

# OFFERING MEMORANDUM

— FOR SALE —

**HIGH VISIBILITY STNL MEDICAL CLINIC IN TALENT, OR**

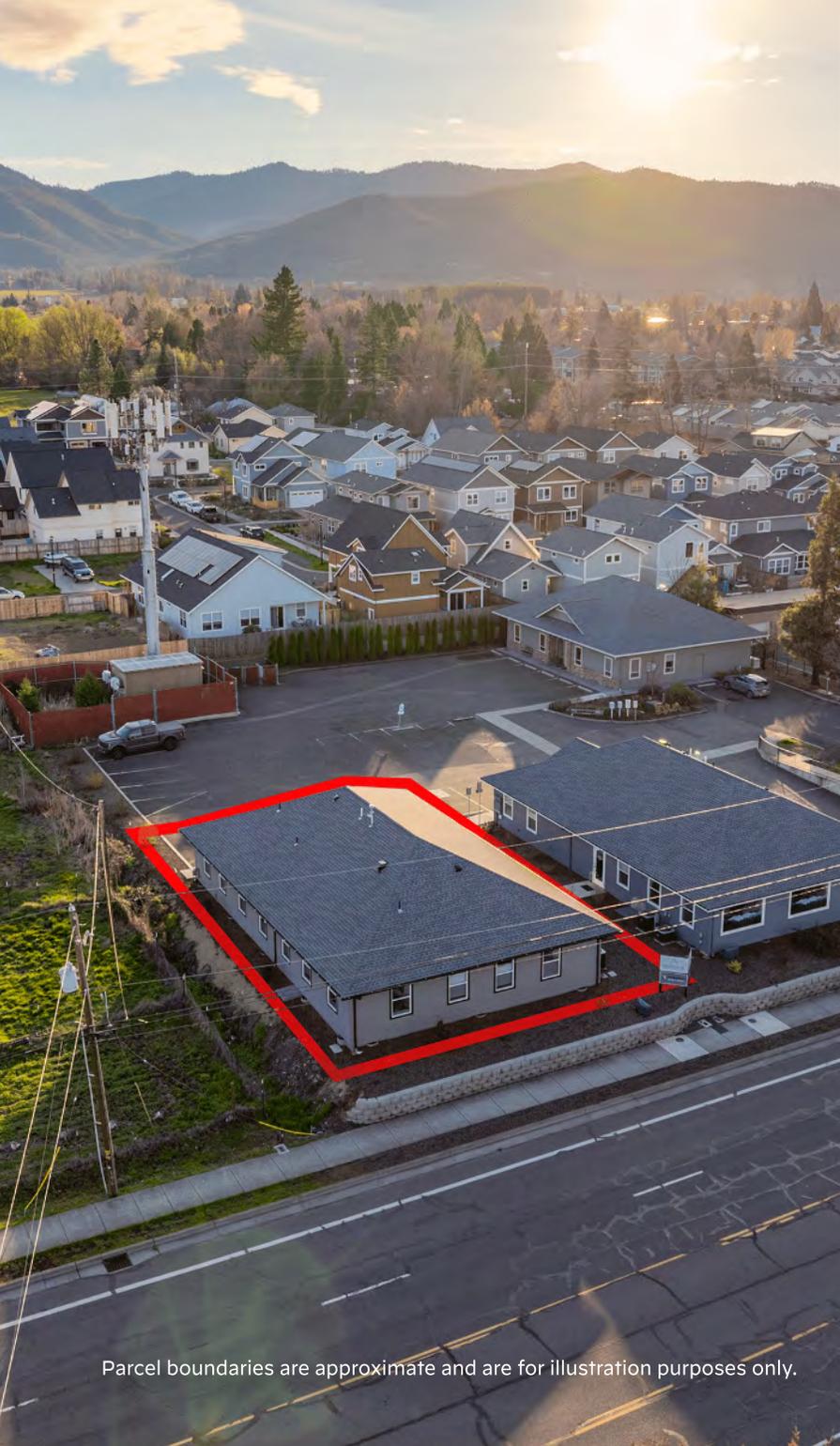
296 South Pacific Hwy, Talent, OR, 97540

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**Scott King**  
Principal Broker



**Caspian Hoehne**  
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

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**MERIT COMMERCIAL REAL ESTATE**  
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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present the **296 S Pacific Hwy**, a highly visible, single tenant net lease ("STNL") medical office building located in Talent, Oregon (the "Property").

The Property is situated on one 0.81 acre parcel with shared access off of South Pacific Highway ("Hwy 99"), a major thoroughfare in the Southern Oregon region.

Originally built in 2023 specifically for the current occupant, the Property is fully leased to OnePeak Medical, a healthcare provider based in Oregon that has experienced significant growth since its inception, with over 20 operating locations currently; their continued growth and significant financial backing demonstrates the growing popularity of its unique healthcare model.

The ±2,620 SF wood-frame building appears to be in excellent condition, with many modern features. The layout, while originally designed specifically for OnePeak, remains highly flexible for other kinds of healthcare or professional users, if ever needed. The floorplan consists of an efficient medical office layout

with eight designated consult/exam rooms, two private offices, dedicated manager's office, two private restrooms, and much more (see page 8 for additional details).

The medical office was built in 2023 and includes many modern features. Signage is located along the eastern side of the building and has frontage along the highway. Access is easy with on shared left/right driveway off of South Pacific Hwy and an ample shared parking lot is located on the west side of the building.

Conveniently located in Talent, the Property offers excellent access being two minutes from Interstate 5, making it an ideal midpoint between Ashland and Medford.

