.54 acres of RM zoned property, it sits adjacent to several city parks - Mill Creek Park, Brian Haney Memorial Aumsville Skate Park, Porter Boone Park, and across the street from Aumsville Elementary. Seller is willing to deliver a fully entitled project, contribute land to joint venture, or consider other creative joint venture options.

PROPERTY HIGHLIGHTS

- 6.53 Acres
- Sold with Entitlements
- RM Zoned Property
- Adjacent to City Parks
- Near Aumsville Elementary School
- 126 Unit Multi-Family Parcel
- (24) 3Bed/2Bath Units
- (48) 2Bed/2Bath Units
- (54) 1Bed/1Bath Units



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON
PRINCIPAL BROKER
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Principal Broker (OR) | Broker (WA)

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Commercial Broker

AJ NASH
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AJ@TRADITIONREP.COM
Managing Principal Broker

MULTIFAMILY PROPERTY | FOR SALE

SITE PLANS

303 North 11th Street, Aumsville, OR 97325



1 BUILDING TYPE 1
1" = 1'-0"



2 BUILDING TYPE 2
1" = 1'-0"



3 BUILDING TYPE 3
1" = 1'-0"

STUDIO

3

ARCHITECTURE
INCORPORATED
275 COURT ST. NE
SALEM, OR 97301
503.339.4500
www.studio3architecture.com

IN THE EVENT OF CONFLICT, ALL DISCUSSIONS
BETWEEN THE ARCHITECT, OWNER AND TRADER
CONSTITUTE A WAIVER OF THE ARCHITECT'S
OBLIGATION TO PROVIDE SERVICES AND SHALL
BE BINDING ON THE ARCHITECT. THE ARCHITECT
SHALL NOT BE RESPONSIBLE FOR ANY DELAYS
OR OMISSIONS BY THE ARCHITECT.

PROJECT # 2022-182
DATE: 3 SEPT 2024

MULTI FAMILY DEVELOPMENT
AUMSVILLE APARTMENTS
303 N 11th STREET AUMSVILLE, OREGON

SHEET
ELEVS



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MULTIFAMILY PROPERTY | FOR SALE

SITE PLANS

303 North 11th Street, Aumsville, OR 97325



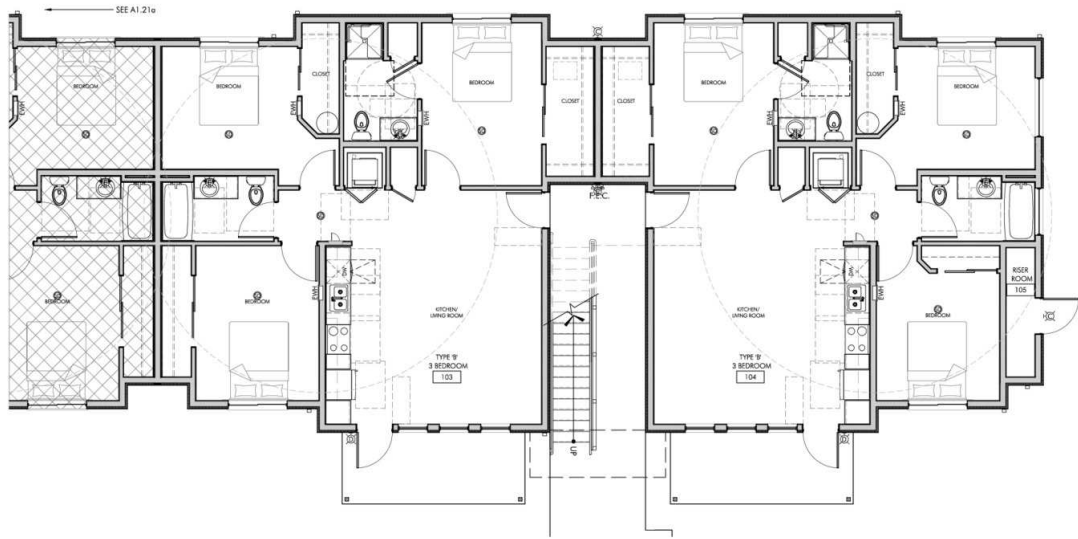
1 BUILDING TYPE 1 - LEVEL 01 FLOOR PLAN - EAST
1/8" = 1'-0"



