

2034/2048 SW Fellows



OFFERING MEMORANDUM

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2034-2048 SW Fellows Street
McMinnville, OR 97128

CCRE
CONSTANT COMMERCIAL REAL ESTATE, INC.

2034/2048 SW Fellows

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Brokerage License No.: 201250517

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	2034-2048 SW Fellows Street McMinnville OR 97128
COUNTY	Yamhill
BUILDING SF	2,100 SF
LAND SF	9,133 SF
LAND ACRES	.2
NUMBER OF UNITS	2
YEAR BUILT	1996
APN	R4419DC 08232

FINANCIAL SUMMARY

PRICE	\$577,000
PRICE PSF	\$274.76
PRICE PER UNIT	\$288,500

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	10,986	33,950	38,743
2026 Median HH Income	\$83,885	\$77,502	\$78,572
2026 Average HH Income	\$99,326	\$96,731	\$98,345

- 2034 SW Fellows Street presents a rare opportunity to acquire a pride-of-ownership duplex in one of McMinnville's most established southwest neighborhoods. Built in 1996 and meticulously maintained throughout its life, this two-unit property offers investors and owner-occupants alike a stabilized, low-maintenance asset with immediate income and genuine long-term upside.



- The duplex totals approximately 2,100 SF across two mirror-image units, each offering 2 bedrooms, 1.5 bathrooms, and approximately 1,050 SF of living space. Each unit features an attached single-car garage with opener, an open main-level floor plan, and access to a shared fully fenced backyard with a manicured lawn, concrete patio, and stone fire pit — an uncommon amenity in the duplex market. The property sits on a concrete perimeter foundation with no HOA.

2034/2048 SW FELLOWS

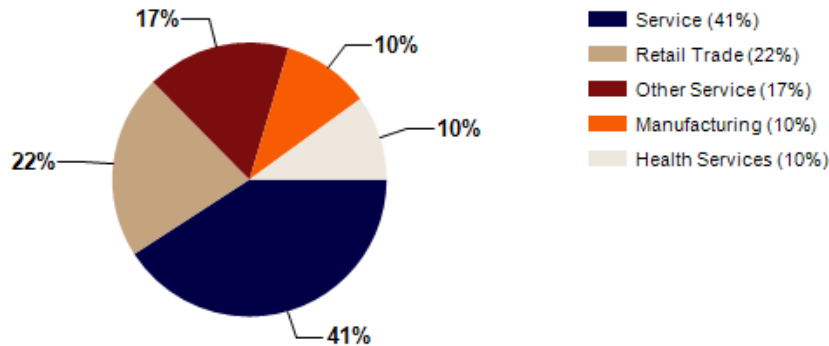
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Location

Location Summary

- Situated in the southwest quadrant of McMinnville, the property is minutes from Linfield University, downtown McMinnville's dining and retail corridor, and the world-renowned Willamette Valley wine country. McMinnville continues to attract relocating households and tourism-driven economic activity, supporting long-term rental demand fundamentals.

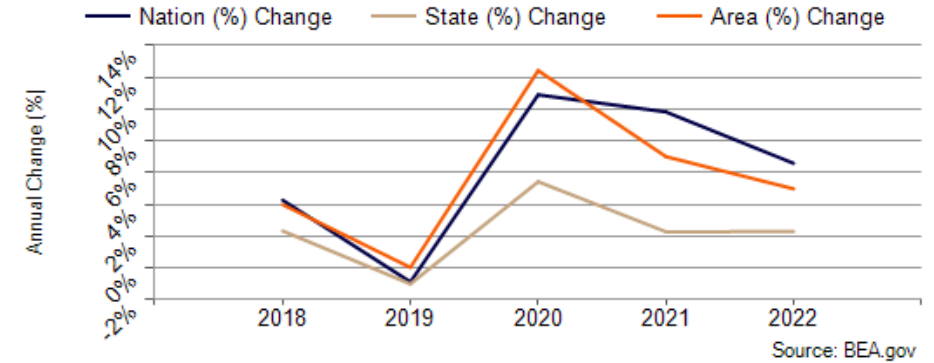
Major Industries by Employee Count



Largest Employers

Linfield University	500
McMinnville School District	400
Yamhill County Government	350
McMinnville Water & Light	150
McMinnville Police Department	100
McMinnville Fire Department	80
McMinnville Public Library	50
McMinnville Parks and Recreation Department	40

Yamhill County GDP Trend





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	2,100
LAND SF	9,133
LAND ACRES	.2
YEAR BUILT	1996
# OF PARCELS	1
ZONING TYPE	R2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
WASHER/DRYER	Hook-ups

CONSTRUCTION

FOUNDATION	Concrete Perimeter
EXTERIOR	Fiber Cement
ROOF	Composition
STYLE	2-Story