The opportunity at 296 S Pacific Highway is clear for prospective buyers. This is a well-maintained, prominently positioned asset with extremely strong day-one contractual rental income from a well-capitalized and growing tenant.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

## Offering Summary

<b>Offering Price:</b>	\$1,380,000
<b>Cap Rate:</b>	7.24% on Year-1 income
<b>Occupancy:</b>	Existing lease ends 6/30/2030 (see next pg for lease abstract)
<b>Address:</b>	296 South Pacific Hwy, Talent, OR, 97540 Jackson County
<b>Legal:</b>	38-1W-26AA TL 803   APN 10927407
<b>Annual Taxes:</b>	\$6,833.90 (2025)
<b>Zoning:</b>	HCBD (Highway Central Business District)
<b>Land Area:</b>	0.15 ac (6,534 SF)
<b>Year Built:</b>	± 2023 (3 years)
<b>Square Feet:</b>	± 2,620 SF (per Seller)
<b>Access:</b>	1 right/left driveway off of S Pacific Hwy
<b>Utilities:</b>	Public water and sewer via RVSS Electricity via Pacific Power
<b>Parking:</b>	5 deeded surface asphalt spaces; 45 total shared parking spaces
<b>Construction:</b>	Pier and grade beam foundation Wood-frame, fiber cement board siding, asphalt shingle roof, in excellent condition See page 6 for additional details
<b>FF&amp;E:</b>	All tenant personal property is excluded from sale

# Lease Abstract - 296 S Pacific Hwy

## 1. Leased Area

2,620 SF medical office building located at 296 S Pacific Hwy, Talent, OR 97540.

## 2. Base Rent & Increases

Current annual base rent is \$34.02/SF/Yr or \$89,132.40/Yr (\$2.84/SF/Month or \$7,427.70/month). Biennial rent increases of 5.00% on 08/01/24, 08/01/26, and 08/01/28.

## 3. Original Term

7 years from the Commencement Date of 07/01/2023 (ending 6/30/2030).

## 4. Extension Options

Two 5-year extension options with minimum of 180 days notice to Landlord, with base rent for the renewal term to be the prevailing rents at that time (further described in Exhibit C of the Lease).

## 5. Tenant Responsibilities

Tenant shall maintain and repair in good condition all interior building systems including plumbing and HVAC within the leased area as needed.

## 6. Landlord Responsibilities

Landlord shall maintain and repair the foundation, exterior structural walls (with many exceptions described in the Lease) as needed, but is not responsible for any other maintenance, repairs, or alterations to the leased area.

## 7. NNN Charges & Operating Expenses

Tenant solely responsible for certain NNN charges including: property taxes, insurance, all utilities and all operating expenses (together, the "NNNs"; see Sections 5, 12, and 17 of the Lease).

## 8. NNN Payment & Reconciliation

Landlord estimates NNNs for the forward 12 months; Tenant pays 1/12th of estimates per month. Annual year-end reconciliation true-ups costs.

Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.



# Investment Highlights

## Ease of Access

The Site is a short 2-minute or 0.7 mile drive to Interstate 5 access, and also enjoys 1 unimpeded left or right-turn driveway off of S Pacific Highway. The Property also includes ample parking with 9 designated spaces, one being ADA compliant.



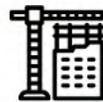
## Strong Rent, Strong Tenant

Going-in cash flow, in Year-1, is contractually set to be \$99,903 (mid-year 5% increase on 8/1/26). This equates to an approx. 7.24% cap rate on asking, as the Tenant functionally pays all property expenses. This lease structure, combined with the financial strength and growth trajectory of the Tenant's business presents a compelling case.

