



Kambria Village

34-Unit Apartment Complex
Springfield, Oregon

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Pacwest Commercial Real Estate, Inc.

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No site visits without broker approval



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Property Overview

Property Overview

Kambria Village is a well-maintained 34-unit multifamily community located in the Thurston neighborhood of east Springfield, Oregon. The property features a diverse mix of one-bedroom, two-bedroom townhouse, and larger Executive and Deluxe two-bedroom floor plans — including some of the largest two-bedroom units available in the submarket — set within a quiet residential neighborhood with convenient access to Main Street, Highway 126, and the broader Eugene-Springfield metro area.

The complex consists of five buildings (A through E) constructed in 1999, situated on 1.73 acres. Unit interiors feature full kitchens, in-unit washer/dryer hookups, gas fireplaces (in most units), and private patios, balconies, or fenced yards depending on unit type. On-site parking accommodates 66 vehicles, including 35 covered carport spaces.

Kambria Village presents investors with an exceptional value-add opportunity in one of Oregon's most stable multifamily markets. Following the recent rent increases to eligible tenants, in-place rents remain meaningfully below current market levels, representing continued upside for a new owner. A 9.5% rent increase has been noticed to all eligible tenants, effective June 1, 2026, providing a new owner with immediate, in-place NOI growth on day one of ownership.

PROPERTY SUMMARY

Figure	Value
Property Name	Kambria Village
Address	6505 A Street
City, State, Zip	Springfield, OR 97478
Year Built	1999
Zoning	R-2, Residential
Acreage	1.73 Acres
# of Units	34
# of Buildings	5
Gross Building Area	38,724 SF
Total Bedrooms	60
Condition	Good

PRICING SUMMARY

Figure	Value
Price	\$4,970,000
Price / Unit	\$146,176
Price / Bedroom	\$82,833
Cap Rate (In-Place, Post-Increase)	4.91%
NOI (Post June 2026 Increase)	\$244,014

Unit Mix

Unit Type	Count	Size (SF)	Current Avg Rent	Post-Increase Avg
2BR/2BA Executive	8	1,528	\$1,121	\$1,177
2BR/2BA Deluxe	8	1,128	\$1,236	\$1,258
2BR/1.5BA Townhouse	10	956	\$1,096	\$1,135
1BR/1BA	8	760	\$982	\$1,047
Total / Average	34	1,139	\$1,109	\$1,153



Capital Improvements

- Roof Repair — Building A (2024)
- Roof Repair — Building B (2025)
- Vinyl siding and vinyl windows throughout
- On-site asphalt parking with 35 covered carport spaces
- Gas fireplaces in most units
- In-unit washer/dryer hookups in all units





Financial Analysis

Rent Roll Summary

A 9.5% rent increase notice has been delivered to all eligible tenants, effective June 1, 2026. Units with active no-increase guarantees and vacant units at market rent are reflected below.

Unit Type	# Units	Size SF	Avg Current Rent	Post-Increase Avg	Avg Market Rent	Notes
2BR/2BA Executive	8	1,528	\$1,121	\$1,177	\$1,585	100% Occupied
2BR/2BA Deluxe	8	1,128	\$1,236	\$1,258	\$1,595	1 Vacant Unit
2BR/1.5BA Townhouse	10	956	\$1,096	\$1,135	\$1,295	2 Vacant Units (Storage)
1BR/1BA	8	760	\$982	\$1,047	\$1,250	2 Vacant Units
Total / Average	34	1,139	\$1,109	\$1,153	\$1,409	

