



ORCHARD  
CROSSING

# Modern Multifamily Opportunity Adjacent to University of Oregon in Vibrant Eugene, OR

**139 UNITS • BUILT 2017**

**HIGH DEMAND STUDIOS & 1  
BEDROOMS FOR UPPER CLASS  
AND GRADUATE STUDENTS**

**1/2 BLOCK FROM UNIVERSITY  
OF OREGON CAMPUS**

1965 EAST 15TH AVE, EUGENE, OR

OFFERING MEMORANDUM

**CBRE**



**Over \$19.3M in HUD 2.72% ASSUMABLE  
Mortgage. Fixed 2.72% for 33 more years!**

EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**



# *Table of Contents*

**1**

Executive Summary

**2**

Property Overview

**3**

Location Summary

**4**

Financial Summary

**5**

Market Comparables

## **PNW MULTIFAMILY INVESTMENT SALES TEAM**

### **Joe Nydahl**

Executive Vice President  
+1 (503) 221 4849  
joe.nydahl@cbre.com

### **Josh McDonald**

Executive Vice President  
+1 (503) 221 4887  
josh.mcdonald@cbre.com

### **UNDERWRITING QUESTIONS**

#### **Brennan Franssen**

Investment Sales Analyst  
+1 (541)-501-2107  
brennan.franssen@cbre.com

### **TOUR SCHEDULING**

#### **Patty Schaffer**

+1 (503) 221 4881  
patty.schaffer@cbre.com

**For more information, visit the website below:**

**[www.CBRE-OrchardCrossing.com](http://www.CBRE-OrchardCrossing.com)**

**CBRE**



CBRE

# Executive Summary





## THE OFFERING

# Ideally Located Modern Multifamily Opportunity in Vibrant Eugene, OR

CBRE presents Orchard Crossing, a modern property in Eugene, Oregon. With 139 studio and one-bedroom units, it offers comfortable living spaces. **Built in 2017, residents can enjoy a covered year-round swimming pool, spa/hot-tub, sauna, tanning booth, 24-hour fitness center, pet washing and grooming station, indoor bicycle storage, conference rooms, movie theater, and rooftop deck.**

**Eugene, Oregon, situated along the I-5 corridor, offers a lively downtown scene, renowned Oregon Ducks athletics, and easy access to outdoor recreation.** The city's downtown is home to the famous Saturday Market, where residents can explore a variety of local vendors and artisans. With the University of Oregon located in Eugene, residents can also partake in the excitement of Ducks athletic events. The city's proximity to parks and trails along the Willamette River provides ample opportunities for outdoor activities. Additionally, Eugene's convenient location along I-5 allows for quick trips to the stunning Oregon Coast and the popular skiing destination of Willamette Pass.

Known as Track Town USA, Eugene has a strong sports history. It has been chosen to host the 2024 Olympic Trials and recently held the 2022 Track and Field World Championships. Additionally, Eugene has been ranked 20th out of the top 50 places to live in the United States by money.com. **Limited competing product and new supply, strong neighborhood demographics, tight market vacancy, all combine to support stable long-term rent growth at Orchard Crossing.**

Steps Away from University of Oregon Campus

## PROPERTY SUMMARY

**Address** 1965 E 15th Avenue, Eugene, OR 97403

**Vintage** 2017

**Unit Count** 139

**Average Unit Size** 427 SF

**Residential SF** 59,352 SF

**Stories** 4

**Site Size** .71 AC | 30,928 SF

**LEED Rating** Platinum

**Parcel** # 0291847

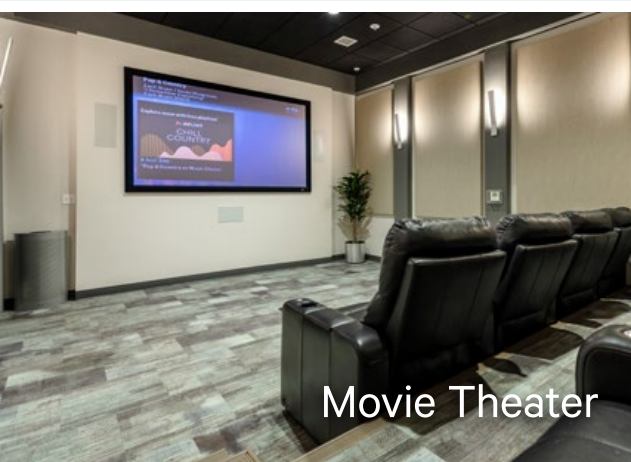
**Parking** 97 total spaces



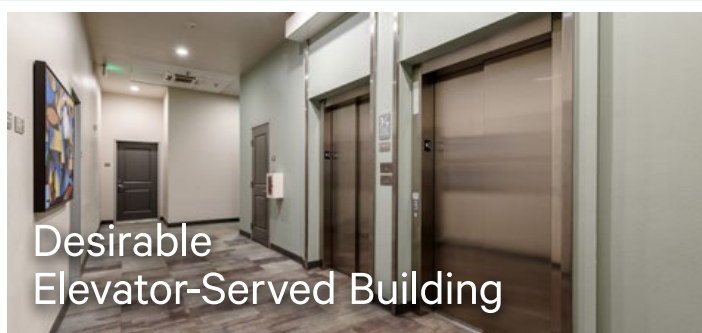




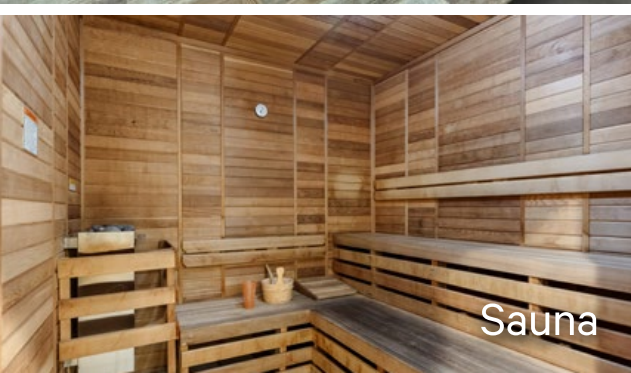
Covered Year-Round Swimming Pool and Spa with Expansive Skylight



Movie Theater



Desirable Elevator-Served Building



Sauna



Rooftop Lounge with Sweeping Views & BBQs

# Investment *Highlights*



## Property Highlights

- ✓ Large, comfortable, well designed studio and one-bed/one-bath homes (rented by the unit)
- ✓ **Excellent amenities featuring covered year-round swimming pool, spa/hot-tub sauna and tanning booth, 24 hour fitness center, pet washing and grooming station, indoor bicycle storage, conference rooms, movie theater, rooftop deck and on site management, patio or balcony in select apartments.**
- ✓ **Spacious unit layouts with in-unit washers and dryers**