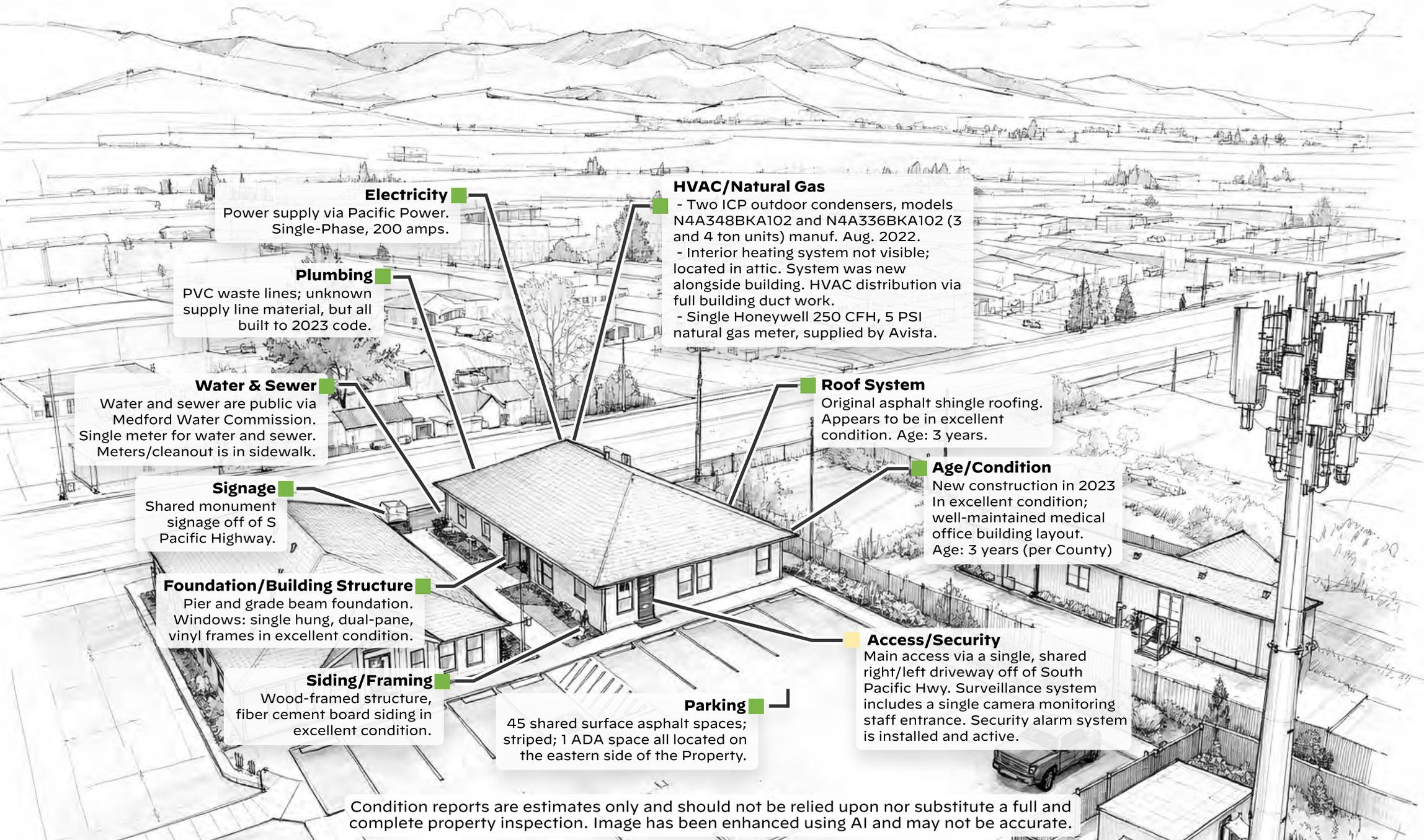


## Excellent Condition

Built in 2023, the Property enjoys modern features and fixtures and has been meticulously maintained. The asset benefits from consistent upkeep of the interior and exterior resulting in little to no deferred maintenance.



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**Electricity**

Power supply via Pacific Power. Single-Phase, 200 amps.

**Plumbing**

PVC waste lines; unknown supply line material, but all built to 2023 code.

**Water & Sewer**

Water and sewer are public via Medford Water Commission. Single meter for water and sewer. Meters/cleanout is in sidewalk.

**Signage**

Shared monument signage off of S Pacific Highway.

**Foundation/Building Structure**

Pier and grade beam foundation. Windows: single hung, dual-pane, vinyl frames in excellent condition.

**Siding/Framing**

Wood-framed structure, fiber cement board siding in excellent condition.

**HVAC/Natural Gas**

- Two ICP outdoor condensers, models N4A348BKA102 and N4A336BKA102 (3 and 4 ton units) manuf. Aug. 2022.
- Interior heating system not visible; located in attic. System was new alongside building. HVAC distribution via full building duct work.
- Single Honeywell 250 CFH, 5 PSI natural gas meter, supplied by Avista.

**Roof System**

Original asphalt shingle roofing. Appears to be in excellent condition. Age: 3 years.

**Age/Condition**

New construction in 2023. In excellent condition; well-maintained medical office building layout. Age: 3 years (per County)

**Access/Security**

Main access via a single, shared right/left driveway off of South Pacific Hwy. Surveillance system includes a single camera monitoring staff entrance. Security alarm system is installed and active.

**Parking**

45 shared surface asphalt spaces; striped; 1 ADA space all located on the eastern side of the Property.

