

OFFERING MEMORANDUM

— FOR SALE —



ESTABLISHED STORAGE FACILITY IN CAVE JUNCTION, OR

25657 Redwood Hwy, Cave Junction, OR, 97523

www.Merit-Commercial.com / (541) 608-6704 / team@merit-commercial.com

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **25657 Redwood Highway**, known as **A+ Storage**, an established storage facility located in beautiful Cave Junction, Oregon (the "Property").

The Property is one of only two established self-storage facilities in Cave Junction, and is currently the only facility in the region available for purchase.

A+ Storage is a well-known local icon, sited at the entrance to Cave Junction on a highly visible and prominent corner - arguably the best located storage facility in south Josephine County. The exceptional location enjoys strong traffic counts of approximately 8,831 VPD, large signage, and easy left/right access directly from the dedicated central turning lane on the main thoroughfare of Redwood Highway.

Consisting of seven total buildings (six storage, one management office), and uncovered parking spaces on the excess land area, the Property enjoys the winning combination of ease of access and the right unit mix for today's tenant pool.

As essentially a turn-key facility - but still with several value-add levers to pull - the Property has great security, the right software and management systems, but could benefit significantly from modernization and efficiency refinements.

The facility includes 245 units total with various storage unit dimensions available. The unit mix is diverse and appealing: 223 enclosed, permanent storage units ranging from 5x10 to the largest 10x20 units. Additionally, the Property benefits from 22 rentable vehicle, RV, or boat parking spaces on the south end of the site with three dimensions available: 10x30, 12x25, and one 50x20 space.

The opportunity is clear at 25657 Redwood Highway to step into an established mixed-use storage facility with strong physical and economic occupancy, providing excellent cash flow with upside potential, all located in a stunning rural setting and a low-competition area.

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

Offering Price:	\$3,200,000 (7.44% cap rate - see pg. 9)
Phys. Occupancy:	92.4% - Storage Units 31.8% - Parking Spaces (~87% blended occupancy as of 4Q25)
Address:	25657 Redwood Hwy, Cave Junction, OR 97523
Legal:	39-8W-16 TL 1407 APN R329646 39-8W-16 TL 1408 APN R329647
Annual Taxes:	\$14,184.70 (2025)
Zoning:	"C" (Commercial)
Gross Acreage:	1.74 (75,794 SF)
Year Built:	±1997-2004 (built in two phases)
Gross Building SF:	28,000 SF (storage units - per Seller) ±924 SF modular management office
Unit Mix:	245 total rentable spaces Storage Units: (51) 5x10; (57) 10x10; (65) 10x15; (50) 10x20; Parking Spaces: (15) 10x30; (6) 12x25; (1) 50x20
Construction:	Mix of metal-frame and wood-frame buildings on slab foundations
Security:	Full perimeter chain-link with barbed wire outriggers; Powered gate with keypad entry, pressure-sensitive exit
Surveillance:	Extensive surveillance system in-place (mix of SeeVision and other cameras)
Management:	No on-site management; staffed hours in modular office. Current mgmt. software is storEDGE.
Gate Hours:	8:00 am - 8:00 pm all days



Management and Physical Details

A+ Storage in Cave Junction, Oregon is currently set up for maximum efficiency and ease for tenants. The office is lightly used with few in-person tenant meetings needed, and is run from the functional modular management office, with certain set office hours and no live-in component. The systems and infrastructure of the Property are well-suited for its current size and could allow for additional expansion/occupancy.

Management Software: storEDGE

Gate/Access Software: OpenTech for gate security/software

Management Hours: Office hours vary slightly, posted hours are 10am-6pm Tuesday-Saturday, closed on Monday-Sunday

Gate Specs: 8:00 am - 8:00 pm gate hours, 365 days/year
DKS Doorking keypad and opener

Storage Unit Specs: Mix of metal-frame/siding/roofed units (south building) and wood-frame/wood siding and comp. roof buildings
Interiors are a mix of drywalled and plywood interiors; some units have power/light installed

Physical Security: Full perimeter chain-link with barbed wire outriggers. Surveillance run off of SeeVision.

Stormwater Drainage: All gutters and numerous ground drains flow to an underground storm drainage system; extensive bioswale situated immediately adjacent to facility to the east.

Utilities: Connected to city water/sewer services.