## Market Fundamentals

- ✓ **Historical rent growth average of ~ 6% pre-COVID (2015-2020) with ~4% growth from 2024-2028 (Yardi)**
- ✓ ~Average vacancy in the Eugene has not gone above 5% and that trend is expected to continue through 2030. (Yardi)



## Demographics

- ✓ \$510,000 median sales price for a house in Eugene
- ✓ Within a 5-mile radius the Median Household Income is \$80,499



State-of-the-Art Fitness Center



# Investment *Highlights*

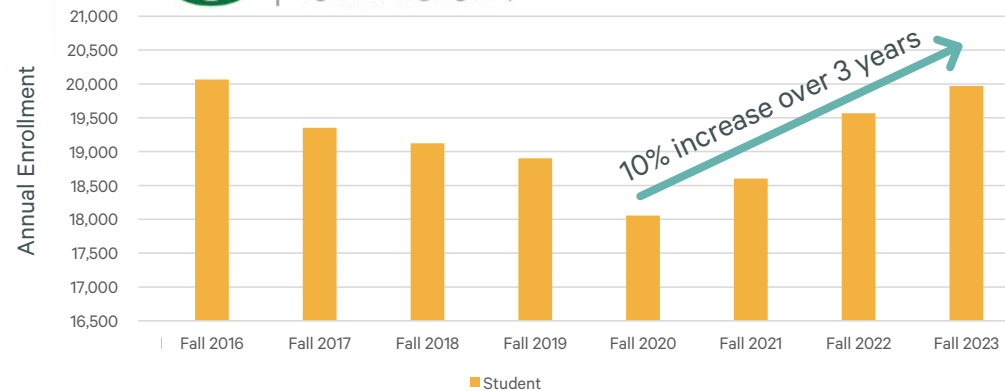


## Location

- ✓ Direct access to I-5
- ✓ 1/2 block away from the University of Oregon
- ✓ Just over an hour drive to both the Oregon Coast and Willamette Pass recreation area full of hiking, skiing, swimming, camping areas, and other outdoor recreational areas
- ✓ Less than a 5 minute walk to Market of Choice, Pharmacy, and Matthew Knight Arena
- ✓ Close proximity to Jordan Schnitzer Art Museum, Alton Baker Park, Hendrick's Park, Skinner's Butte, Spencer's Butte hiking trails and Moon Mountain City Park



## Enrollment Growth



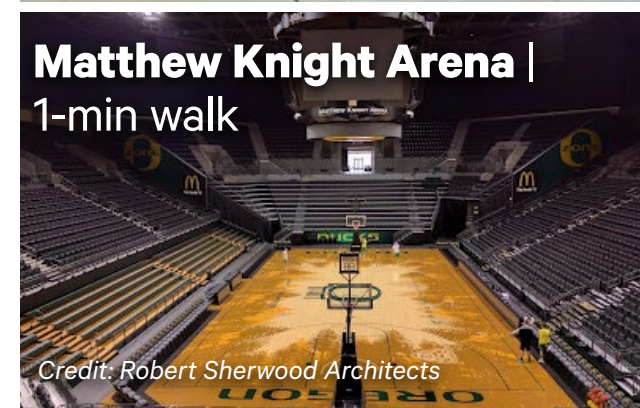
**East 13<sup>th</sup> Ave**  
20-min walk



**Jordan Schnitzer Museum of Art** | 17-min walk



**Matthew Knight Arena** |  
1-min walk



**Hayward Field**  
10-Min Walk



Credit: Robert Sherwood Architects

ORCHARD | 6  
CROSSING



**University of Oregon**  
3-min walk



# UNIT MIX

Unit Type	Units	Unit Mix %	Avg. SF	Total SF
Studio	58	42%	339	19,662
1bd/1ba	81	58%	490	39,690
Total / Average	139	100.0%	427	59,352



Spacious Kitchens with Quartz Countertops and Stainless Steel Appliances

Light Filled Units with 13' Ceilings on 1st Floor Units



Fully Furnished Studio and One-Bedroom Units



**VALLEY RIVER CENTER**  
835,000 SF of Retail • 130 Shops & Services

Eugene Country Club

**SKINNER BUTTE PARK**  
100-Acre Park • 6-Min Drive

**TRADER JOE'S**

**AUTZEN STADIUM**  
UO Sports Complex • 54,000 Capacity

**ALTON BAKER PARK**  
373-Acre Park • 7-Min Drive

**WHOLE FOODS MARKET**

**PeaceHealth**

**Largest Eugene Employer**  
5,300 Jobs • 5-Min Walk

**East 13<sup>th</sup> Ave**  
50+ Restaurants, Bars, & Retailers • 20-Min Walk



**MATTHEW KNIGHT ARENA**  
UO Sports Complex • 12,500 Seat Venue

**UO Station**  
20-Min Walk

**TRACK TOWN PIZZA**

**MARKET OF CHOICE**

**little big burger**

**SAFeway**

**University of Oregon**  
22,200+ Students • 3-Min Walk  
**2<sup>nd</sup> Largest Eugene Employer**

**SOUTH EUGENE HIGH SCHOOL**  
#1 Eugene High School • 1,500 Students

**ORCHARD CROSSING**

**Campus Location Checks All the Boxes**  
EXCEPTIONAL PROXIMITY TO THE UNIVERSITY OF OREGON,  
MAJOR EMPLOYERS, NATURE PARKS, AND COLLEGE NIGHTLIFE



CBRE

# Property Overview





## PROPERTY SUMMARY



### NAME / ADDRESS

Orchard Crossing  
1965 East 15th Ave, Eugene, OR 97401



### YEAR BUILT

2017



### SUBMARKET

Eugene



### PRODUCT TYPE

Mid-Rise



### STORIES

4



### UNITS / AVERAGE SIZE

139 Units / 427 SF



### BUILDING SF

59,352 SF



### PARKING

97 garage spaces



### PARKING RATIO

0.66 spaces per unit



### LEED RATING

LEED Platinum



### LAND AREA / DENSITY

0.71 acres | 130,928 SF



# ORCHARD CROSSING



4

STORIES

427

AVG UNIT SIZE

139

UNITS





## COVERED POOL, SPA, SAUNA, ROOFTOP TERRACE & FITNESS CENTER

Covered year-round swimming pool, spa, sauna, and 24-hour fitness center that offers yoga and spinning classes





## MOVIE THEATER, COWORKING & LOUNGE AREAS

Spacious movie theater in addition to conference rooms located on each floor for private or group use with TV's, work tables, lounge area and coffee station.