PROJECT # 2022-182
DATE: 3 SEPT 2024

MULTI FAMILY DEVELOPMENT
AUMSVILLE APARTMENTS
303 N 11th STREET AUMSVILLE, OREGON

SHEET
A1.21a



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SHEET
A1.21b



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STUDIO

3

ARCHITECTURE
1100 8TH STREET, SEASIDE, CA 94132
WWW.STUDIO3ARCHITECTURE.COM

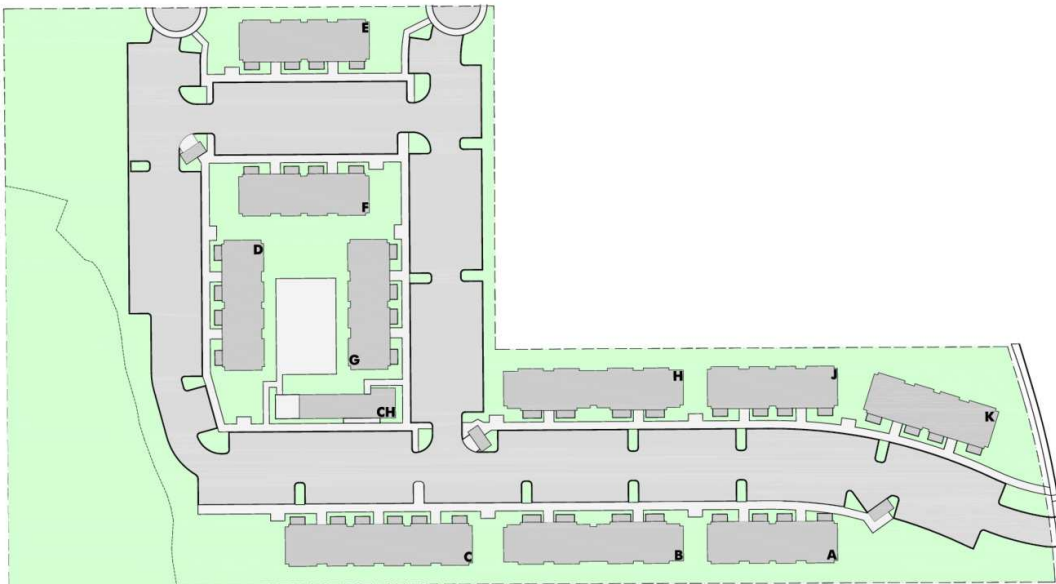
IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ARCHITECT'S GENERAL CONTRACT DOCUMENTS AND ANY OTHER DOCUMENTS, THE ARCHITECT'S GENERAL CONTRACT DOCUMENTS SHALL CONTROL.
PROJECT # 2022-182
DATE: 3 SEPT 2024

MULTI FAMILY DEVELOPMENT
AUMSVILLE APARTMENTS
303 N 11th STREET AUMSVILLE, OREGON

UNIT BREAKDOWN:

- BUILDING A (TYPE 2): 12 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(6) 1 Bed / 1 Bath @ 679sf
- BUILDING B (TYPE 1): 12 UNITS**
(2) 3 Bed / 2 Bath @ 1067sf
(10) 2 Bed / 2 Bath @ 1294sf
- BUILDING C (TYPE 3): 18 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(12) 1 Bed / 1 Bath @ 579sf
- BUILDING D (TYPE 2): 12 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(6) 1 Bed / 1 Bath @ 679sf
- BUILDING E (TYPE 2): 12 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(6) 1 Bed / 1 Bath @ 679sf
- BUILDING F (TYPE 2): 12 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(6) 1 Bed / 1 Bath @ 679sf
- BUILDING G (TYPE 2): 12 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(6) 1 Bed / 1 Bath @ 679sf
- BUILDING H (TYPE 1): 12 UNITS**
(2) 3 Bed / 2 Bath @ 1067sf
(10) 2 Bed / 2 Bath @ 1294sf
- BUILDING I (TYPE 2): 12 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(6) 1 Bed / 1 Bath @ 679sf
- BUILDING J (TYPE 2): 12 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(6) 1 Bed / 1 Bath @ 679sf
- BUILDING K (TYPE 2): 12 UNITS**
(2) 3 Bed / 2 Bath @ 901sf
(4) 2 Bed / 2 Bath @ 901sf
(6) 1 Bed / 1 Bath @ 679sf