Life Safety: Extensive system of fire extinguishers placed throughout facility; inspected recently/regularly

Lighting: Substantial lighting system on exterior of all storage buildings, mix of updated LED and older sources.

Investment Highlights

Extremely High Visibility

The Property fronts Redwood Highway, a major roadway in Cave Junction and the Southern Oregon region, connecting Oregon and California. A+ Storage also enjoys one unimpeded left or right-turn driveway off of the highway.



A One-of-a-Kind Asset

Anchored by its exceptional location, visibility, and access, the Property is truly a one-of-a-kind property with multiple revenue drivers, diverse unit mix and stable income. A+ Storage is one of only two storage facilities in Cave Junction making it a rare and valuable asset in the local market.

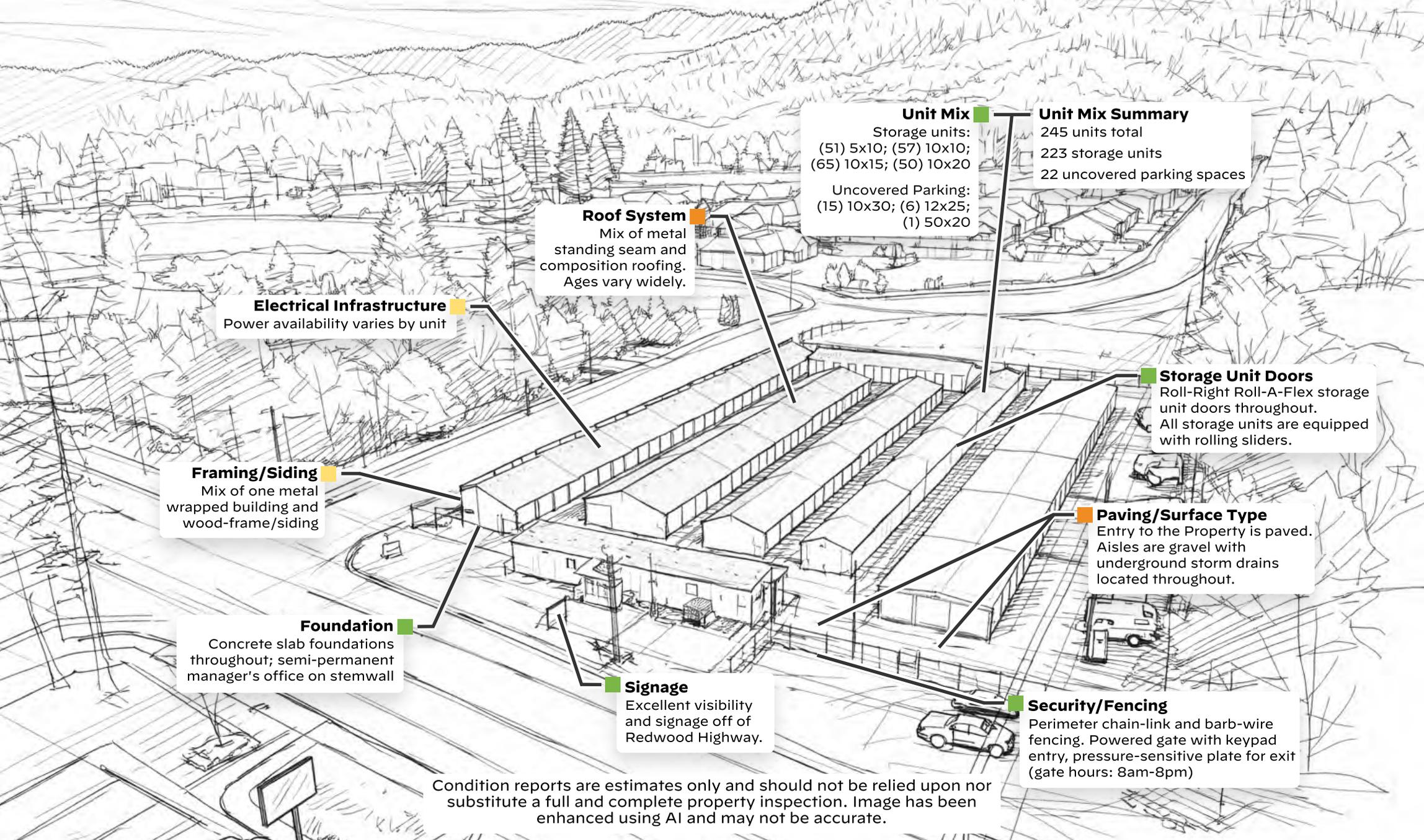


Significant Upside

A new operator may be able to significantly increase the both top-line revenue as well as NOI; unit rents across the entire property are \$27,095/month. Further development of the property could also help increase revenue and future value of the property.