Yoga and Spin Studio



Pet Wash and Grooming Station



Underground Parking Garage



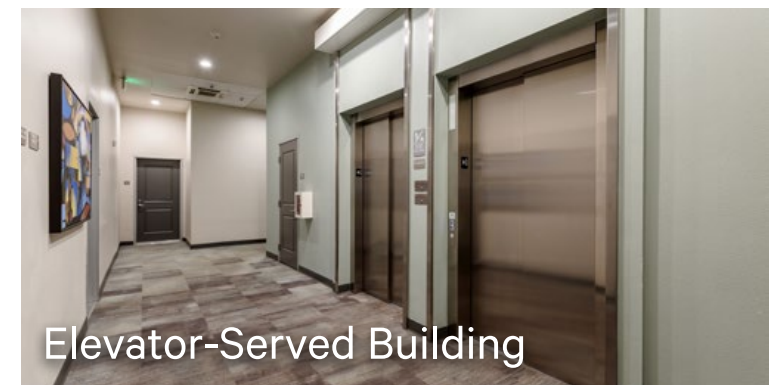
Indoor Bicycle Storage



Package System

## ADDITIONAL AMENITIES & BUILDING HIGHLIGHTS

- » Sauna
- » Well Beats system - yoga and spinning classes
- » 24-hour fitness center
- » Pet wash and grooming station
- » Indoor bicycle storage
- » Package system
- » Study and conference rooms on each floor
- » Covered year-round indoor swimming pool and spa/hot tub
- » Underground parking garage
- » Controlled access building



Elevator-Served Building



# UNIT AMENITIES

- » Fully furnished studio and one-bedroom units
- » Stainless steel appliances
- » Quartz countertops
- » Under-cabinet lighting
- » Air conditioner
- » Patio or balcony in select apartments
- » 48 inch flat screen smart TVs
- » High-speed internet
- » Bluetooth stereo in tub/shower
- » Large closets and double stacking hanger rods
- » Washer/dryer
- » Breakfast Bar in Select Homes



Stainless Steel Appliances



Fully Furnished Studios and One-Bedroom Units



Modern Bathroom with Bluetooth Stereo in Tub/Shower



In-Unit Laundry



Light Filled Units





# BUILDING DETAIL

<b>Exterior</b>	Concrete board lap siding
<b>Roof</b>	Flat roof. All vinyl with trays of succulent plants and concrete patches.
<b>Framing</b>	Wood framing
<b>Ceiling Height</b>	Garage is 12'. 1st floor 13'. 2-4 = 9'
<b>Windows</b>	Double paned vinyl
<b>Wiring</b>	Copper
<b>Plumbing</b>	Copper mains and risers with PEX piping within units
<b>Water Heater</b>	3 Boilers in basement/garage for complex water
<b>Heating &amp; Air Conditioning</b>	PTAC in unit and cadet heaters. Splits for complex.
<b>Entry Door</b>	Solid core wood
<b>Counter Surfaces</b>	Solid quartz surface
<b>Appliances</b>	Stainless steel GE
<b>Tub &amp; Shower Surfaces</b>	Reinforced fiberglass
<b>Flooring</b>	CVT and carpet tiles
<b>Patio/Bacony</b>	Trek decking, 4x8'
<b>Views</b>	University of Oregon & University District



# Representative Floor Plans

## STUDIO A

312 SF



## STUDIO B

327-337 SF



## STUDIO H

366 SF





# Representative Floor Plans (continued)

**1 BEDROOM X 1 BATH A**  
473 SF



**1 BEDROOM X 1 BATH D**  
502 SF



**1 BEDROOM X 1 BATH E**  
508 SF





# Location Summary

---





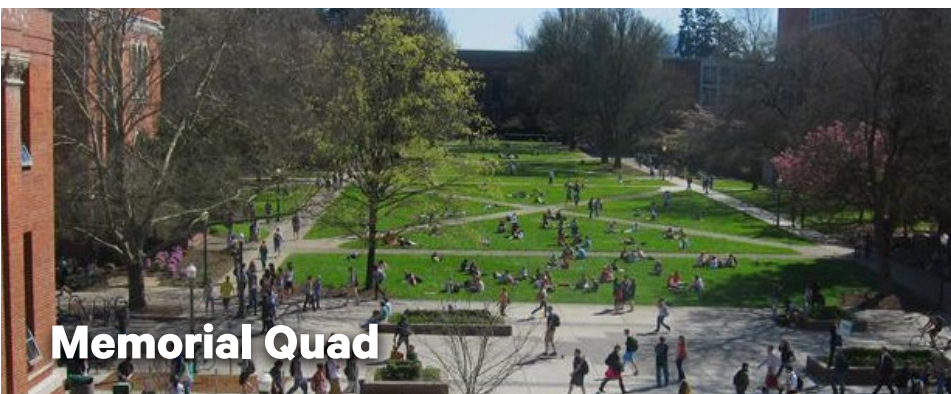
# Eugene: *College Town Life & Amenities*

## AMENITY-RICH STUDENT LIFESTYLE LOCATION

**Orchard Crossing is unmatched in location, situated in the northern part of the Fairmount Neighborhood** anchored by the 265-acre University of Oregon campus and minutes from East 13<sup>th</sup> Avenue. Fairmount is highly desirable for students looking for the independence and luxuries of off-campus living while maintaining a close-to-campus lifestyle. Extremely walkable and bikable, Fairmount offers residents easy access to renown fitness, eateries, bars, cafes, bike paths and nature parks. Located minutes from UO Transit Station, Orchard Crossing has access to Lane Transit District's extensive public transportation lines providing excellent connectivity to all of Eugene. Direct proximity to the University of Oregon, lively nightlife, and off-campus freedoms are driving the migration of young student renters.

### FAIRMOUNT NEIGHBORHOOD CHECKS ALL THE BOXES

- » Easy access to campus amenities like libraries, quads, theaters, and fitness
- » Minutes to restaurants, bars, cafes, breweries, and shops
- » Quick commutes to major employers
- » Bikable to scenic nature parks and the Downtown Riverfront
- » Walkable to transit stations







