

FOR SALE

2,912 SF | \$1,000,000

Westside Bend 4-Plex in Premier Location

1597 NW Portland Ave., Bend, OR 97703



MINUTES FROM COCC, RESTAURANTS, RETAIL, AND GROCERY



Terry O'Neil, Broker | Luke Ross, Broker
Ron Ross, Principal Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR SALE

\$1,000,000

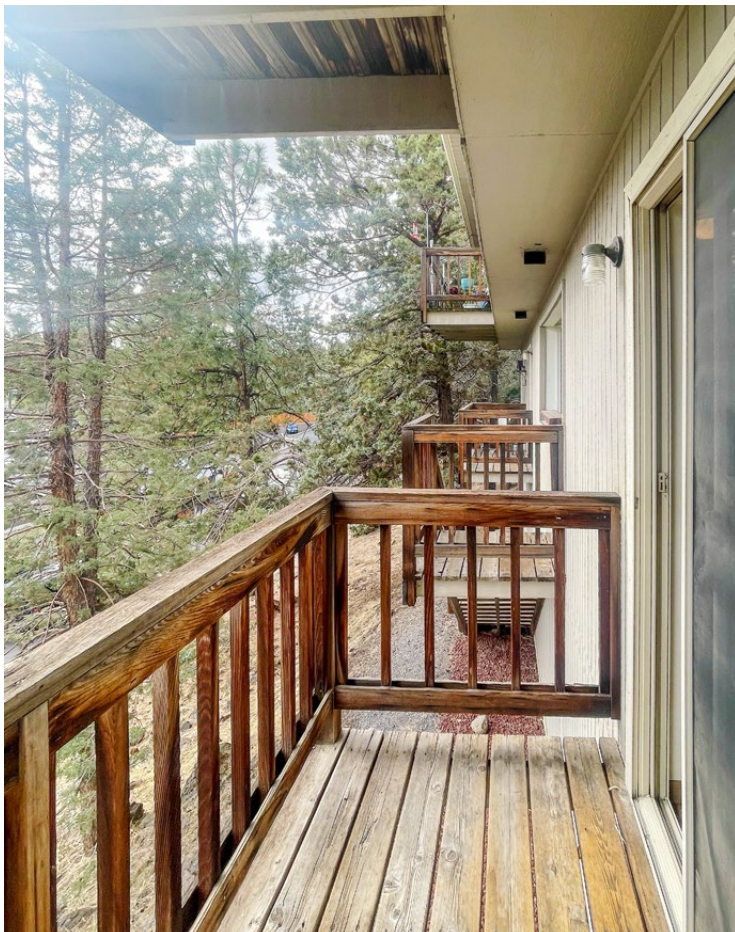
Westside Bend 4-Plex in Premier Location

PROPERTY DETAILS

Sale Price:	\$1,000,000
Bldg. Size:	2,912 SF
Price/SF:	\$343.41
Lot Size:	0.20 Acres
Year Built:	1994
Zoning:	Medium Density Residential (RM)
Parking:	On site and street parking available

HIGHLIGHTS

- Two (2) 2-bed/1-bath units and two (2) 1-bed/1-bath units
- All units have decks with views
- Coin-operated laundry on site
- Storage lockers available
- Great access to Central Oregon Community College, restaurants, grocery, pubs, & OSU Cascades
- One lease month-to-month
- Unit #3 is vacant
- Close proximity to outdoor recreation
- Expenses are T-12