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

# Systems & Infrastructure Overview



Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Aerial

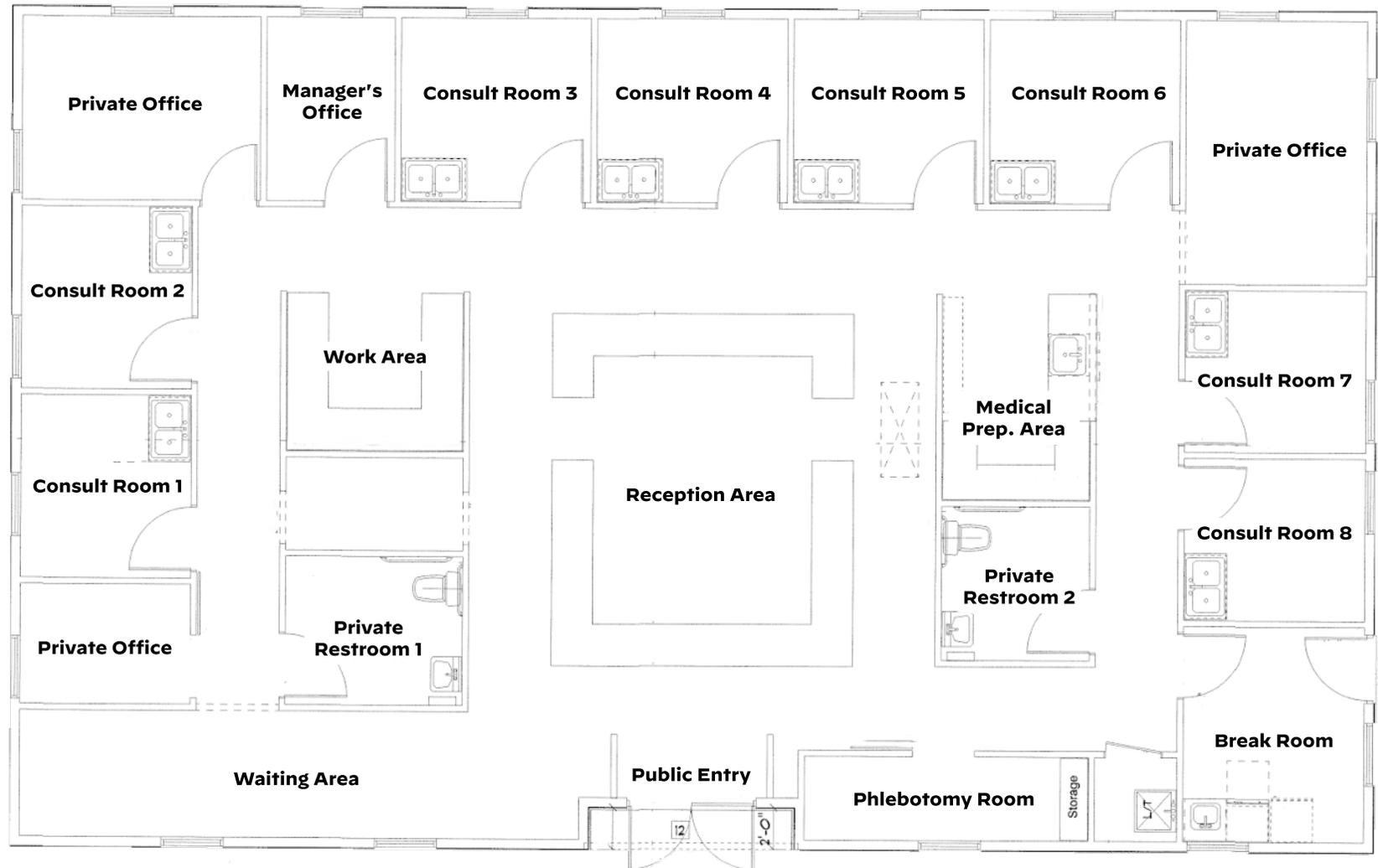
## Layout Commentary

296 S Pacific Highway was built in 2023 and is suitable for medical office use.

While built specifically for the existing tenant, the building enjoys a highly functional layout for any kind of similar medical or office user.

The layout of the building includes a welcoming and bright entrance with a large centralized reception area leading to a light and bright waiting area.

Additionally, there are eight designated consult/exam rooms, three private offices and one semi-private work area, a dedicated manager's office, two private restrooms located on opposite ends of the building, a break room with kitchenette, a specialized phlebotomy room, medical prep/lab, and ample room for storage.