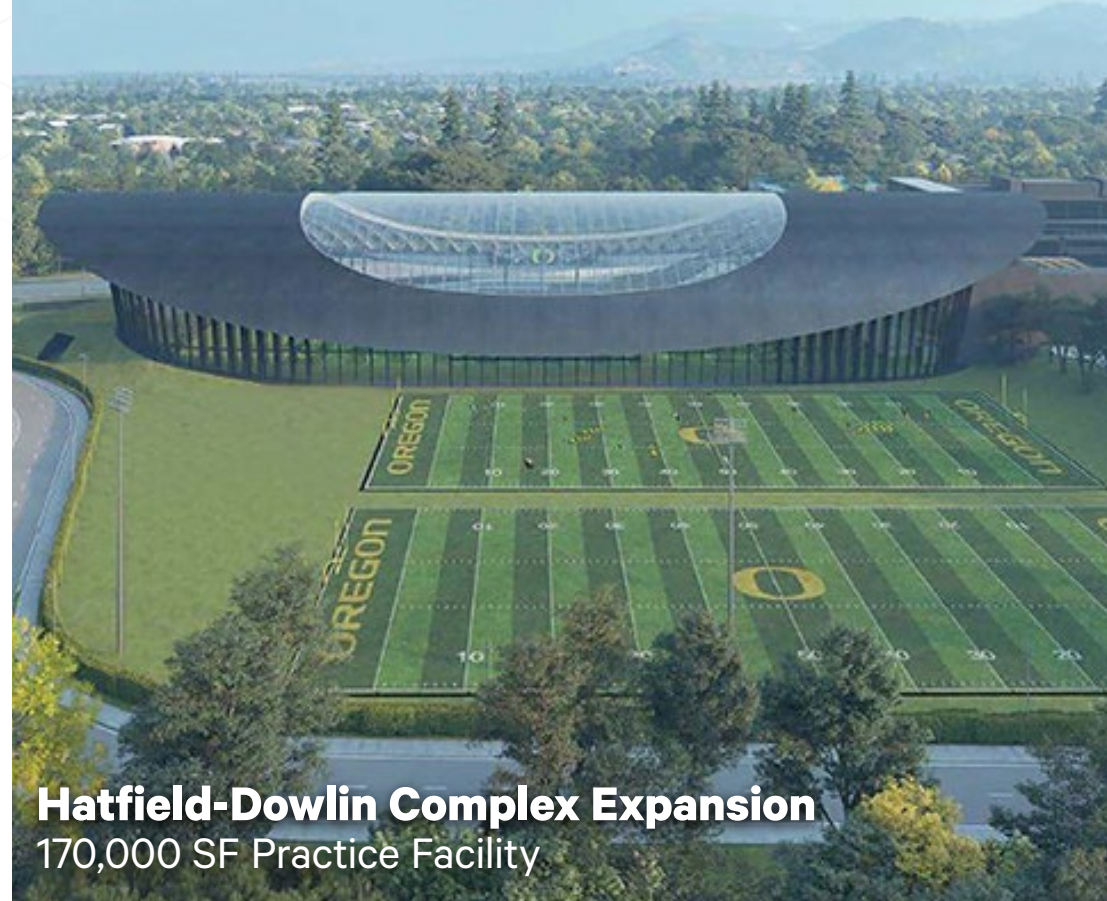
UNIVERSITY OF  
OREGON

**1/2 Block** from Orchard Crossing

**23,202**  
students

**530K+ SF**  
recent & planned developments

- » **295-acre campus** occupying over 80 buildings serving over 23,000 students and 5,000 faculty
- » Student enrollment includes **51.6%** in-state, **44.4%** out-of-state and **4.8%** international students
- » Home to the Oregon Ducks, a top 15 college champion team playing out of **Autzen Stadium that can hold over 54,000**
- » Host of the 2022 World Athletics Championships at Hayward Field, seating 25,000 thanks to a recent \$270 million expansion
- » **\$1 billion investment from Phil & Penny Knight** for the Knight Campus for Accelerating Scientific Impact, a three-building project with **Building 2 set to deliver over 180,000 SF in 2025**
- » Hatfield-Dowlin Complex to be **expanded by 170,000 SF** for a new indoor football practice facility



**Hatfield-Dowlin Complex Expansion**  
170,000 SF Practice Facility



**Knight Campus Development**  
185,000 SF Addition



**UO Campus Map**

ORCHARD  
CROSSING

ORCHARD | 20  
CROSSING



# Unmatched Accessibility

Easily Walkable & Bikable with Good Transit



**98** Biker's Paradise  
**Bike Score®**



**77** Very Walkable  
**Walk Score®**

## NEARBY TRANSIT STOPS

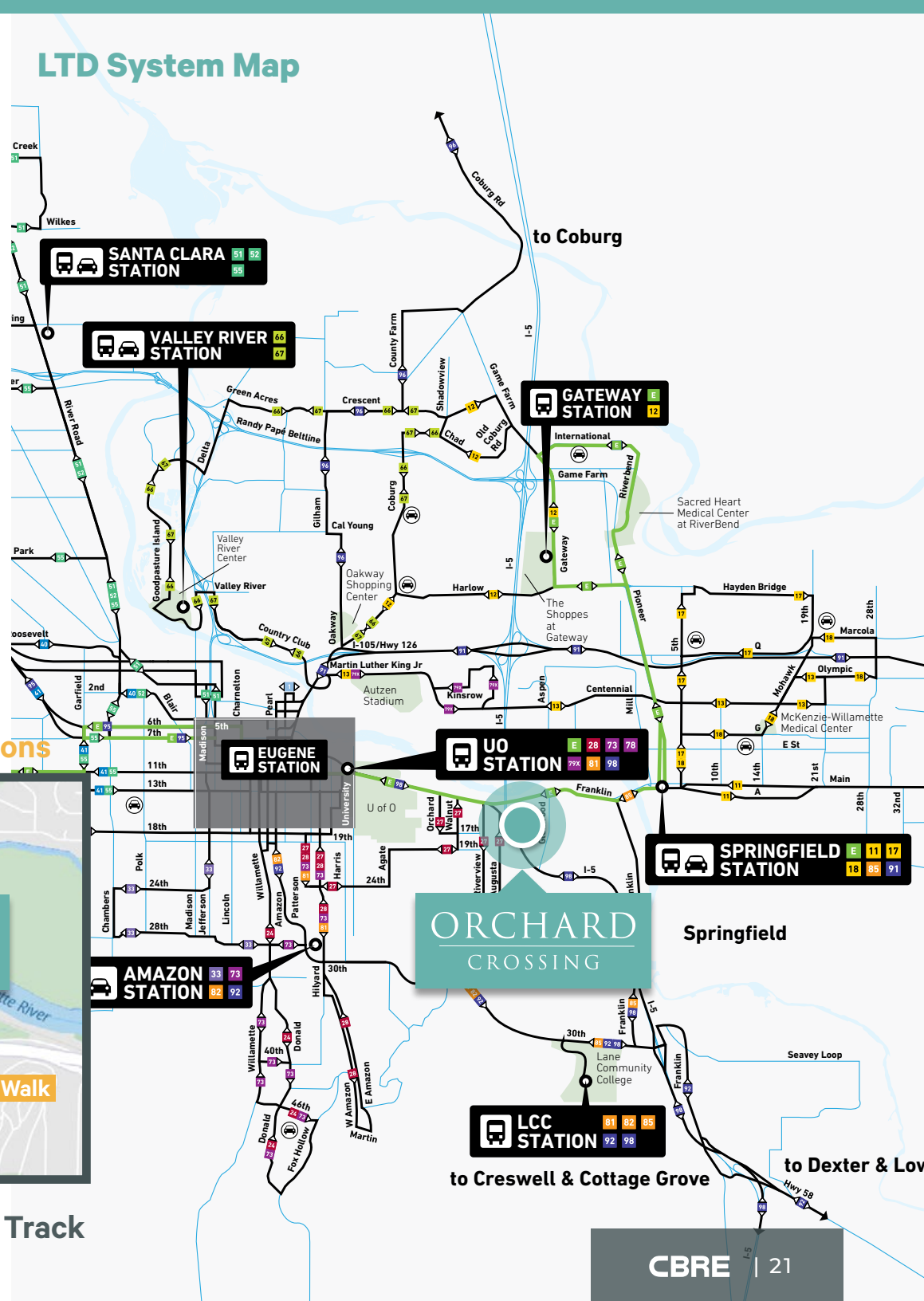
- ✓ UO Station - 8 Bus Lines
- ✓ Eugene Station - 27 Bus Lines

