



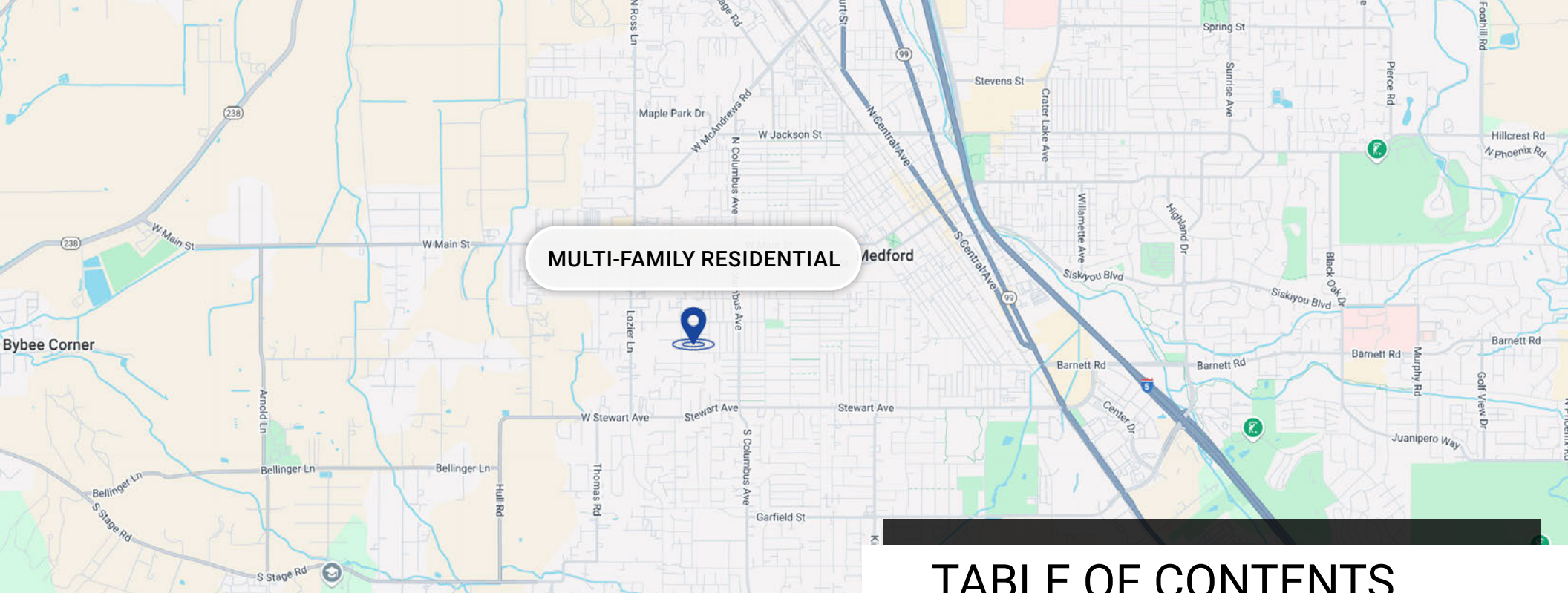
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REALTY

OFFERING MEMORANDUM

MULTI-FAMILY RESIDENTIAL

620-636 Colinwood Ct. Medford, OR 97501



MULTI-FAMILY RESIDENTIAL

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EXCLUSIVELY LISTED BY: _____



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PROPERTY INFORMATION

MULTI-FAMILY RESIDENTIAL

620-636 Colinwood Ct. Medford,
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EXECUTIVE SUMMARY

The Buying Southern Oregon Real Estate Team at eXp Realty LLC is pleased to present the exclusive listing of Colinwood Cottages, a recently constructed 8-unit multifamily investment opportunity located in the heart of Medford, Oregon. Built in 2023, Colinwood Cottages offers investors the rare chance to acquire a turnkey, low-maintenance property with exceptional tenant appeal and stable cash flow.

Each of the eight units features a spacious 900-square-foot layout with 2 bedrooms and 2 bathrooms. Thoughtfully designed without common walls, these single-level residences provide tenants with a private and peaceful living environment. High-quality finishes, including granite countertops, laminate flooring, and convenient in-unit laundry facilities, further enhance tenant satisfaction and retention.

Strategically positioned on Colinwood Court, this property benefits from proximity to major local employers such as Asante Rogue Regional Medical Center, Lithia Motors, and Rogue Credit Union. The location also offers easy access to shopping, educational institutions, medical facilities, and newer residential developments, making it one of Medford's most desirable neighborhoods for rental demand.