**Private Office**



**Work Area**



**Medical Prep Area**



**Private Office**



**Consult Room 1**



**Consult Room 7**



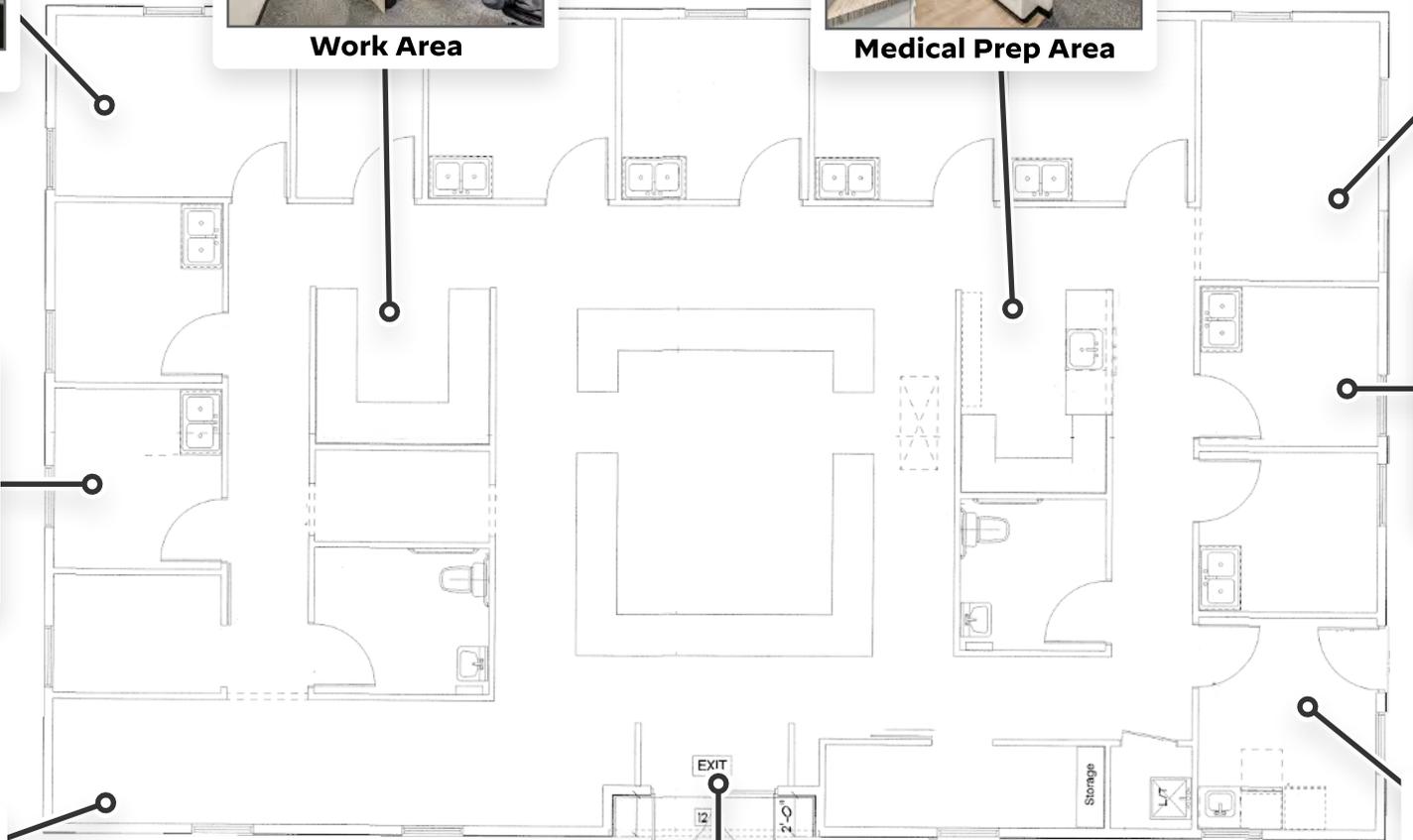
**Waiting Area**



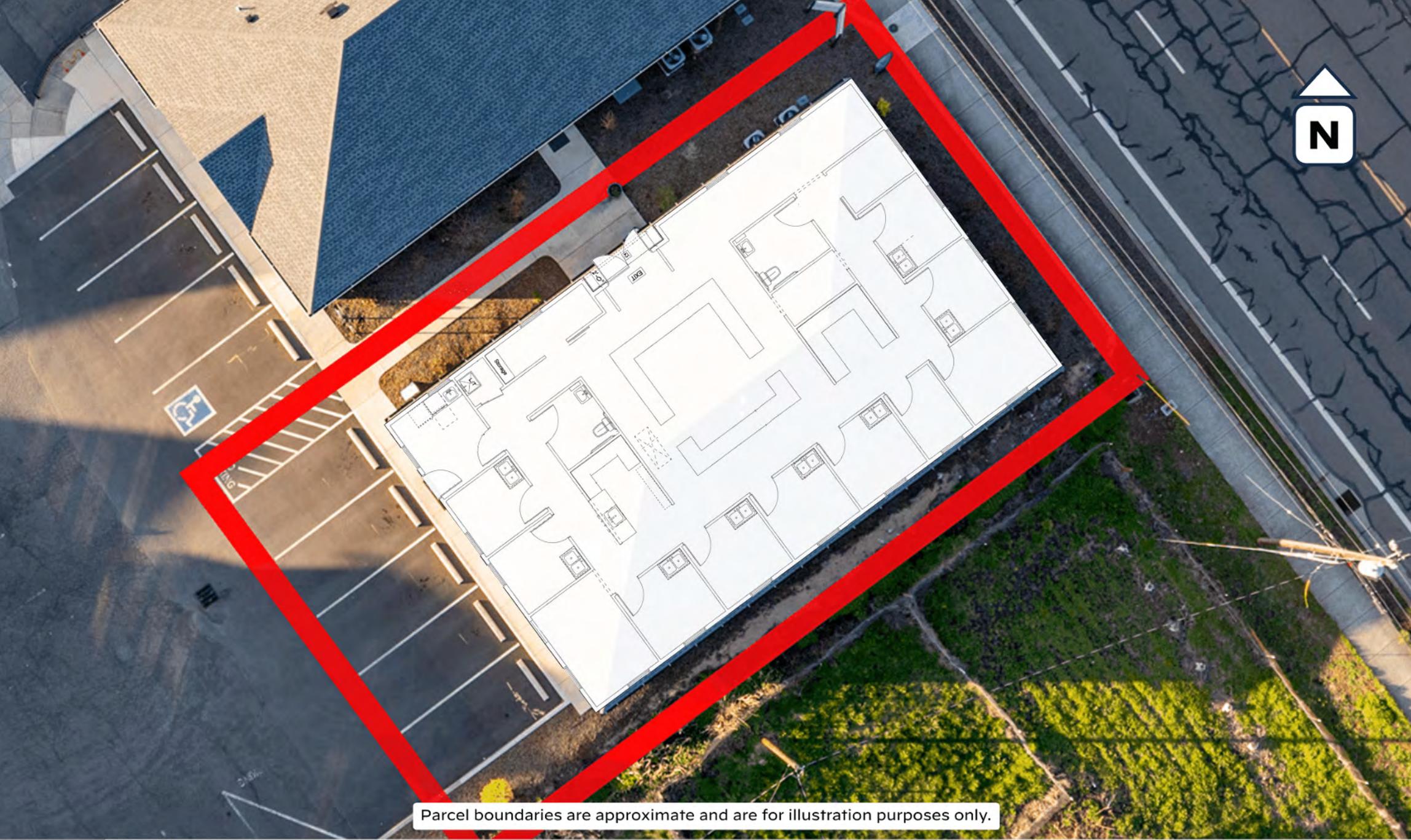