TOTAL: 126 UNITS
(24) 3 Bed / 2 Bath units
(48) 2 Bed / 2 Bath units
(54) 1 Bed / 1 Bath units



1 SITE PLAN - GRAPHIC
P = 40' @ 220x



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UNITS

303 North 11th Street, Aumsville, OR 97325



UNIT BREAKDOWN:

BUILDING A (TYPE 2): 12 UNITS

- (2) 2 Bed / 2 Bath @ 868sf
- (4) 2 Bed / 2 Bath @ 901sf
- (6) 1 Bed / 1 Bath @ 679sf

BUILDING B (TYPE 1): 12 UNITS

- (2) 3 Bed / 2 Bath @ 1,067sf
- (10) 3 Bed / 2 Bath @ 1,096sf

BUILDING C (TYPE 3): 18 UNITS

- (2) 2 Bed / 2 Bath @ 868sf
- (4) 2 Bed / 2 Bath @ 901sf
- (12) 1 Bed / 1 Bath @ 679sf

BUILDING D (TYPE 2): 12 UNITS

- (2) 2 Bed / 2 Bath @ 868sf
- (4) 2 Bed / 2 Bath @ 901sf
- (6) 1 Bed / 1 Bath @ 679sf

BUILDING E (TYPE 2): 12 UNITS

- (2) 2 Bed / 2 Bath @ 868sf
- (4) 2 Bed / 2 Bath @ 901sf
- (6) 1 Bed / 1 Bath @ 679sf

BUILDING F (TYPE 2): 12 UNITS

- (2) 2 Bed / 2 Bath @ 868sf
- (4) 2 Bed / 2 Bath @ 901sf
- (6) 1 Bed / 1 Bath @ 679sf

BUILDING F (TYPE 2): 12 UNITS

- (2) 2 Bed / 2 Bath @ 868sf
- (4) 2 Bed / 2 Bath @ 901sf
- (6) 1 Bed / 1 Bath @ 679sf

BUILDING H (TYPE 1): 12 UNITS

- (2) 3 Bed / 2 Bath @ 1,067sf
- (10) 3 Bed / 2 Bath @ 1,096sf

BUILDING J (TYPE 2): 12 UNITS

- (2) 2 Bed / 2 Bath @ 868sf
- (4) 2 Bed / 2 Bath @ 901sf
- (6) 1 Bed / 1 Bath @ 679sf

BUILDING K (TYPE 2): 12 UNITS

- (2) 2 Bed / 2 Bath @ 868sf
- (4) 2 Bed / 2 Bath @ 901sf
- (6) 1 Bed / 1 Bath @ 679sf

TOTAL: 126 UNITS

- (24) 3 bed / 2 bath units
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OTHER AREAS OF FLOOD HAZARD

- Area with Flood Risk due to Levee
- Area with Reduced Flood Risk due to Levee
- Future Conditions 1% Annual Chance Flood Hazard

OTHER AREAS

- Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Roadwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