With a current monthly rental income of \$13,200 and minimal annual expenses totaling \$20,567, Colinwood Cottages delivers a robust Net Operating Income (NOI) of approximately \$137,833, equating to an attractive cap rate of ~7.26%. Designed for longevity and minimal upkeep, this investment presents excellent cash flow stability and strong appreciation potential.



PROPERTY FEATURES



Number of Units
8



Year Built
2023



Washer/Dryer
In-unit laundry



Number of Stories
1 (Single-level residences)



Property Class
Multi-Family Residential



Number of
Parcels
1



Number of Buildings
**8 (individual units,
no common walls)**

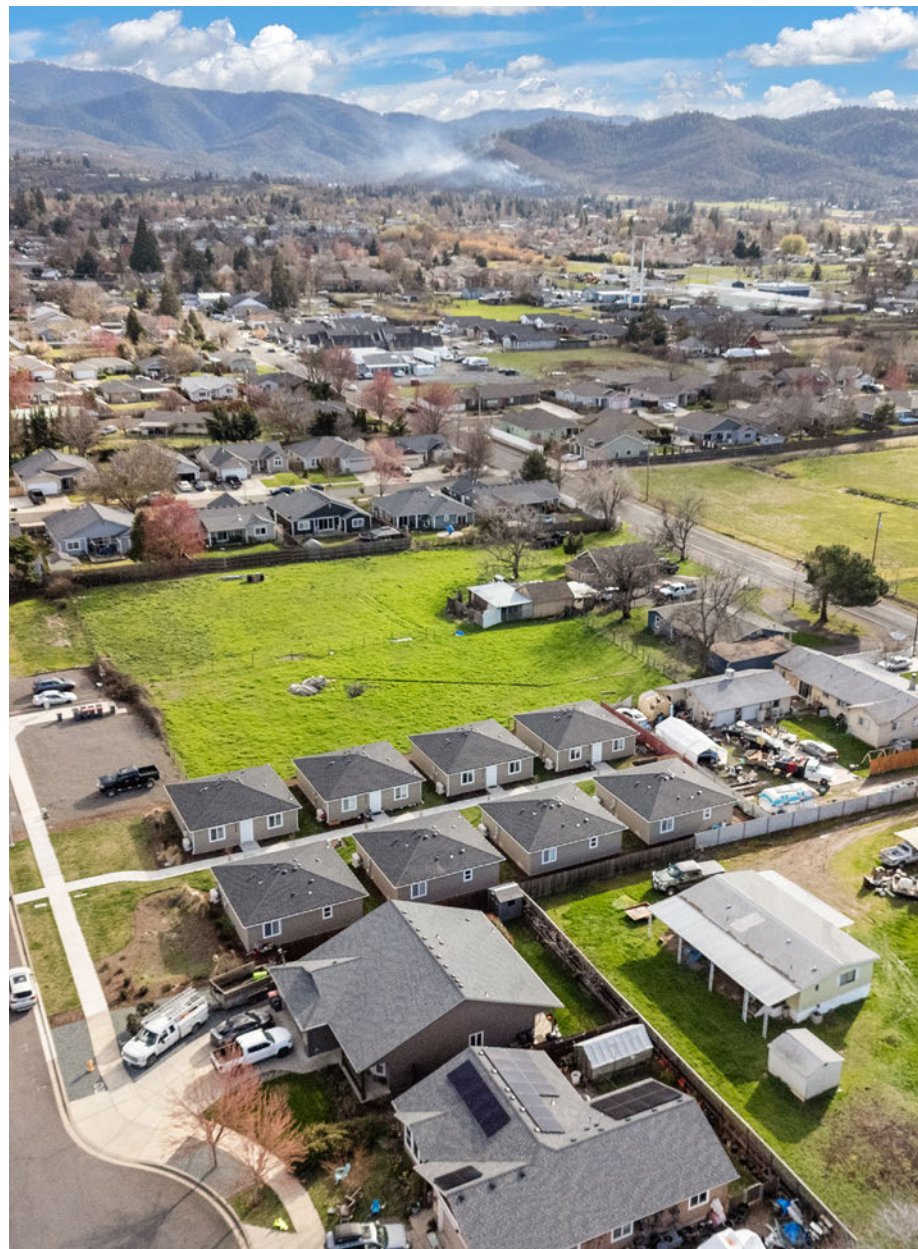


Building SF
**7,200 SF (8 Units
× 900 SF each)**



INVESTMENT HIGHLIGHTS:

- **Newly Constructed Asset (2023):** Minimal maintenance, high-quality construction, and modern finishes ensure long-term value and tenant satisfaction.
- **Strong Cash Flow:** Fully leased at competitive market rates, generating \$158,400 annually with a Net Operating Income (NOI) of approximately \$137,833.
- **Attractive Cap Rate:** Approximately 7.26%, presenting an appealing return on investment for buyers.
- **Prime Location:** Centrally located near major employers (Asante Rogue Regional Medical Center, Lithia Motors, Rogue Credit Union), schools, shopping, and medical facilities, ensuring strong rental demand and tenant retention.
- **Private, Single-Level Units:** Unique layout of eight individual units with no shared walls, providing enhanced tenant privacy and market differentiation.
- **Minimal Operating Expenses:** Turnkey asset with stable expenses, including utilities, insurance, and taxes, totaling just \$20,567 annually.
- **Ideal for Financing:** Suitable for conventional or commercial financing options, facilitating investor acquisition.



An aerial photograph of a residential neighborhood. A specific lot is highlighted with a white outline. This lot contains a large, empty gravel area and a dark-colored car. To the left of the highlighted lot is a paved road with several cars parked along the curb. To the right is a grassy area. Below the highlighted lot are several houses with grey roofs. At the bottom of the image, a larger house with a grey roof is visible, with a white van and a dark car parked in its driveway.

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LOCATION SUMMARY

MULTI-FAMILY RESIDENTIAL

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AERIAL VIEW



**620-636 COLINWOOD CT
MEDFORD, OR 97501**

Businesses and Landmarks:

- Top Left:** AIRPORT, THE LEARNING WELL, LITHIA BODY & PAINT, American Red Cross Blood Services, ROGUE CREDIT UNION.
- Top Center:** Rogue Valley Mall, Roseburg, THE RESERVE, McLOUGHLIN BULLDOGS.
- Top Right:** BOOT BARN, DOLLAR TREE, Providence, Oregon Department of Human Services, Valley Pines Apartments, AVAMERE at Watersford, MATTRESS FIRM, Cascade Management, Inc., CHASE, First Interstate Bank, The Village MEDICAL CENTER, WaFd Bank, ASANTE.
- Middle Left:** Boise Cascade, Timber Products Company, Thermal, ROGUE CREDIT UNION COMMUNITY COMPLEX.
- Middle Right:** WinCo FOODS, Walmart, Fred Meyer, FARMALL, ROGUE CREDIT UNION.
- Bottom Left:** KELLER, mji, WESTERN BEVERAGES, TOMS OFFROAD, GTS, Life RELOCATION SERVICES, Southern Oregon GOODWILL, Farwest, ARIZONA SHOWER DOOR, ARCTIC GLACIER, The Traveler's Edge, Garrison's, AWEPCO, edge, WALTER E. NELSON CO., woodgrain, Dave's HOME SUPPLY, WECO.
- Bottom Center:** Albertsons, BuxBear STORAGE, ROGUE CREDIT UNION, The Genuine. The Original. OVERHEAD DOOR, BI-MART, AA Economy Storage.
- Bottom Right:** SOUTHERN MEDFORD, HARVEST CHRISTIAN SCHOOL.

PROPERTY PHOTOS



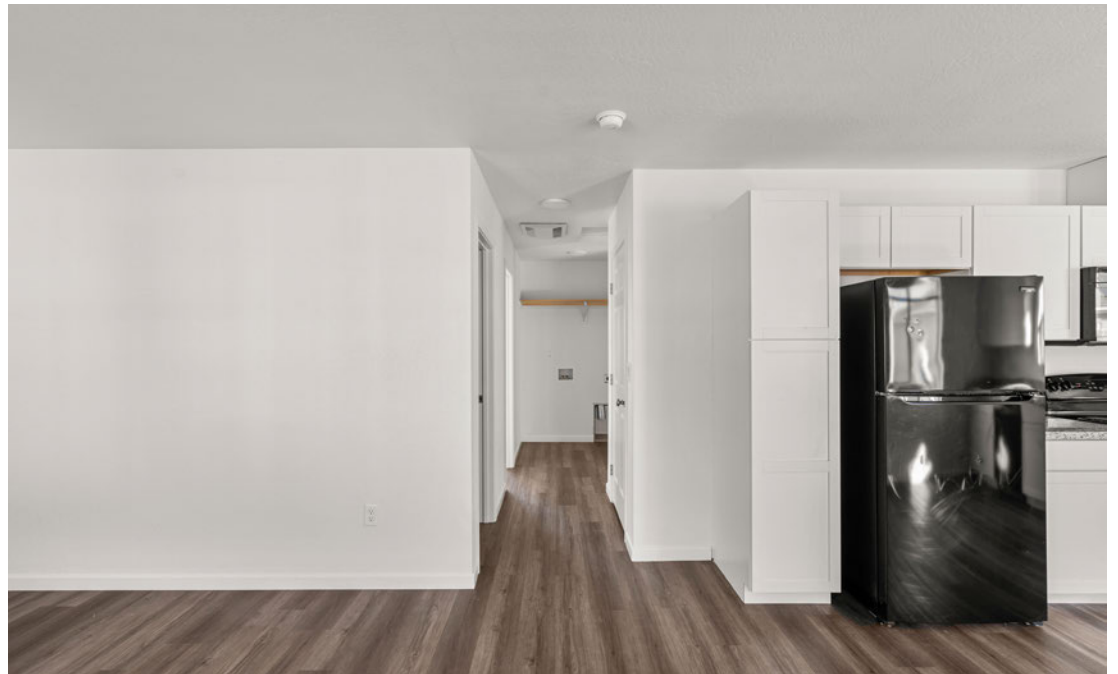
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