Parcel boundaries are approximate and are for illustration purposes only.



Electrical Infrastructure
Power availability varies by unit

Roof System
Mix of metal standing seam and composition roofing. Ages vary widely.

Framing/Siding
Mix of one metal wrapped building and wood-frame/siding

Foundation
Concrete slab foundations throughout; semi-permanent manager's office on stemwall

Signage
Excellent visibility and signage off of Redwood Highway.

Unit Mix
Storage units:
(51) 5x10; (57) 10x10;
(65) 10x15; (50) 10x20

Uncovered Parking:
(15) 10x30; (6) 12x25;
(1) 50x20

Unit Mix Summary
245 units total
223 storage units
22 uncovered parking spaces

Storage Unit Doors
Roll-Right Roll-A-Flex storage unit doors throughout. All storage units are equipped with rolling sliders.

Paving/Surface Type
Entry to the Property is paved. Aisles are gravel with underground storm drains located throughout.

Security/Fencing
Perimeter chain-link and barb-wire fencing. Powered gate with keypad entry, pressure-sensitive plate for exit (gate hours: 8am-8pm)

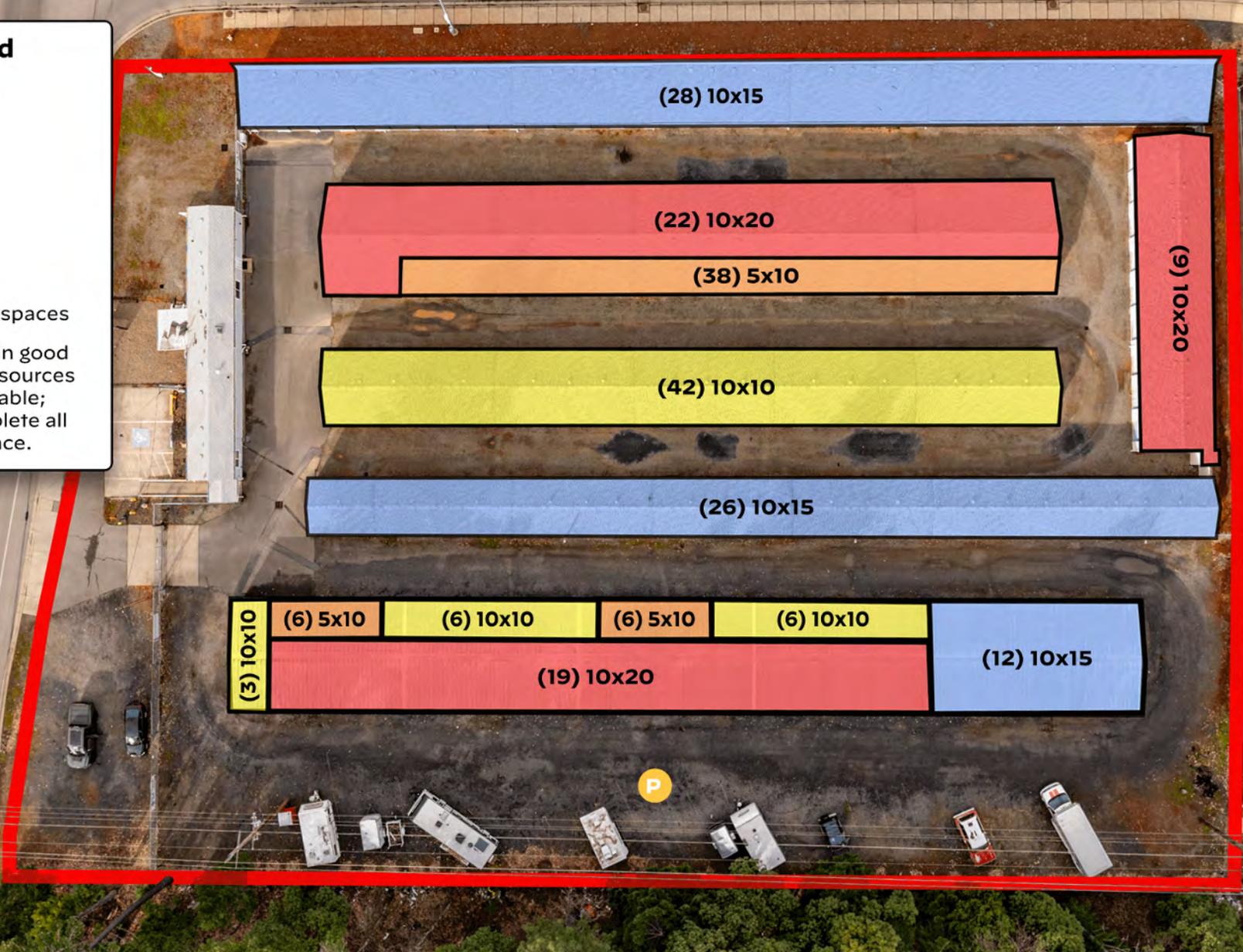
Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