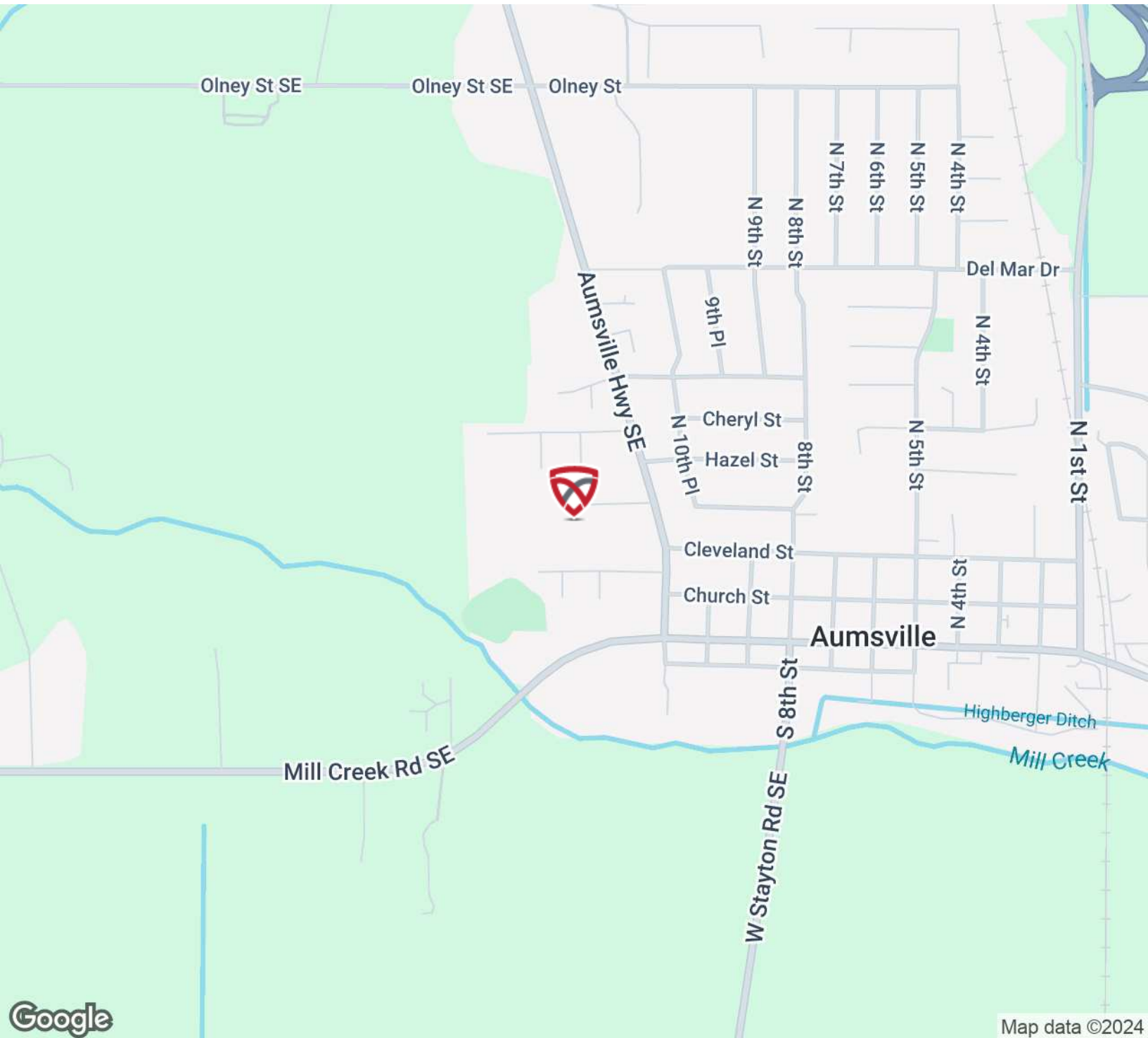
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap.



