



## 545 A Street in Ashland, Oregon

### Basic Details

- 5 Units – 3 Commercial, 2 Residential
- 4,950 SqFt
- 0.13 Acre Lot
- Built in 1997
- E-1 Zoning
- Listed for \$1,300,000

### Main Level - Commercial Units

#### Unit 1

- Currently rented for \$1,589.70 per month
- Tenant in place since 2020
- Two offices, conference room, lobby, kitchenette with utility sink, and ADA-compliant half bathroom
- Net ~937 SqFt

### Upper Level - Residential Units

#### Unit 4

- Currently rented for \$1,600 per month
- Tenant in place since September 2025
- Living area with bay window
- Kitchen with dining counter, skylight, gas range, refrigerator, dishwasher, and double sink
- Bedroom with closet
- Full bathroom with skylight and tub shower
- New HVAC control board, rooftop gas furnace and AC unit installed by Metal Masters in 2020
- Net ~868 SqFt

### Exterior Highlights

- New 20-year Duro-Last membrane roof installed by Bleser Built Roofing in 2015
- New paint and caulking for exterior trim and siding by Manzanita Artisan Painting in 2022
- Alley access for five private parking spaces and one shared ADA-compliant parking space
- Courtyard with mature ornamental trees and plantings with drip sprinkler system

### Documentation

Seller's Property Disclosure Statement, floor plans, rent roll, financials, maintenance records, permits, maps, and title information via Google Drive at <https://bit.ly/545-a-st>

### Location

- Vibrant commercial area of Ashland's historic Railroad District; within a flat half-mile radius of multiple restaurants, shopping, and downtown entertainment
- One block from Noble Coffee Roasters, Railroad Park, and Ashland's central bike path

#### Units 2 & 3

- Currently rented for \$2,220.75 per month
- Tenant in place since 2015
- Two exterior entrances, conference room, and ADA-compliant half bathroom with updated vanity
- Thoroughly renovated in 2020 with new lighting, carpets, conference room doors, and built-in workstations
- Net ~1,168 SqFt

#### Unit 5

- Currently rented for \$1,975 per month
- Tenant in place since October 2023
- Spacious living room with view of Grizzly Peak
- Kitchen with dining counter, skylight, gas range, refrigerator, dishwasher, and double sink
- Primary bedroom and full ensuite bathroom with skylight and tub shower
- Office or guest bedroom with closet
- Full guest bathroom with tub shower
- New rooftop gas furnace and AC unit installed by Metal Masters in 2017
- Net ~1,338 SqFt

### Systems & Utilities

- Separate gas and electric meters for each unit paid by tenants; owner pays for landscaping maintenance, water, sewer, garbage and recycling
- Water heaters replaced in 2015
- Rentals have been professionally managed by Ashland Property Management since 2023
- Owners have put over \$49,000 towards improvements and maintenance within the last 10 years

*All information deemed reliable but not guaranteed.*

### CATHERINE ROWE REAL ESTATE TEAM

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**545 A Street in Ashland, Oregon**