## Exceptional Proximity to Transit Stations



Bus Station

2-Way Cycle Track



Orchard Crossing's location provides easy access on all counts. A four-minute walk to EmX Walnut Station, 20-minute walk to UO Station accessing 8 different Lane Transit District bus lines and a 11-minute bike ride to the Eugene Station, the hub of transportation in Eugene, with access to 27 different bus lines to carry residents across the city.

Bicycle access is a large part of the University District lifestyle. In 2011, Eugene completed updates to Alder Street. This project created direct, comfortable bicycle connectivity with Eugene's extensive river path system and also serves as an important corridor for those accessing campus from the north and south.



# Major Employers



TOTAL EMPLOYEES

**16,000**

EMPLOYEES ACROSS EUGENE

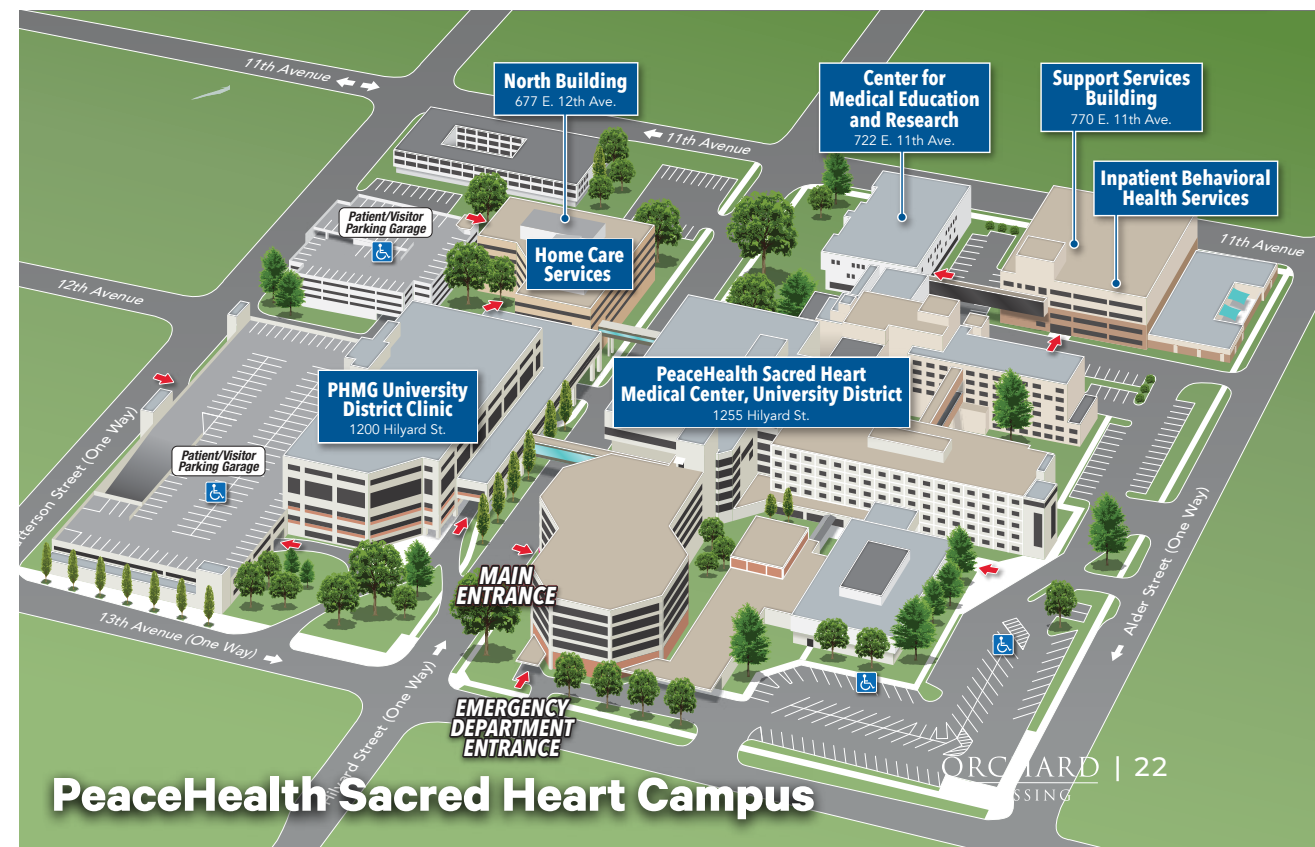
**5,347**

TOTAL EUGENE LOCATIONS

**42**

## 5-min drive to PeaceHealth Sacred Heart Medical Center

PeaceHealth is a not-for-profit health system offering care to communities in Washington, Oregon and Alaska. PeaceHealth has approximately 16,000 caregivers, a group practice with more than 900 providers and 10 medical centers serving both urban and rural communities throughout the Northwest. **PeaceHealth has a significant presence in Eugene as their largest employer** with over 5,300 employees and a variety of services across 42 Eugene locations.



PeaceHealth Sacred Heart Campus



# Major Employers (continued)



ONE BLOCK from Orchard Crossing

ALL UO LOCATIONS

**10,033 Employees**

EUGENE CAMPUS

**5,040 Employees**

STUDENT-TEACHER RATIO

**18:1**

STUDENT WORKERS

**3,095 Employees**

- » **10,033** total employees including faculty, graduate employees, admins, and students across all University of Oregon locations
- » **#2** largest employer with 5,040 faculty and staff in both Eugene and Lane County
- » **3,095** student employees who are both attending and working at the University of Oregon
- » Between **70% and 80% of college students work** while in school
- » Knight Campus development to add 30+ more faculty as the project continues



University of Oregon



Knight Campus Development  
Completed Building 1





Skinner Butte Park



Whilamut Natural Area in Alton Baker Park

## *Quintessential* PNW Recreation

### Skinner Butte Park

Skinner Butte Park is one of Eugene's oldest parks, and is rich with local history and recreational opportunities. Dedicated in 1914, Skinner Butte Park includes 100 acres of property along the Willamette River just north of downtown Eugene. It includes such noteworthy features as Skinner Butte, the Columns climbing area, Skinner City Farm community garden, acres of lawn and meadows, hiking trails, and bike paths.