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LOCATION MAP

303 North 11th Street, Aumsville, OR 97325



Google

Map data ©2024

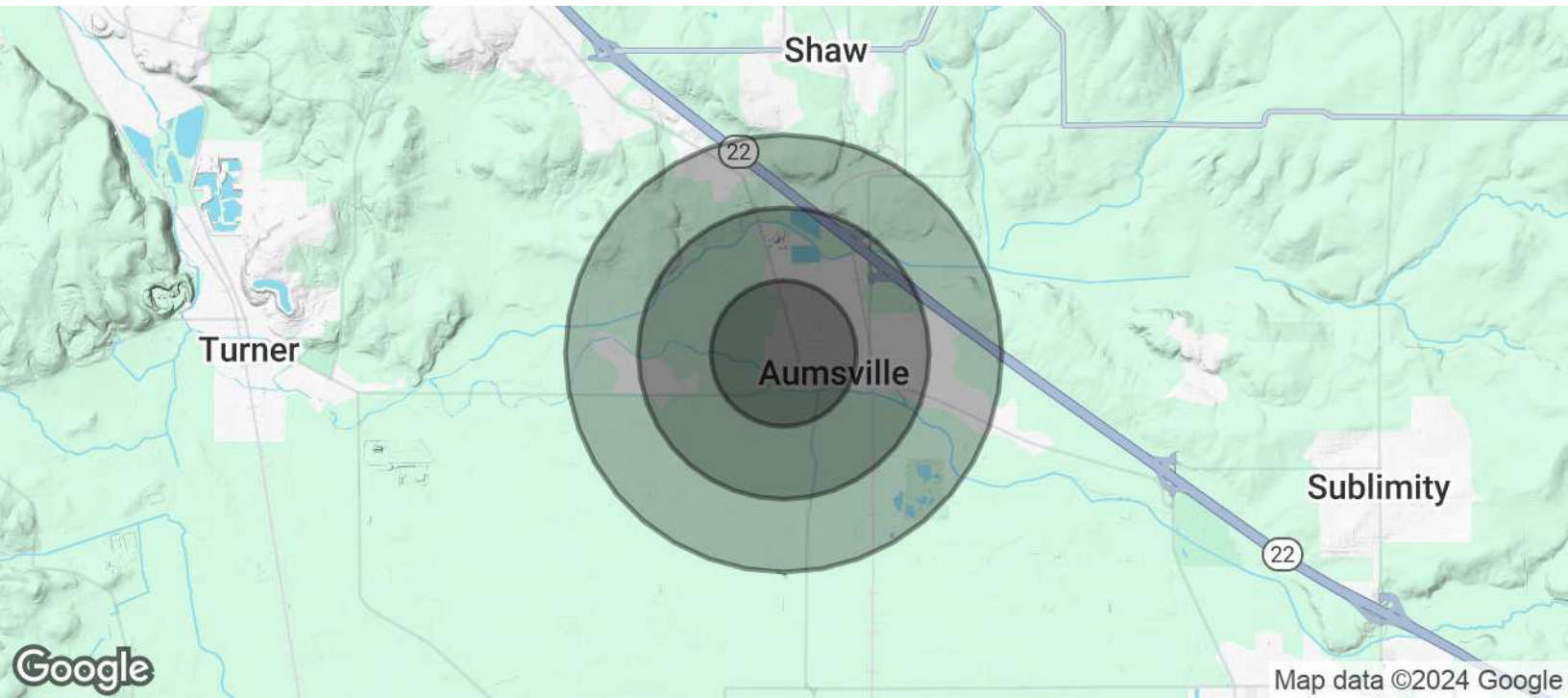


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DEMOGRAPHICS

303 North 11th Street, Aumsville, OR 97325



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	880	2,689	3,544
Average Age	37.6	37.3	39.1
Average Age (Male)	33.8	31.5	34.3
Average Age (Female)	41.5	42.3	43.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	319	993	1,303
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$94,907	\$82,902	\$87,584
Average House Value	\$245,042	\$245,498	\$269,279

2020 American Community Survey (ACS)



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TRADITION REAL ESTATE PARTNERS

303 North 11th Street, Aumsville, OR 97325



AJ NASH

PRINCIPAL BROKER | PARTNER

AJ@TraditionREP.com

503.559.9279

Managing Broker for the Nash Group with a primary focus on investment real estate and development.



RICH KARLSON

PRINCIPAL BROKER | PARTNER

Rich@TraditionREP.com

503.804.4653

Supports all Nash Group activities and Tradition's primary Commercial Broker in the Portland area.



PAULA MOSELEY

COMMERCIAL BROKER

Paula@TraditionREP.com

503.910.3055

Supports all Nash Group activities and is the primary Leasing Broker for the team.



SUNNY TUCKER

CRE TRANSACTION MANAGER

Sunny@TraditionREP.com

503.508.9773

Transaction Manager of both lease and sale transactions.



JANEL RODEN

CHIEF OPERATING OFFICER

Janel@TraditionREP.com

O: 503.877.4653

Supports as an internal marketing expert and the primary contact for all accounting items.



OUR COMMERCIAL REAL ESTATE TEAM



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OAR DISCLOSURE

303 North 11th Street, Aumsville, OR 97325



This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.



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None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