**Entrance/Reception**



**Break Room**



# 296 S Pacific Hwy - Floor Plan



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# Floorplan Overlay



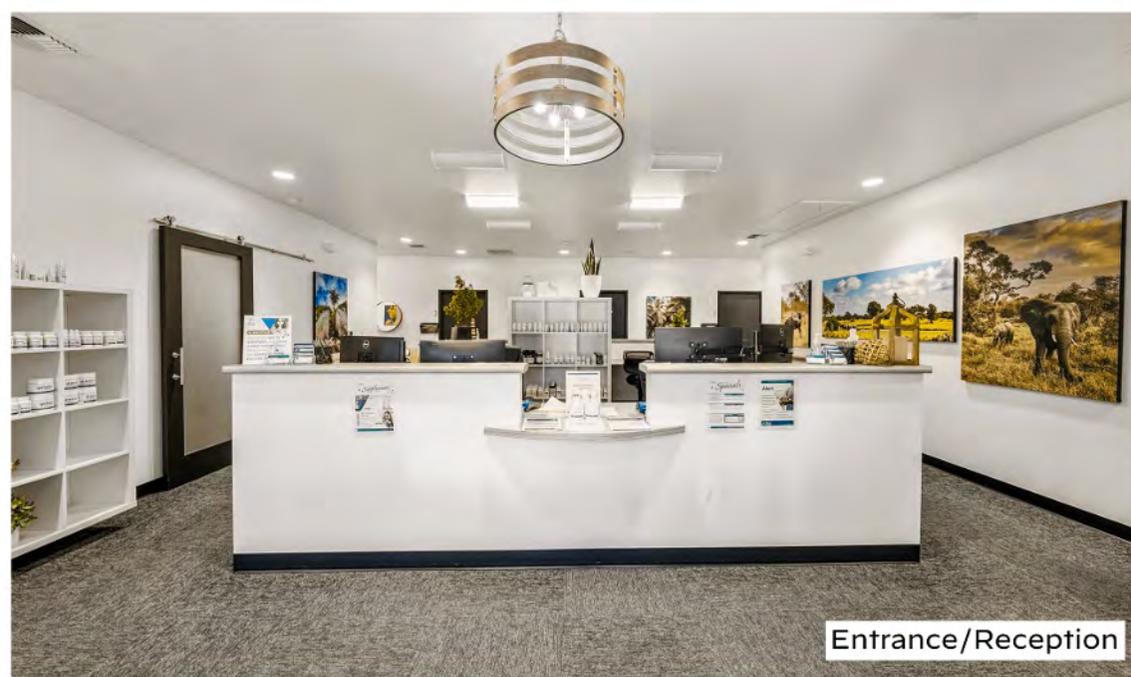
Parcel boundaries are approximate and are for illustration purposes only.