### Alton Baker Park

- » Eugene's largest developed park at 373 acres
- » Located along the north bank of the Willamette River
- » Includes Cuthbert Amphitheater, Whilamut Natural Area, Native Plant Nursery

### Hendricks Park

Hendricks Park is Eugene's oldest city park. Its 80 acres includes a world-renowned rhododendron garden and a native plant garden. Laced with paths and the northern terminus of the 12-mile Ridgeline Trail, the park is a haven for hikers, birders, and others who enjoy retreating to the tranquility of nature. Without leaving the city, visitors can walk among 200 year-old Douglas fir trees, ferns, and wildflowers.



Rhododendron Garden

Source: Eugene-or.gov





**Autzen Stadium** | Sporting Venue



**Miller Theater Complex**  
UO Performing Arts



**Jordan Schnitzer**  
Museum of Art



**East 13<sup>th</sup> Avenue**  
Retail Corridor



**Downtown Riverfront Park**  
3-Acre Park

Credit: City of Eugene

# Lively College Life Destination

## AMENITIES FOR WORK & PLAY

### Sports, Entertainment and Activities

- ✓ Student Recreation Center
- ✓ Knight Library
- ✓ Hayward Field
- ✓ Downtown Riverfront Park
- ✓ Autzen Stadium
- ✓ Jordan Schnitzer Museum of Art
- ✓ Miller Theater Complex

### Neighborhood Restaurants & Retailers

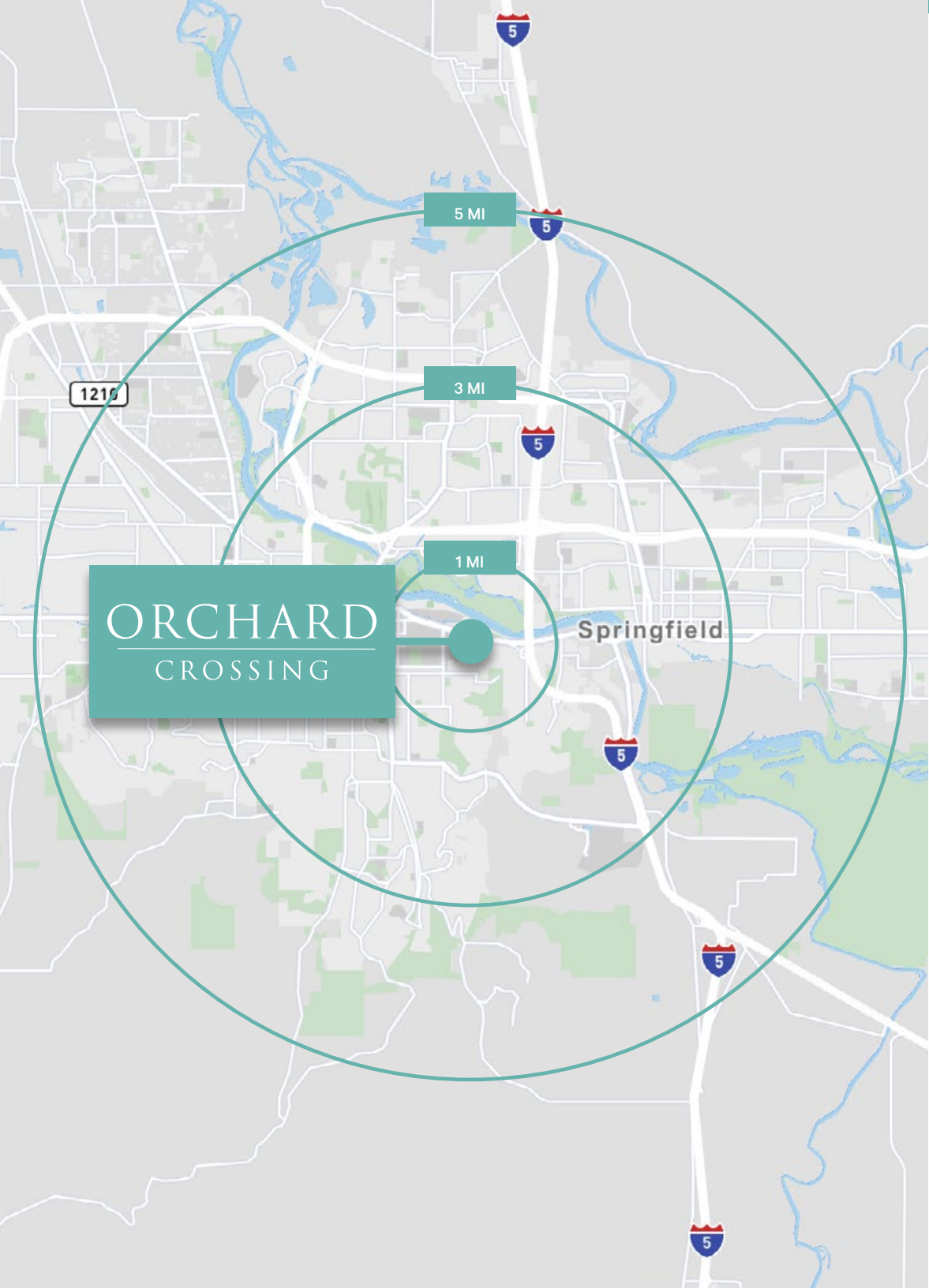
- ✓ East 13<sup>th</sup> Avenue Retail Corridor
- ✓ The Duck Store
- ✓ Dave's Hot Chicken
- ✓ Insomnia Cookies
- ✓ Fat Shack
- ✓ Tailored Coffee Roasters
- ✓ The Dough Co
- ✓ The N.E.S.T. Vintage Clothing