System & Infrastructure Overview

Legend

-  = 5x10s
-  = 10x10s
-  = 10x15s
-  = 10x20s
-  = Parking spaces

Info provided in good faith and from sources deemed reliable; buyer to complete all due diligence.



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Internal Layout (approx.)

Unit Mix, Rent Roll, Tiers

Unit Mix and Rent Roll - A+ Storage (as of 2/2/26)									
Summary	# of Units	SF/Unit	Total SF	# Occupied Units	# Vacant Units	Gross Rents at 100% Occ.	Actual Rent from Occ. Units	Actual Rent PSF (Mo.)	Actual Rent PSF (Ann.)
5x10	51	50	2,550	47	4	\$3,139	\$3,007	\$1.28	\$15.36
10x10	57	100	5,700	52	5	\$6,481	\$6,111	\$1.18	\$14.16
10x15	65	150	9,750	59	6	\$8,541	\$8,046	\$0.91	\$10.92
10x20	50	200	10,000	48	1	\$9,667	\$9,513	\$0.99	\$11.88
10x30 - P	15	300	4,500	5	10	\$668	\$308	\$0.21	\$2.52
12x25 - P	6	300	1,800	2	4	\$148	\$110	\$0.18	\$2.16
50x20 - P	1	1,000	1,000	-	1	\$398	Vacant	-	-
Totals:	245			213	31	\$29,042	\$27,095		

25657 Redwood Highway features a diverse range of storage unit sizes, and covers a large segment of the possible tenant pool.

The 22 parking spaces allows a buyer to produce income off of excess land, and could provide room for expansion area of additional permanent storage units in the future.

Overall, the rent roll shows a performing, strong property with at least some upside in essentially every unit type.

Unit Tier Rate Breakdown (as of 2/2/26)									
Summary	Premium Rate per Month	Value Rate per Month	Saver Rate per Month	# Premium Units Total	# Premium Units Vacant	# Value Units Total	# Value Units Vacant	# Saver Units Total	# Saver Units Vacant
5x10	\$64	\$59	\$44	5	2	8	3	38	6
10x10	\$94	\$89	\$74	8	1	6	0	43	1
10x15	\$121	\$114	\$99	6	1	7	2	52	3
10x20	\$182	\$172	\$154	5	1	1	0	44	1
10x30 - P	\$60	\$55	\$40	2	2	5	5	8	5
12x25 - P	\$58	\$53	\$39	1	1	-	-	5	2
50x20 - P	\$398	\$398	\$398	1	1	-	-	-	-
Totals:	\$977	\$940	\$848	28	9	27	10	190	18

Each storage unit and uncovered parking space also includes a specific tier (**Premium**, **Value**, and **Saver**) allowing for multiple rates among the unit mix.

Premium units are situated closest to the entrance, can include package delivery, and discounts on moving supplies.

Value units are still close to the entry and provide a balance of convenience and price.

Saver units are popular with tenants who rarely need access - most are located on the far end of the facility.