## Subject Photo - Exterior



Parcel boundaries are approximate and are for illustration purposes only.

## Subject Photo - Exterior



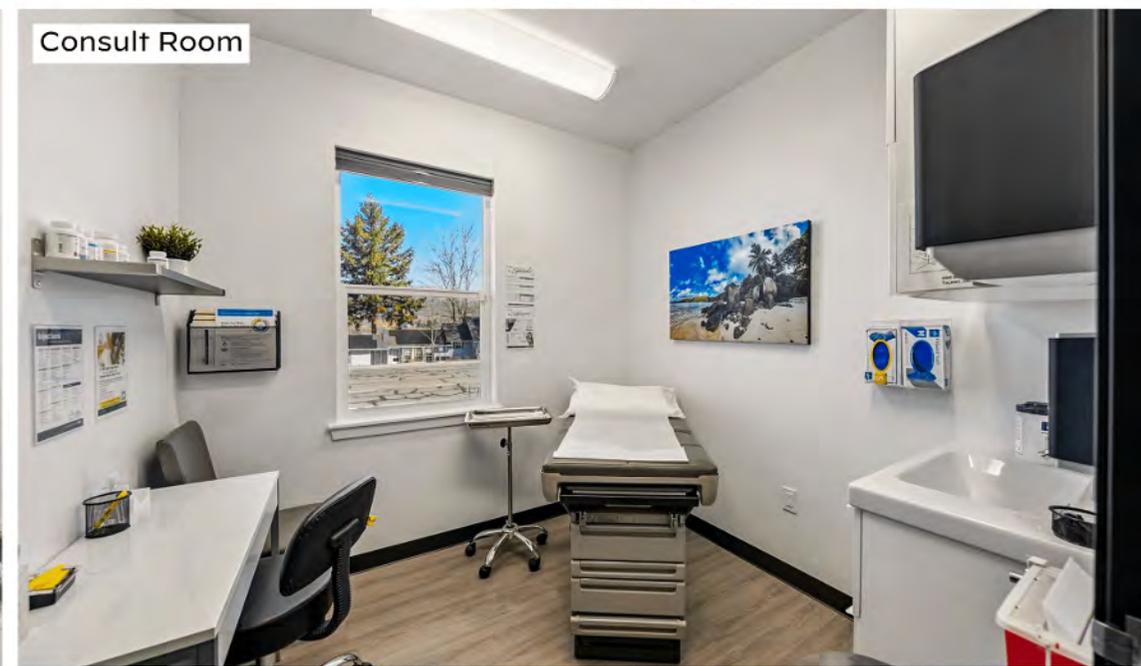
Entrance/Reception



Waiting Area



Private Office



Consult Room

# Subject Photos - Interior



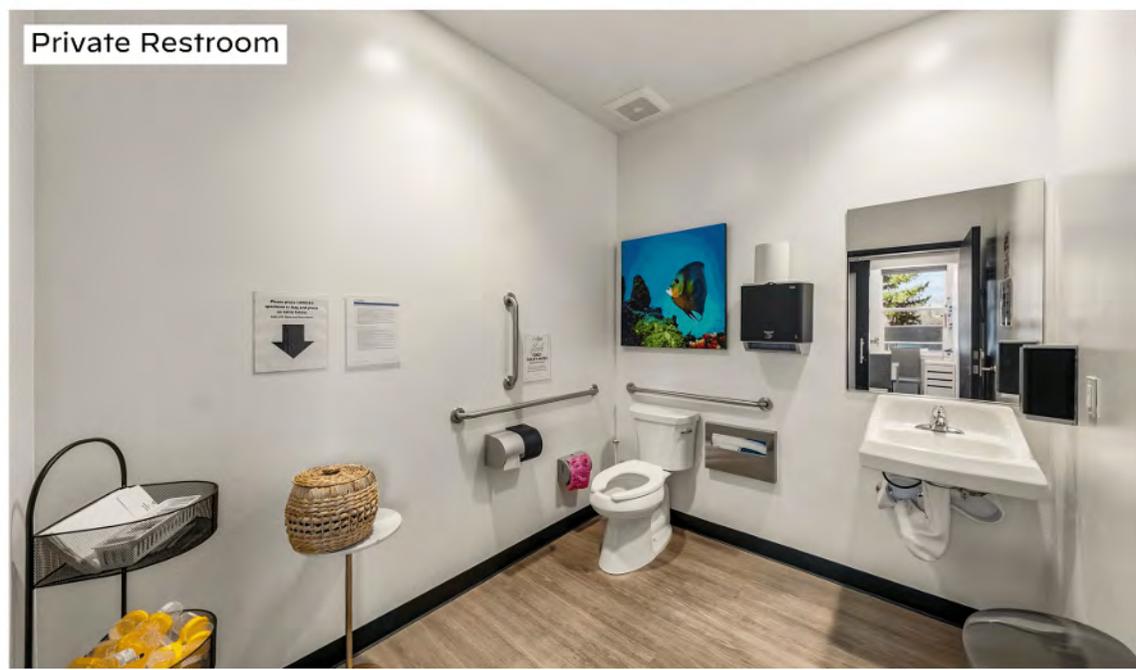
Consult Room



Break Room

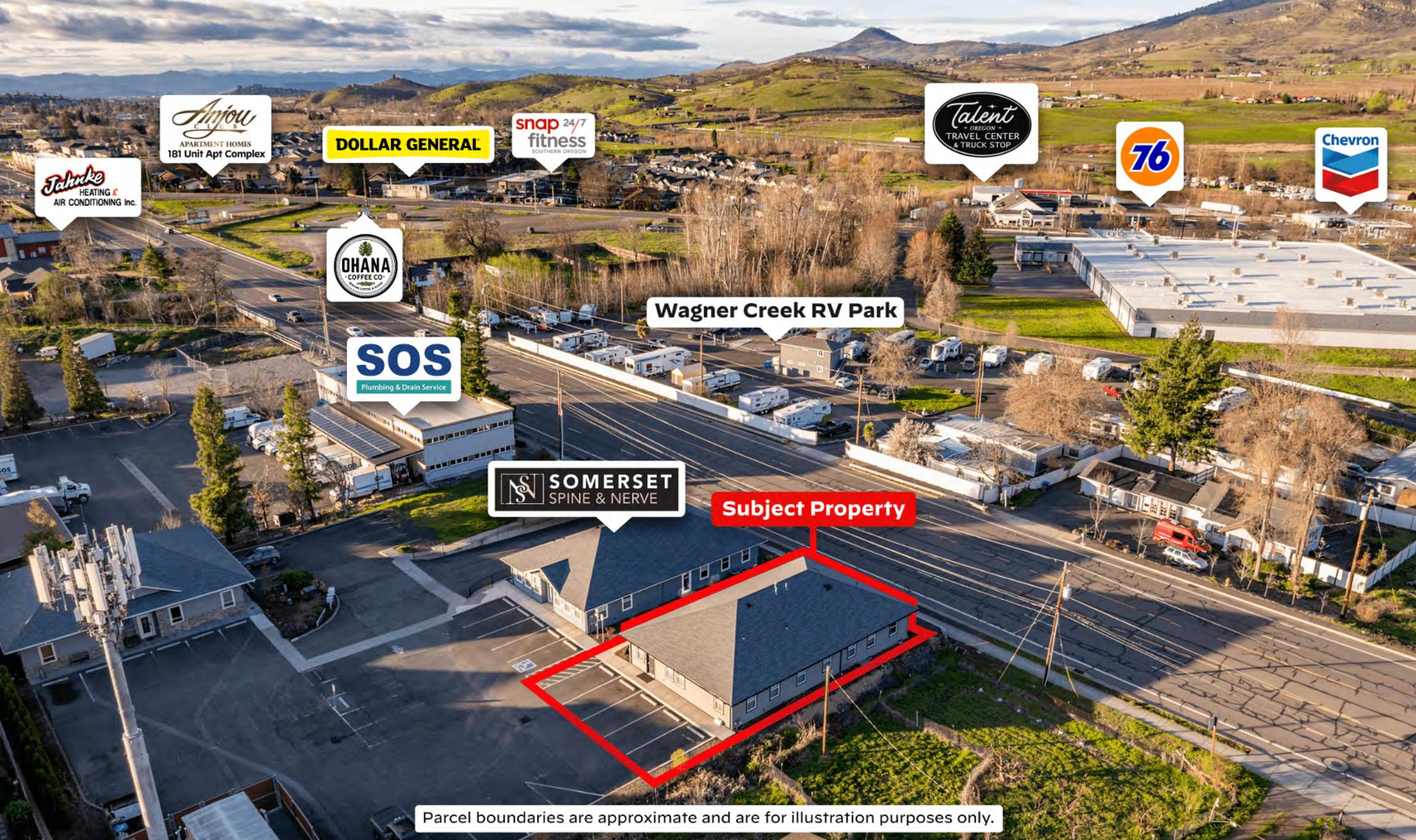


Medical Preparation Area



Private Restroom

# Subject Photos - Interior



**Jahnke**  
HEATING &  
AIR CONDITIONING Inc.

*Anyou*  
APARTMENT HOMES  
181 Unit Apt Complex

**DOLLAR GENERAL**

snap 24/7  
fitness  
SOUTHERN OREGON

*Talent*  
ORIGION  
TRAVEL CENTER  
& TRUCK STOP

**76**

**Chevron**

**OHANA**  
COFFEE CO.

**Wagner Creek RV Park**

**SOS**  
Plumbing & Drain Service

**SOMERSET**  
SPINE & NERVE

**Subject Property**

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# Corporate Neighbors

# Market Summary

	Demographics	Medford-Talent	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.



**Key Distances from Subject**

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance



# Region Map - Rogue Valley



City of Talent



# Talent, OR History and Profile

**Talent, Oregon** - is a city located in Southern Oregon, known for its unique blend of natural beauty and intriguing history. Talent is located just south of Medford, the fourth largest metropolitan area in Oregon.

Originally established as a donated land claim in the 1800s, Talent was first called Fort Wagner during the Indian Wars. After the wars, and the establishment of the railroad line, the fortification was incorporated with the new name Talent, after Aaron Talent, in 1910. Throughout the 20th century, fruit orchards proliferated the surrounding area which led to a larger population growth.

Economically, Talent is known for its diverse base, with Healthcare/Social Assistance, Professional/Technical Services, and Retail trade being significant contributors.