2034/2048 SW FELLOWS

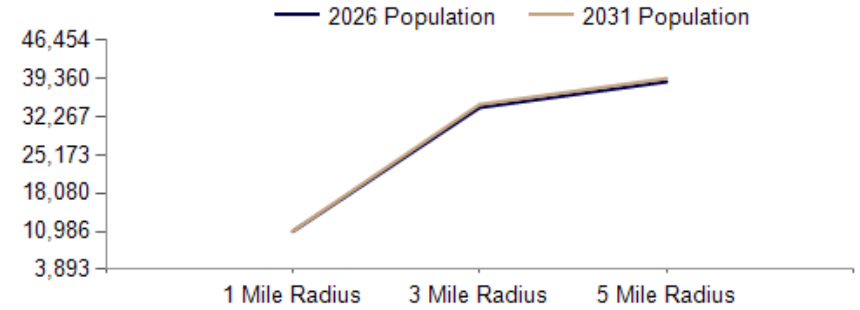
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Demographics

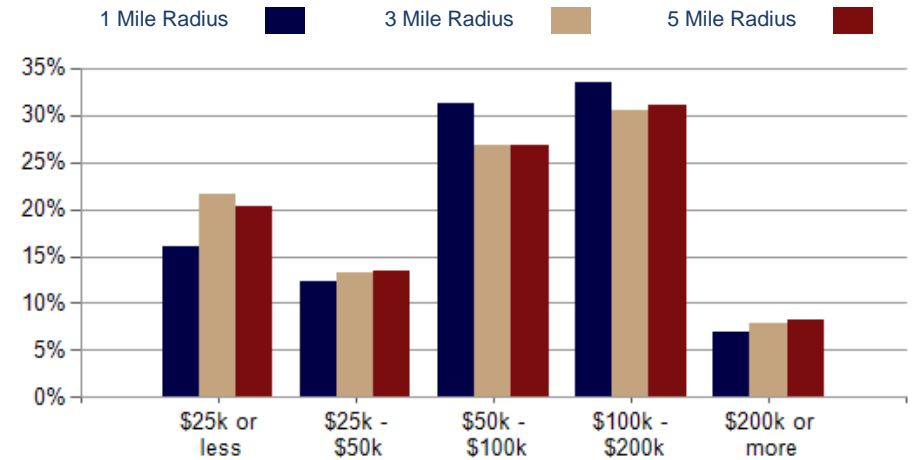
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,060	26,552	29,867
2010 Population	10,129	31,373	35,627
2026 Population	10,986	33,950	38,743
2031 Population	11,041	34,535	39,360
2026 African American	60	213	233
2026 American Indian	156	502	567
2026 Asian	179	543	599
2026 Hispanic	2,669	8,448	9,556
2026 Other Race	1,299	4,191	4,695
2026 White	7,905	24,218	27,808
2026 Multiracial	1,362	4,193	4,742
2026-2031: Population: Growth Rate	0.50%	1.70%	1.60%

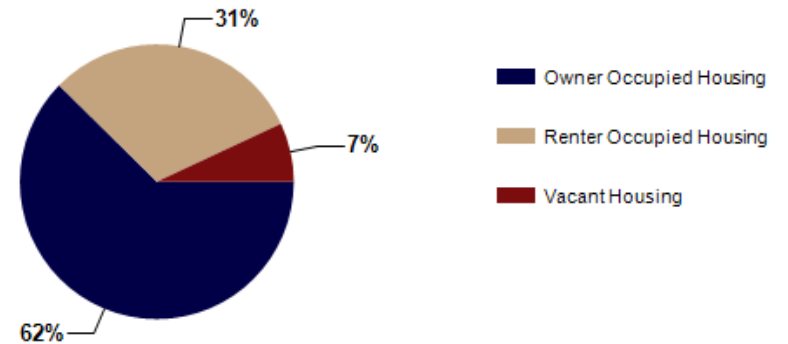
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	392	1,875	1,998
\$15,000-\$24,999	282	874	967
\$25,000-\$34,999	219	672	794
\$35,000-\$49,999	305	1,019	1,166
\$50,000-\$74,999	614	1,720	2,010
\$75,000-\$99,999	706	1,697	1,896
\$100,000-\$149,999	885	2,429	2,824
\$150,000-\$199,999	533	1,463	1,702
\$200,000 or greater	295	1,010	1,201
Median HH Income	\$83,885	\$77,502	\$78,572
Average HH Income	\$99,326	\$96,731	\$98,345