Monthly PGI (Post-Increase): \$39,205 | Annual PGI: \$470,472



Kambria Village Pro Forma

OPERATING INCOME	# Units	Rent/Unit	Monthly	Annual
2BR/2BA Executive	8	\$1,177	\$9,416	\$112,992
2BR/2BA Deluxe	8	\$1,258	\$10,064	\$120,768
2BR/1.5BA Townhouse	10	\$1,135	\$11,350	\$136,200
1BR/1BA	8	\$1,047	\$8,376	\$100,512
Potential Gross Annual Income (PGI)			\$39,205	\$470,472
Less: Vacancy & Collection Loss (5%)				(\$23,524)
Effective Gross Income (EGI)				\$446,948
OPERATING EXPENSES	Basis		Annual	
Property Taxes	2025–2026 Actual		\$51,877	
Insurance			\$29,000	
Utilities			\$35,530	
Maintenance & Repairs	\$1,000/unit		\$34,000	
Turnover	\$100/unit		\$3,400	
Management	9% of EGI		\$40,221	
Replacement Reserves	2% of EGI		\$8,938	
Total Operating Expenses			\$202,966	
Operating Expense Ratio (OER)			45.50%	
Net Operating Income (NOI)			\$243,982	
Cap Rate			4.91%	
Asking Price			\$4,970,000	

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Pro forma reflects post-increase rents effective June 1, 2026. Notices have been delivered to all eligible tenants. Units with active no-increase guarantees (9 units) and vacant units are reflected at current/market rent levels. See rent roll for detail.

Value-Add Opportunity: Utility Expense Reduction

A Straightforward Path to Immediate NOI Growth

Kambria Village currently provides a bulk cable television package as an owner-paid amenity included in tenant rents. Tenants pay their own water, sewer, and garbage directly — meaning the cable package is the primary discretionary component of the property's utility expense line item.

The current utility expense is \$35,496 annually, or approximately \$87 per unit per month. Industry data suggests that bulk cable packages of this type typically run \$25–\$40 per unit per month — representing \$10,200 to \$16,320 per year of the total utility budget.

A new owner has the opportunity to phase out the cable package upon lease renewals or at the expiration of any existing cable service contract. Modern streaming alternatives (Netflix, Hulu, Disney+, etc.) are widely available at low cost to individual tenants, and the elimination of a bulk cable package is unlikely to affect tenant satisfaction or market rent achievability in today's leasing environment.

Eliminating the cable expense would reduce total operating costs and flow directly to Net Operating Income — increasing both cash flow and property value without any capital investment.

VALUE IMPACT TABLE

Cable Cost Eliminated	Annual Savings	NOI Impact	Value Created*
\$25/unit/month	\$10,200	+\$10,200	+\$207,700
\$30/unit/month	\$12,240	+\$12,240	+\$249,300
\$35/unit/month	\$14,280	+\$14,280	+\$290,800
\$40/unit/month	\$16,320	+\$16,320	+\$332,400

Buyer Due Diligence Note: Prior to closing, a buyer should verify the terms of any existing cable service contract, including expiration date and any early termination provisions, to confirm the timeline for capturing this upside.