<b>545 A Street</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Y1 Proforma</b>	<b>Y2 Proforma</b>	<b>Y3 Proforma</b>
Gross Annual Income	\$58,367	\$51,333	\$67,879	\$81,633	\$92,535	\$99,423	\$106,883
Gross Monthly Income	\$4,864	\$4,278	\$5,657	\$6,803	\$7,711	\$8,285	\$8,907
Cash Withdrawal	\$31,333	\$36,000	\$22,000	\$0	\$0	\$0	\$0
Bank Charges	\$35	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,707	\$1,919	\$2,330	\$2,755	\$3,221	\$3,766	\$4,403
Legal & Professional Fees	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0
Property Management	\$4,998	\$0	\$4,979	\$6,831	\$7,744	\$8,320	\$8,944
Cleaning / Janitorial	\$195	\$0	\$1,183	\$125	\$376	\$376	\$376
Keys	\$0	\$0	\$166	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$804	\$0	\$0	\$0	\$0
Repairs	\$4,612	\$10,770	\$375	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$1,991	\$610	\$650	\$650	\$650
Gardening	\$0	\$0	\$3,795	\$1,110	\$1,226	\$1,226	\$1,226
Maintenance & Repair APM	\$0	\$0	\$1,589	\$530	\$1,059	\$1,059	\$1,059
<i>Subtotal Maintenance &amp; Repair</i>	<i>\$4,807</i>	<i>\$10,770</i>	<i>\$9,903</i>	<i>\$2,375</i>	<i>\$3,311</i>	<i>\$3,311</i>	<i>\$3,311</i>
Property Taxes	\$11,823	\$12,240	\$12,646	\$12,952	\$13,395	\$13,853	\$14,327
Backflow Service	\$29	\$30	\$35	\$39	\$43	\$48	\$53
Garbage & Recycle	\$858	\$868	\$871	\$1,064	\$1,072	\$1,080	\$1,088
Gas	\$0	\$0	\$10	\$0	\$0	\$0	\$0
Water, Sewer, Electric	\$1,657	\$0	\$3,540	\$2,367	\$2,012	\$2,012	\$2,012
<i>Subtotal Utilities</i>	<i>\$2,544</i>	<i>\$898</i>	<i>\$4,456</i>	<i>\$3,470</i>	<i>\$3,127</i>	<i>\$3,140</i>	<i>\$3,153</i>
Total Expenses	\$58,447	\$61,828	\$56,314	\$28,383	\$30,799	\$32,391	\$34,139
Net Expenses (Less Cash Withdrawal)	\$27,114	\$25,828	\$34,314	\$28,383	\$30,799	\$32,391	\$34,139
Net Annual Income	\$31,253	\$25,505	\$33,565	\$53,250	\$61,736	\$67,032	\$72,743
Net Monthly Income	\$2,604	\$2,125	\$2,797	\$4,437	\$5,145	\$5,586	\$6,062
Cap Rate	2.40%	1.96%	2.58%	4.10%	4.75%	5.16%	5.60%

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### 545 A Street in Ashland, Oregon

Year	Provider	Description	Cost
2015	Bleser Built Roofing	New 20-year Duro-Last membrane roof.	\$12,500
2015	Golden-Fields Construction	Repaired water damage from uncapped HVAC unit.	\$402
2016	Deluxe Awning	New canvas for existing awning(s).	\$2,661
2017	Metal Masters	New rooftop gas furnace and AC unit for Unit #5.	\$5,868
2018	Economy Plumbing	Replaced pressure valves for building.	\$878
2019	Bill's Glass	New window and casement crank.	\$440
2019	Latham Plumbing	New bathroom fixtures.	\$525
2019	Metal Masters	Replace HVAC condensate lines and gaskets for Units 1-3.	\$769
2019	Metal Masters	HVAC service for Units 1-3.	\$359
2020	Costco	New garbage disposal	\$100
2020	Metal Masters	New rooftop gas furnace and AC unit for Unit 4.	\$7,887
2020	Metal Masters	New HVAC control board for Unit 4.	\$330
2021	Bill's Glass	Replace window glazing in Units 1, 2, and 5.	\$4,040
2021	SOS Plumbing	Replace pressure regulating valve.	\$429
2022	Manzanita Painting	New paint and caulking for exterior trim and siding.	\$10,650
2023	Ashland Property Management	Touch up paint, new refrigerator, storage clean-out.	\$1,153
2024	Rogue Valley Backflow Service	Annual backflow testing.	\$35
Total:			\$49,026

#### Public Remarks

Versatile mixed-use residential and commercial building with strong rental history in the heart of Ashland's historic Railroad District – located near parks, shopping, restaurants, and downtown entertainment. Main level rented by two long-standing commercial tenants occupying three units with multiple entrances from A Street, alley access to Ashland's central bike path, five private parking spaces, and one shared ADA space. Each upper-level residential unit features a spacious living room, kitchen with dining counter and natural gas range oven, one to two bedrooms, full bathrooms, abundant natural light, and mountain views. Property is well maintained and upgraded with low-e windows, fresh exterior paint, new furnaces and AC units, and a new roof within the last ten years. Common area courtyard with mature ornamental trees and plantings. Full due diligence package available – including financials, pro forma, improvements, maintenance records, and floor plans. Inquire for details!

#### Agent Remarks

See attached in MLS for features document with link to access Seller's Property Disclosure Statement, floor plans, rent roll, financials, maintenance records, permits, maps, and title information via Google Drive at <https://bit.ly/545-a-st>. Buyer agents may review tenant rights at <https://oregonrealtors.org/protect/evictions-guidance/>.

#### Showing Instructions

Please confirm Buyer(s) proof of funds or loan pre-approval along with receipt of attached features document in MLS prior to scheduling showings. Listing agent(s) must accompany; please text the Rowe Team at (541) 708-3975 to schedule appointments with minimum of 24 hours' notice for residential tenants.

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