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FINANCIAL ANALYSIS



MULTI-FAMILY RESIDENTIAL

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PROFORMA

DESCRIPTION	MONTHLY	ANNUAL
Gross Rental Income	\$13,200	\$158,400
OPERATING EXPENSES:		
Water	\$90	\$1,080
Sewer	\$250	\$3,000
Trash Collection	\$350	\$4,200
Insurance	\$283	\$3,392
Property Taxes	\$741	\$8,895
Total Expenses	\$1,713	\$20,567
Net Operating Income (NOI)	\$11,487	\$137,833

Expenses are for estimation purposes only and are based on historical records of past bills. Future expenses may change.



RENT ROLL

Unit #	Unit Type	Bedrooms	Baths	Square Feet	Monthly Rent	Annual Rent	Lease Status
1	Single Level Residence	2	1.5	900 SF	\$1,650	\$19,800	Leased
2	Single Level Residence	2	1.5	900 SF	\$1,650	\$19,800	Leased
3	Single Level Residence	2	1.5	900 SF	\$1,650	\$19,800	Leased
4	Single Level Residence	2	1.5	900 SF	\$1,650	\$19,800	Leased
5	Single Level Residence	2	1.5	900 SF	\$1,650	\$19,800	Leased
6	Single Level Residence	2	1.5	900 SF	\$1,650	\$19,800	Leased
7	Single Level Residence	2	1.5	900 SF	\$1,650	\$19,800	Leased
8	Single Level Residence	2	1.5	900 SF	\$1,650	\$19,800	Vacant
Total		16	8	7,200 SF	\$13,200	\$158,400	Fully Leased



LOCATION OVERVIEW

Colinwood Cottages is strategically positioned in the thriving city of Medford, Oregon, the heart of Southern Oregon's economic and cultural landscape. With a growing population of approximately 85,500 residents and a median age of 38, Medford offers a dynamic mix of young professionals, families, and retirees, contributing to sustained rental demand and community vibrancy.

The local economy is diverse and robust, driven primarily by the healthcare, retail, agriculture, transportation, and recreational sectors. Major employers such as Asante Rogue Regional Medical Center, Providence Medford Medical Center, Lithia Motors, Rogue Credit Union, and Harry & David provide stable employment opportunities, ensuring a steady influx of renters seeking conveniently located housing.

Medford is well-connected via Interstate 5, facilitating easy travel to nearby economic hubs including Ashland, Grants Pass, and Eugene. Additionally, Rogue Valley International-Medford Airport serves as a crucial transportation gateway, offering domestic and limited international flights that bolster regional commerce and tourism.

The city boasts a median household income of approximately \$65,600, reflecting strong economic health and purchasing power among residents. The community's demographic composition is primarily White (74.7%), complemented by a significant Hispanic or Latino population (16.4%), enriching cultural diversity and creating a vibrant local community.

Residents enjoy exceptional recreational amenities, including extensive parks, hiking trails, and outdoor activities along the scenic Rogue River. These attractions significantly enhance the quality of life, attracting residents who value outdoor lifestyles and community engagement.

In summary, Colinwood Cottages benefits from Medford's strategic location, stable and growing economy, desirable demographic trends, and outstanding recreational amenities, making it an ideal location for long-term multifamily investment.



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ABOUT THE BUYING SOUTHERN OREGON REAL ESTATE TEAM

At Buying Southern Oregon, we are a dynamic team dedicated to helping you achieve your real estate goals.

Combining Brian Simmons' deep market expertise and Josh Berman's strong negotiation skills, we provide personalized service and local knowledge to ensure a seamless and rewarding experience. Whether you're buying, selling, or relocating, we're here to guide you every step of the way and make your Southern Oregon real estate journey a success.