Credit: University of Oregon

**Student Recreation Center**  
World-Class LEED Fitness Facility





# Outstanding Neighborhood Demographics



**Young & highly educated**



**More likely to rent vs own**



**Growing Population**

Distance from Orchard Crossing	1 Mile	3 Miles	5 Miles
2023 Businesses	428	6,054	9,135
2023 Employees	7,469	67,940	109,125
2020 Population - Census	18,290	111,957	198,118
2023 Population - Current Year Estimate	18,538	113,472	201,900
2028 Population - Five Year Projection	18,924	114,342	203,962
2020-2023 Annual Population Growth Rate	0.42%	0.41%	0.58%
2023 Average Household Income	\$78,001	\$82,257	\$90,245
2023 Median Household Income	\$39,986	\$53,031	\$60,064
% Millenials and Gen Z	79.4%	56.3%	51.2%
% of Population with Bachelor's Degree or Higher	70.2%	48.7%	43.2%
2023 Average Household Size	2.16	2.15	2.23
2023 Median Age	23	33	37
2023 Renter Occupied Housing Units	68.3%	56.0%	50.2%



CBRE

# Financial *Summary*





# Pro Forma & Financial Notes

	2025/2026 School Year	Per Unit
	CBRE Year 1	Per Unit
	Pro Forma	Per Unit
REVENUE		
Rental Income		
Scheduled Market Rents	\$2,901,300	\$20,873
Market Rent Increase	87,039	3.00%
Gross Potential Rent	\$2,988,339	\$21,499
Economic Vacancy		
Vacancy	(149,417)	5.00%
Non-Revenue Units	(21,499)	0.72%
Total Economic Vacancy	(\$170,916)	5.72%
Net Rental Income	\$2,817,423	\$20,269
Economic Occupancy	94.3%	
Average Effective Rent	\$4.16	
Ancillary Income		
Other Income	13,900	100
Non-Refundable Fees	41,700	300
Parking	111,564	803
Pet Rent	3,475	25
Utility Reimbursement (RUBS)	81,215	584
Total Ancillary Income	\$251,854	\$1,812
Gross Revenues	\$3,069,277	\$22,081
Monthly Revenue/Average	255,773	1,840
OPERATING EXPENSES		
Controllable Expenses		
Payroll	138,027	993
Administrative / G&A	38,233	275
Advertising & Promotion	67,415	485
Repairs & Maintenance	52,125	375
Contract Services/Landscaping	39,991	288
Turnover	27,800	200
Total Controllable Expenses	\$363,591	\$2,616
Uncontrollable Expenses		
Utilities	108,286	779
Management Fee	92,078	662
Insurance	109,129	785
Total Uncontrollable Expenses	\$309,494	\$2,227
Operating Expenses	\$673,085	\$4,842
Other Expenses		
Real Estate Taxes	268,422	1,931
Permits, Licenses, Taxes & Fees	11,070	80
Replacement Reserves	34,750	250
Total Other Expenses	\$314,241	\$2,261
Total Expenses	\$987,326	\$7,103
Net Operating Income	\$2,081,951	\$14,978

PRO FORMA NOTES	
REVENUE ASSUMPTIONS	EXPENSE ASSUMPTIONS
SCHEDULED MARKET RENTS	PAYROLL
Orchard Crossing pro forma market rents are based on the 3/21/2025 rent roll, recent leasing trends at the property, and	Payroll expense is estimated at \$566/unit, and includes only a maintenance tech. All office/leasing payroll expenses are covered by the
RENTAL TRENDS: EUGENE, OR	ADMIN/G&A
\$/Unit	
\$/SF	
Orchard Crossing in-place rents as of 3/21/2025 rent	Administrative expense is estimated at \$275/unit, which is comparable of assets with similar quality and vintage.
Comparable property rents:	
Orchard Crossing as-is pro forma rents:	
VACANCY	ADVERTISING & PROMOTION
Pro forma vacancy is set at 5.0% of GPR per industry market standard.	Marketing expense is estimated at \$485/unit, which is supported by the historic expenses at the Property.
NON-REVENUE UNITS	REPAIR & MAINTENANCE
Pro forma assumes 1 non-revenue unit, which is consistent with non-revenue unit loss at midrise properties of comparable scale in the market.	R&M expense is estimated at \$375/unit, which is consistent with the T12 expense at the Property.
OTHER INCOME	CONTRACT SERVICES
Pro forma assumes Other Income revenue of \$25/unit, which is consistent with historic income at the Property. Other Income includes revenue from Screening Fees at the property.	Contract Services expense is estimated at \$288/unit, which is in line with the T12 expense at the Property.
NON-REFUNDABLE FEES	TURNOVER
Pro forma assumes Non-Refundable Fee revenue of \$300/unit, which is consistent with historic income at the Property. Non-Refundable Fee revenue includes late fees and forfeited security deposits.	Turnover expense is estimated at \$200/unit, which is in line with the T12 expense at the Property.
PET RENT	UTILITIES
Pro forma assumes pet rent charges of \$25/unit supported by the trailing financials.	Estimated Utilities on the T12 expense is consistent with the historical utility expense at the property.
UTILITY REIMBURSEMENTS	MANAGEMENT FEE
Pro forma assumes a utility reimbursement ratio of 75%, which is consistent with comparable midrise style apartment properties in the market.	Estimated at 5.5% of gross revenue, which is escalated over the T12. This fee is inclusive of all office/leasing payroll.
	INSURANCE
	Estimated at \$726/unit, which is consistent with the historical insurance expense at the property.
	REAL ESTATE TAXES
	Pro forma Real Estate Tax expense uses the 2024/2025 tax amount inclusive of the full payment discount.
	REPLACEMENT RESERVES
	Applied at the market standard rate of \$250/unit.

NOW LEASING!  
ORCHARD CROSSING EUGENE, OR  
844.561.1949  
ORCHARDCROSSINGEUGENE.COM



# NPV of HUD Savings Calculation

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Debt Service Market Loan*	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000
Debt Service HUD Loan	\$856,824	\$856,824	\$856,824	\$856,824	\$856,824	\$856,824	\$856,824	\$856,824	\$856,824	\$856,824
Difference	\$331,176	\$331,176	\$331,176	\$331,176	\$331,176	\$331,176	\$331,176	\$331,176	\$331,176	\$331,176
Discount Rate Assumption	5.00%									
NPV of Difference	\$1,450,000									

\*The Market Rate Loan consists of the following: 60.00% LTV, 5.50% Interest Rate, 30-Year Amortization Term, 120 Months of Interest Only, a 1.00% Loan Origination Fee, 1.75% Buy-Down Fee

## HUD LOAN ASSUMPTION INFORMATION:

- » Origination Date: 09/22/2020
- » Maturity Date & Term: 10/01/2060
- » Loan Amount: \$20,875,500
- » Interest: 2.72% Fully-Assumable
- » Lender: HUD Federal Government
- » Originator: Centennial Mortgage.