The area has a strong sense of community as well as a diverse economy. Within an 18 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; the Cascade-Siskiyou Mountain ranges, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Talent blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

Sources: [theoregonencyclopedia.org](http://theoregonencyclopedia.org) and [dataus.io](http://dataus.io),



Crater Lake National Park



Rogue River

# Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

**Southern Oregon** is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

**Multiple billion-dollar companies** call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

**Historically, the area's economy** was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

**A burgeoning golf destination**, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.





# Southern Oregon Market

# Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. The region's main airport, Rogue Valley International-Medford Airport (MFR) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

Medford enjoys short,  $\pm$  1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with its strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's drier, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the summer months.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



# Transaction Guidelines

**296 S Pacific Hwy** is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

**Property Tours:** Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Requires at least 24 hour advance notice for any tours. ***Please do not disturb tenants or patients.***

**Interest to be Transferred:** Fee Simple, via Special Warranty deed.

**Offers:** There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott and Caspian for additional information.

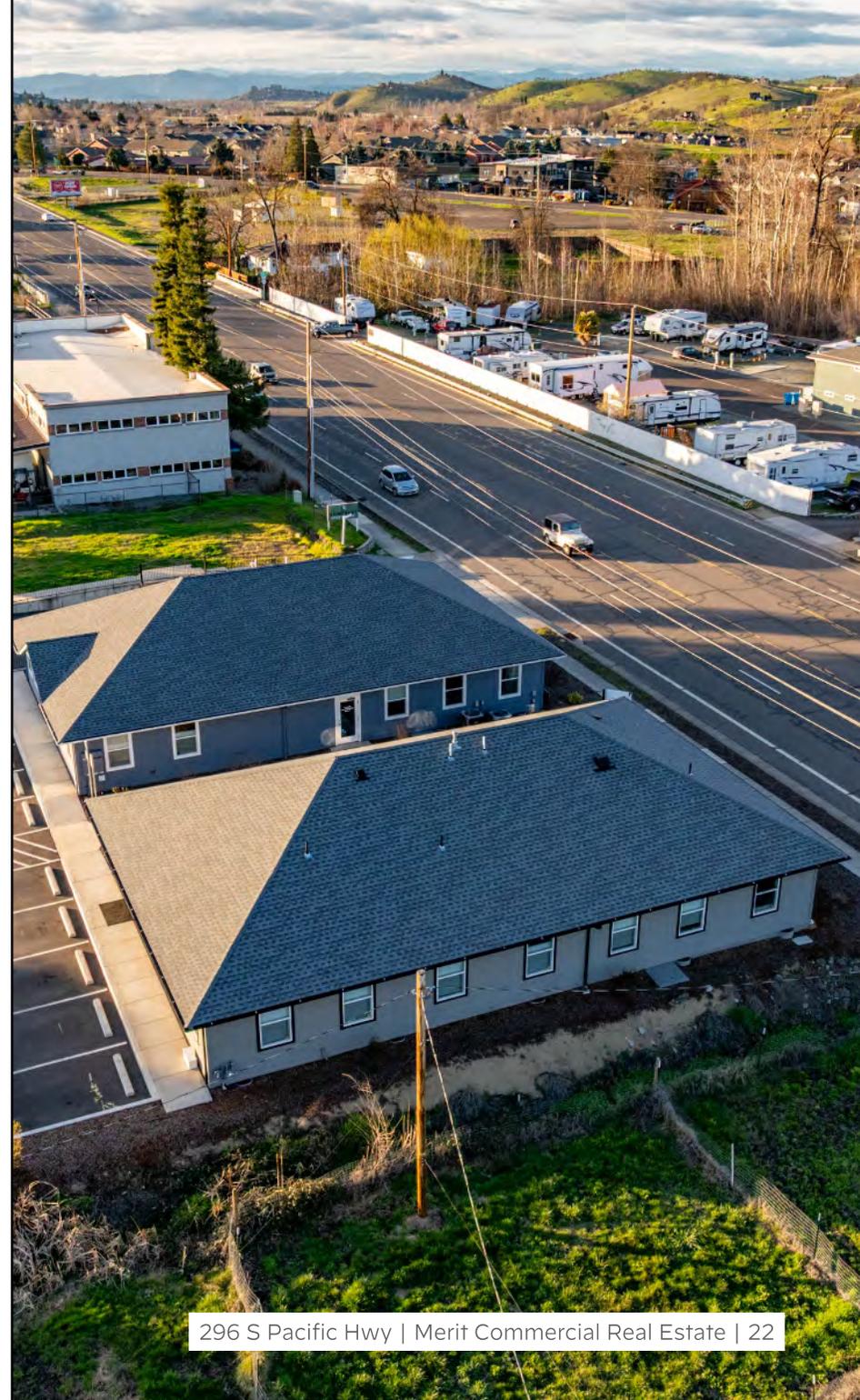
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scottking@gmail.com

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Licensed Broker  
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caspian@merit-commercial.com



# Additional Buyer/Tenant Resources





# The Merit Pages - Vendor Directory

## Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

## 1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (888) 771 1031
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (877) 922 9852

## Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

## Cleaning

### General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 625 3585
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

### Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

### Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

## Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

## Contractors / Handyman

### General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6196
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcOregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscop.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

### Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

### Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamonddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemmasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

## Consultants

### Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

### Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (860) 295 4161
- Water Right Services**, oregonwater.us..... (541) 389 2837

## Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 664 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

## Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.net..... (541) 644 4505

## Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

## Environmental

- ★ **Alpine Environmental**, ..... (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

## Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

## Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 664 2281

## HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 204 0966
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521



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## Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

## Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partneresi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

## Landscaping

### Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

### Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapeandconstruction.com..... (541) 778 9843

## Lending

### Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com..... (541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguecu.org..... (541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com..... (541) 858 2989

### SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** ..... (800) 878 6613
- Legacy Lending (Private), Dane Fitch** ..... (206) 972 8127
- Pacific Capital (Private), pac-capital.com**..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank),** ..... (541) 227 0311

## Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

## Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

## Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

## Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

## Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

## Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

## Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 313 5904

## Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 933 4902
- True South Solar**, truesouthsolar.net..... (541) 203 0525

## Security / Locksmith

### Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

### Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

## Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

## Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

## Notes & Background

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