Location Overview



Location Detail

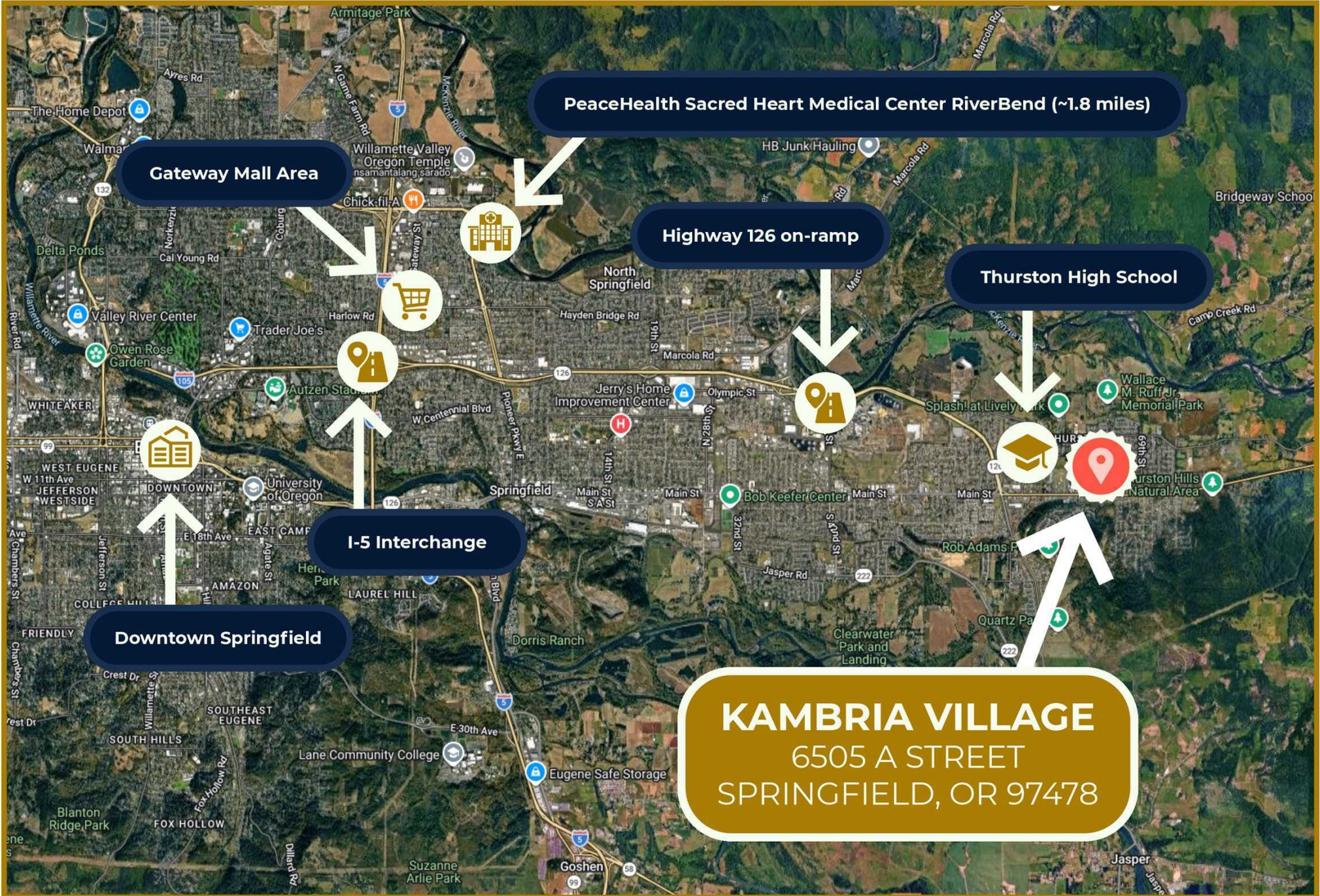
Kambria Village is ideally situated in the Thurston neighborhood of east Springfield — one of the most desirable residential corridors in the Eugene-Springfield metropolitan area. The property fronts A Street with immediate access to Main Street and Highway 126, providing seamless connectivity to employers, services, and Interstate 5 throughout the metro.

The immediate area benefits from strong, diversified employment drivers. PeaceHealth Sacred Heart Medical Center at RiverBend, one of the region's largest employers, is located less than two miles from the property. Additional demand generators include the University of Oregon, Lane Community College, multiple school districts, and a broad base of retail, healthcare, and manufacturing employers throughout the metro area.

Springfield's Thurston neighborhood is defined by owner-occupied single-family homes and well-established apartment communities, creating a stable and desirable rental environment. New competing multifamily supply has been severely constrained by compressed profit margins, elevated construction costs, and persistently high interest rates — conditions which continue to drive sustained demand and upward pressure on rents in existing workforce housing assets like Kambria Village.



Location Overview



Oregon Real Estate Agency — OAR 863-015-0215

Pacwest Commercial Real Estate, Inc. | Eugene, OR | (541) 912-6583



Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonable assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (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 all 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.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer
- The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

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 represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
 2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.
- A seller's agent owes the seller the following affirmative duties:
1. To exercise reasonable care and diligence;
 2. To account in a timely manner for money and property received from or on behalf of the seller;
 3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
 4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
 5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
 6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
 7. Unless agreed otherwise in writing, 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.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller 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.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after the termination of the agency relationship; and
7. Unless agreed otherwise in writing, 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.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an 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, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

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 and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent;
2. To the buyer, the duties listed above for a buyer's agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person;
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

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

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker 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 agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

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 instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

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



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