NOW LEASING  
844.561.1949  
ORCHARDCROSSINGEDGENE.COM

ORCHARD | 29  
CROSSING



# Unit Mix Summary

Unit Mix Summary						In-Place & Quoted Market Rents as of March 21, 2025				CBRE Pro Forma	
Unit Description	Percent Mix	Unit Count	Occupied	Avg. SF	Total SF	Total Monthly				Market Rent Per Unit As-Is	Total Monthly Rent
						Rent Per Unit (In-Place)	Rent (In-Place)	Rent Per Unit (Market)	Total Monthly Rent (Market)		
Studio (312-366 SF)	42%	58	57	336	19,516	\$1,509	\$85,987	\$1,588	\$92,087	\$1,550	\$89,900
1bd/1ba (479-508 SF)	58%	81	67	497	40,281	\$1,840	\$121,461	\$1,931	\$156,436	\$1,875	\$151,875
	<b>100%</b>	<b>139</b>	<b>124</b>	<b>430</b>	<b>59,797</b>	<b>\$1,687</b>	<b>\$207,448</b>	<b>\$1,788</b>	<b>\$248,523</b>	<b>\$1,739</b>	<b>\$241,775</b>





CBRE

# *Market Comparables*

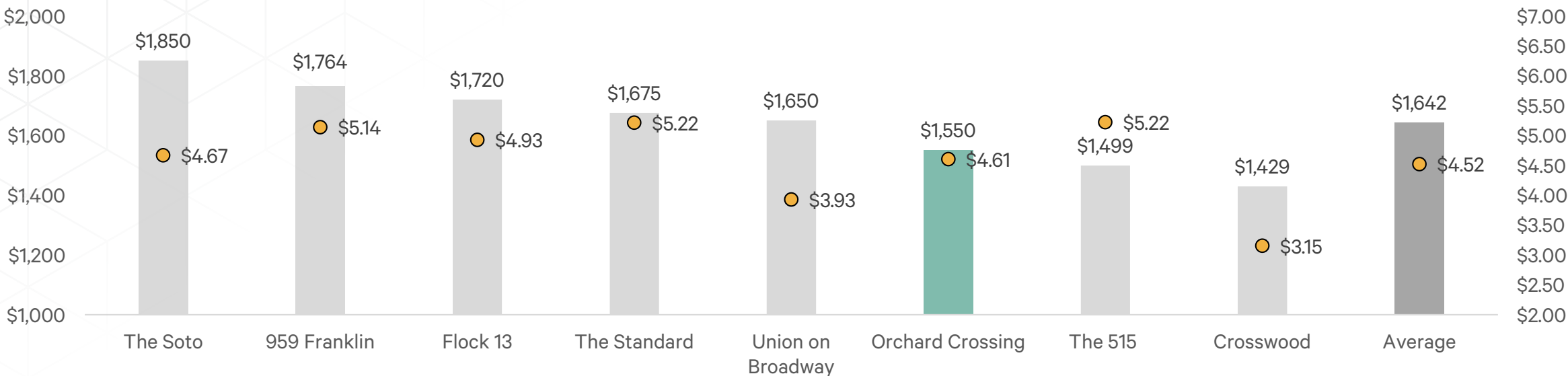
---



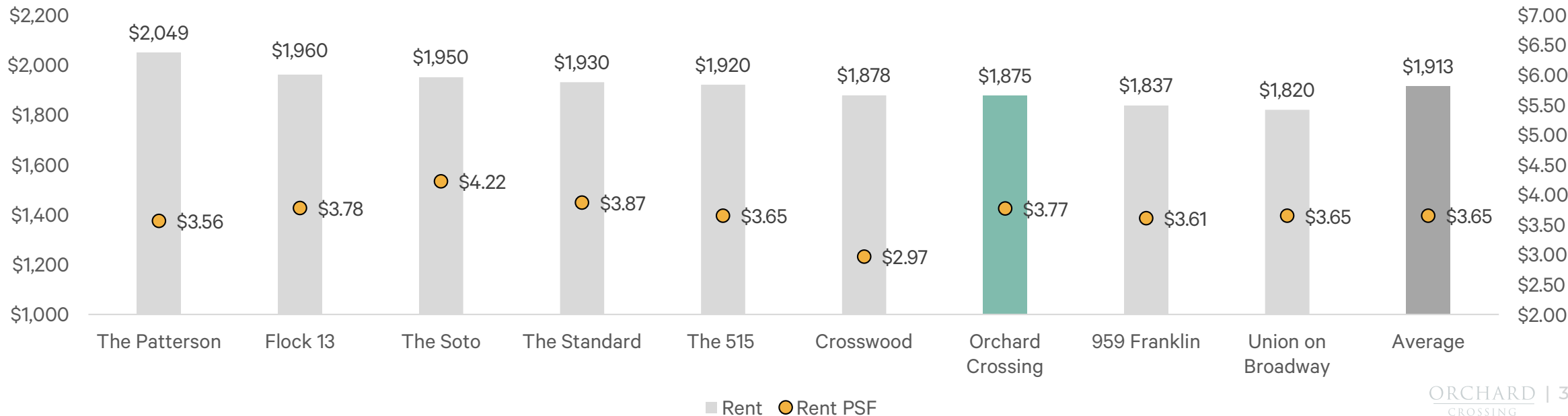


# Rent Comparable Analysis

## STUDIO

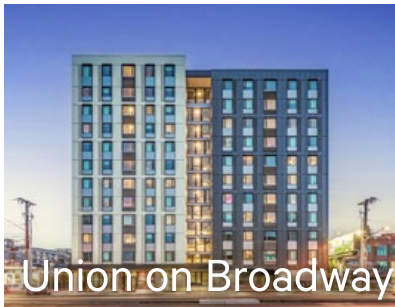
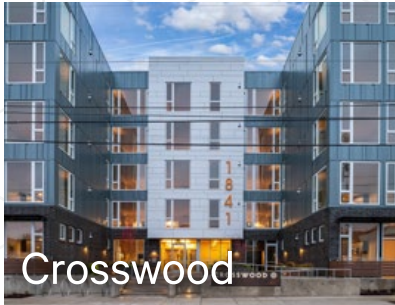


## ONE BEDROOM





# Rent Comparables



EUGENE







## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offer or, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

## CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

## DISCLAIMER

© 2025 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.





# ORCHARD CROSSING

## PNW MULTIFAMILY INVESTMENT SALES TEAM

### Joe Nydahl

Executive Vice President  
+1 (503) 221 4849  
joe.nydahl@cbre.com

### Josh McDonald

Executive Vice President  
+1 (503) 221 4887  
josh.mcdonald@cbre.com

### UNDERWRITING QUESTIONS

#### Brennan Franssen

Investment Sales Analyst  
+1 (541)-501-2107  
brennan.franssen@cbre.com

### TOUR SCHEDULING

#### Patty Schaffer

+1 (503) 221 4881  
patty.schaffer@cbre.com

For more information, visit the website: [www.OrchardCrossing.com](http://www.OrchardCrossing.com)

**CBRE**