RENT ROLL

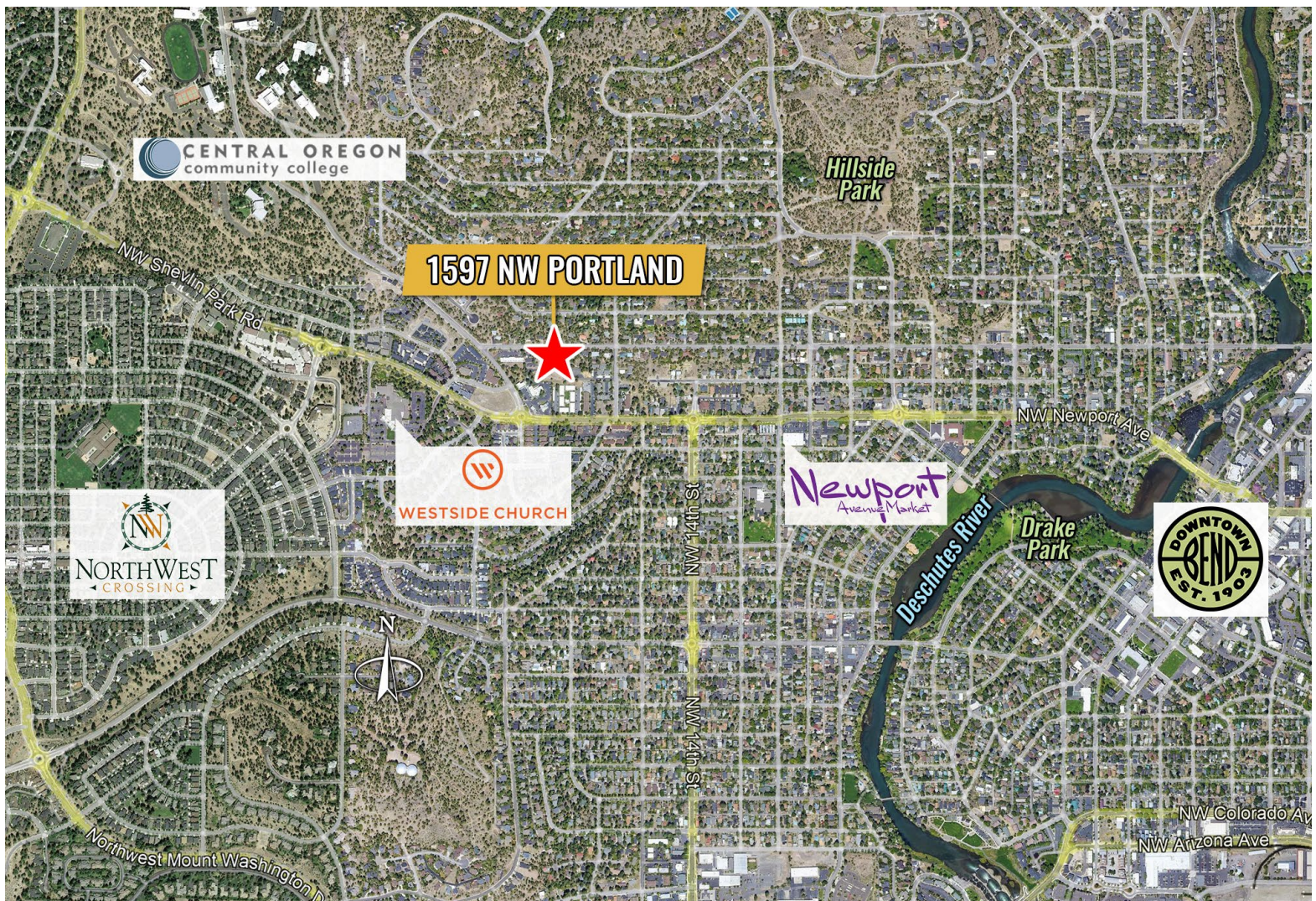
UNIT #	SF	RENTS/MO	RENTS/YR	RENTS/SF	MOVE IN	LEASE TO
1	728	\$1,500	\$18,000	\$2.06	3/21/2025	3/20/2026
2	728	\$1,548	\$18,576	\$2.13	10/21/2023	MTM
3	576	\$1,550	\$18,600	\$2.69	Vacant	TBD
4	576	\$1,500	\$18,000	\$2.60	3/1/2025	2/28/2026
		\$6,098	\$73,176			

FINANCIALS

ANNUAL PROPERTY OPERATING DATA*			
PROPERTY SUMMARY		INVESTMENT SUMMARY	
# of Units	4	Sales Price	\$1,000,000
Yr Built	1994	Cap Rate	4.60%
Site Acreage	0.20	PPSF	\$383.44
Tax Map	171231BA	Price/Unit	\$250,000
Tax Lot	1003	GRM	13.67
Zoning	RM		
INCOME		Annual Rent	
Potential Rental Income		\$	73,176
Less: Vacancy	5%	\$	3,659
Effective Rental Income		\$	69,517
Plus: Other Income (Laundry)		\$	-
Gross Operating Income		\$	69,517
EXPENSES		T-12 Annualized Expenses	
Real Estate Taxes		\$	6,453 2025 Projected
Property Insurance		\$	1,952 2024
Management		\$	4,645 T-12
Repairs and Maintenance		\$	3,200 T-12
Cleaning		\$	1,379 T-12
Utilities		\$	1,653 T-12
Snow Removal		\$	2,325 T-12
Appliance Repair		\$	475 T-12
Reserves	2%	\$	1,390 Pro-Forma
Total Operating Expenses		\$	23,472
Average Rents per Unit		\$	17,379
Average Costs per Unit		\$	5,868
Average Expense Ratio			33.76%
Net Operating Income		\$	46,045
*Trailing 12 (T-12) as of 10/01/2025			

FOR SALE

1597 NW Portland Ave., Bend, OR 97703



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



Terry O'Neil
Broker
Cell 541.408.1202
toneil@compasscommercial.com



Luke Ross
Broker
Cell 541.480.6144
lross@compasscommercial.com



Ron Ross
Principal Broker
Cell 541.480.8884
rross@compasscommercial.com

COMPASS
COMMERCIAL
REAL ESTATE
SERVICES