2026 Household Income



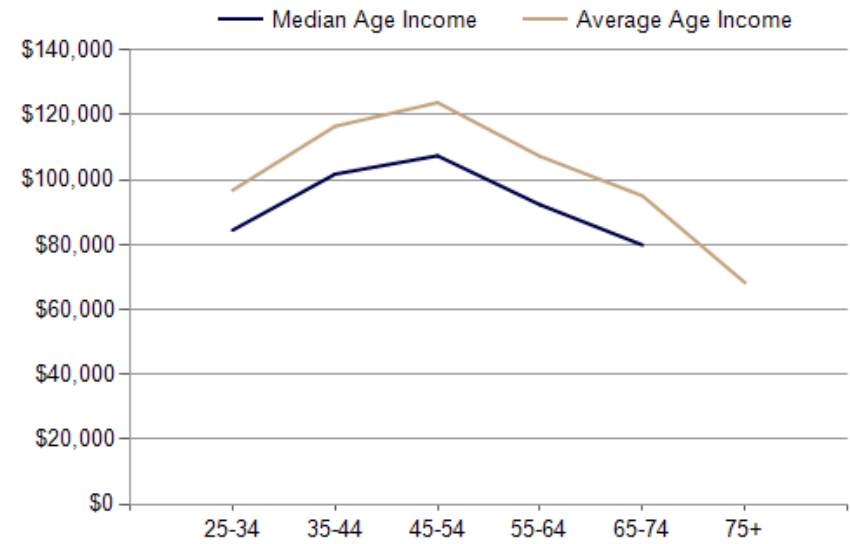
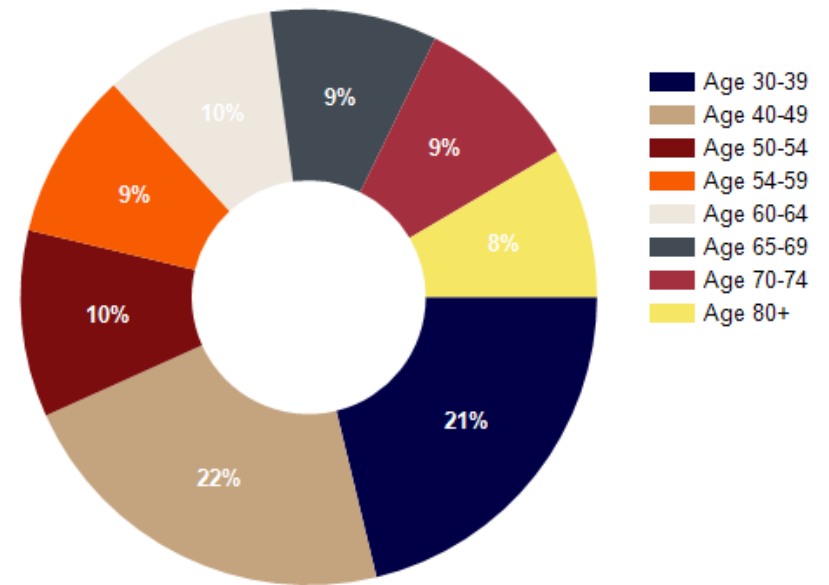
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	676	2,042	2,296
2026 Population Age 35-39	665	2,073	2,370
2026 Population Age 40-44	721	2,205	2,521
2026 Population Age 45-49	672	1,944	2,219
2026 Population Age 50-54	663	1,944	2,204
2026 Population Age 55-59	596	1,764	2,035
2026 Population Age 60-64	612	1,845	2,151
2026 Population Age 65-69	592	1,776	2,094
2026 Population Age 70-74	588	1,782	2,073
2026 Population Age 75-79	535	1,579	1,837
2026 Population Age 80-84	399	1,090	1,291
2026 Population Age 85+	396	984	1,142
2026 Population Age 18+	8,695	27,097	30,948
2026 Median Age	42	40	40
2031 Median Age	43	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,474	\$80,064	\$81,838
Average Household Income 25-34	\$96,793	\$93,834	\$96,349
Median Household Income 35-44	\$101,768	\$100,509	\$101,877
Average Household Income 35-44	\$116,527	\$116,785	\$118,066
Median Household Income 45-54	\$107,428	\$101,305	\$102,493
Average Household Income 45-54	\$123,832	\$118,298	\$120,596
Median Household Income 55-64	\$92,334	\$88,697	\$89,904
Average Household Income 55-64	\$107,250	\$108,551	\$109,968
Median Household Income 65-74	\$79,910	\$67,351	\$68,526
Average Household Income 65-74	\$95,051	\$90,804	\$92,227
Average Household Income 75+	\$68,287	\$63,219	\$63,660

Population By Age



2034/2048 SW FELLOWS

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Company Profile

Company Bio

CCRE

CONSTANT COMMERCIAL REAL ESTATE, INC.

Investment Brokerage | Commercial & Multifamily Financing | Consulting & Advising



Cory Carlson

President & Founder

Oregon Principal Brokers License # 201226331

Born and raised in the Portland metro area, Cory embraces an active lifestyle rooted in his Pacific Northwest upbringing. As a dedicated father to 3 kids, he values the lessons learned through parenthood.

Cory's entrepreneurial spirit emerged early, leading him to pursue a degree in Business Management and Entrepreneurship. His diverse background spans industries such as construction, emergency medical services, firefighting, whitewater guiding, and small business ventures—including automotive sales, landscaping, and officiating lacrosse.

Cory founded Constant Commercial Real Estate Inc., a brokerage dedicated to providing strategic, analytical, and consultative real estate investment services. He is passionate about helping investors build wealth through customized strategies while fostering long-term client relationships. Owning and managing a business allows Cory to balance entrepreneurship, family life, and the pursuit of meaningful financial outcomes for his clients.

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