10-Year Proforma - A+ Storage

Annual Proforma - A+ Storage													
Month 1 = 04/01/26	Year-1	% of EGI	Year-2	Year-3	Year-4	Year-5	Year-6	Year-7	Year-8	Year-9	Year-10	Reversion	
Gross Potential Rent	348,504	-	358,959	369,728	380,820	392,244	404,012	416,132	428,616	441,474	454,719	468,360	
Loss-to-Lease	(23,364)	-	(20,272)	(14,106)	(7,417)	(171)	-	-	-	-	-	-	
Gross Scheduled Rent	361,140	-	374,838	393,422	411,360	431,763	451,532	473,935	495,722	476,567	500,396	525,415	
Vacancy & Credit Loss	-	-	-	-	-	-	-	-	-	-	-	-	
Concessions	-	-	-	-	-	-	-	-	-	-	-	-	
Other Income	36,000	-	36,150	37,800	37,958	39,690	39,855	41,675	41,848	43,758	43,941	45,946	
Effective Gross Income	361,140	100%	374,838	393,422	411,360	431,763	451,532	473,935	495,722	520,326	544,336	571,362	
Expenses													
		% of EGI											
Repairs & Maintenance	(10,834)	3.00%	(11,582)	(12,521)	(13,485)	(14,579)	(15,703)	(16,977)	(18,290)	(19,774)	(21,307)	(23,036)	
COGS	(6,720)	1.86%	(6,922)	(7,129)	(7,343)	(7,563)	(7,790)	(8,024)	(8,265)	(8,513)	(8,768)	(9,031)	
Payroll	(60,000)	16.61%	(61,800)	(63,654)	(65,564)	(67,531)	(69,556)	(71,643)	(73,792)	(76,006)	(78,286)	(80,635)	
Marketing	(10,176)	2.82%	(10,481)	(10,796)	(11,120)	(11,453)	(11,797)	(12,151)	(12,515)	(12,891)	(13,277)	(13,676)	
G&A	(3,492)	0.97%	(3,597)	(3,705)	(3,816)	(3,930)	(4,048)	(4,170)	(4,295)	(4,424)	(4,556)	(4,693)	
Utilities	(5,520)	1.53%	(5,686)	(5,856)	(6,032)	(6,213)	(6,399)	(6,591)	(6,789)	(6,993)	(7,202)	(7,418)	
Taxes	(13,908)	3.85%	(14,325)	(14,755)	(15,198)	(15,654)	(16,123)	(16,607)	(17,105)	(17,618)	(18,147)	(18,691)	
Insurance	(4,932)	1.37%	(5,080)	(5,232)	(5,389)	(5,551)	(5,718)	(5,889)	(6,066)	(6,248)	(6,435)	(6,628)	
Total Expenses	(115,582)	32.00%	(119,473)	(123,649)	(127,946)	(132,473)	(137,135)	(142,052)	(147,117)	(152,466)	(157,979)	(163,808)	
Net Operating Income	245,558	68.00%	255,365	269,773	283,414	299,290	314,397	331,883	348,605	367,860	386,357	407,553	
NOI Margin	68.0%	-	68.1%	68.6%	68.9%	69.3%	69.6%	70.0%	70.3%	70.7%	71.0%	71.3%	
Capital Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service	(183,452)	50.80%	(183,452)	(183,452)	(183,452)	(183,452)	(183,452)	(183,452)	(183,452)	(183,452)	(183,452)	(183,452)	
DSCR (Overall)	1.34	-	1.39	1.47	1.54	1.63	1.71	1.81	1.90	2.01	2.11		
Cash Flow After Financing	62,106	17.20%	71,913	86,321	99,962	115,838	130,945	148,431	165,153	184,408	202,905		
Reversion Value (at sale)			0	0	0	0	0	0	0	0	5,822,188		
Assumptions and Return Profile													
Lending: 10-yr note @ 5.88%, 25-yr am, 75% LTV	Stabilized Unlevered YOC		7.57%	Loan Constant		7.64%	Stabilization Month		Month 1	Total Return Split - Unlevered		% Return from Exit	45.19%
Purchase Price	3,200,000	Unlevered IRR		13.29%	Min. Debt Yield		11.11%	Exit Cap Rate		7.00%	% Return from Cashflow		54.81%
Going-In / Stabilized Cap Rate	7.67% / 7.66%	Gross Unlevered EMx		2.65x	Unlevered NPV		1,337,520	Market Rent CAGR		3.00%	Total Return Split - Levered		
Year-1 GRM / Year-1 CoC	8.86 / 7.19%	Levered IRR		23.56%	Levered NPV		1,636,919	Expense CAGR		3.00%	% Return from Exit		69.14%
Average CoC (Over 10 Year Hold)	14.68%	Gross Levered EMx		5.76x	Discount Rate		8.00%	Ann. Rent Increases		5.00%	% Return from Cashflow		30.86%

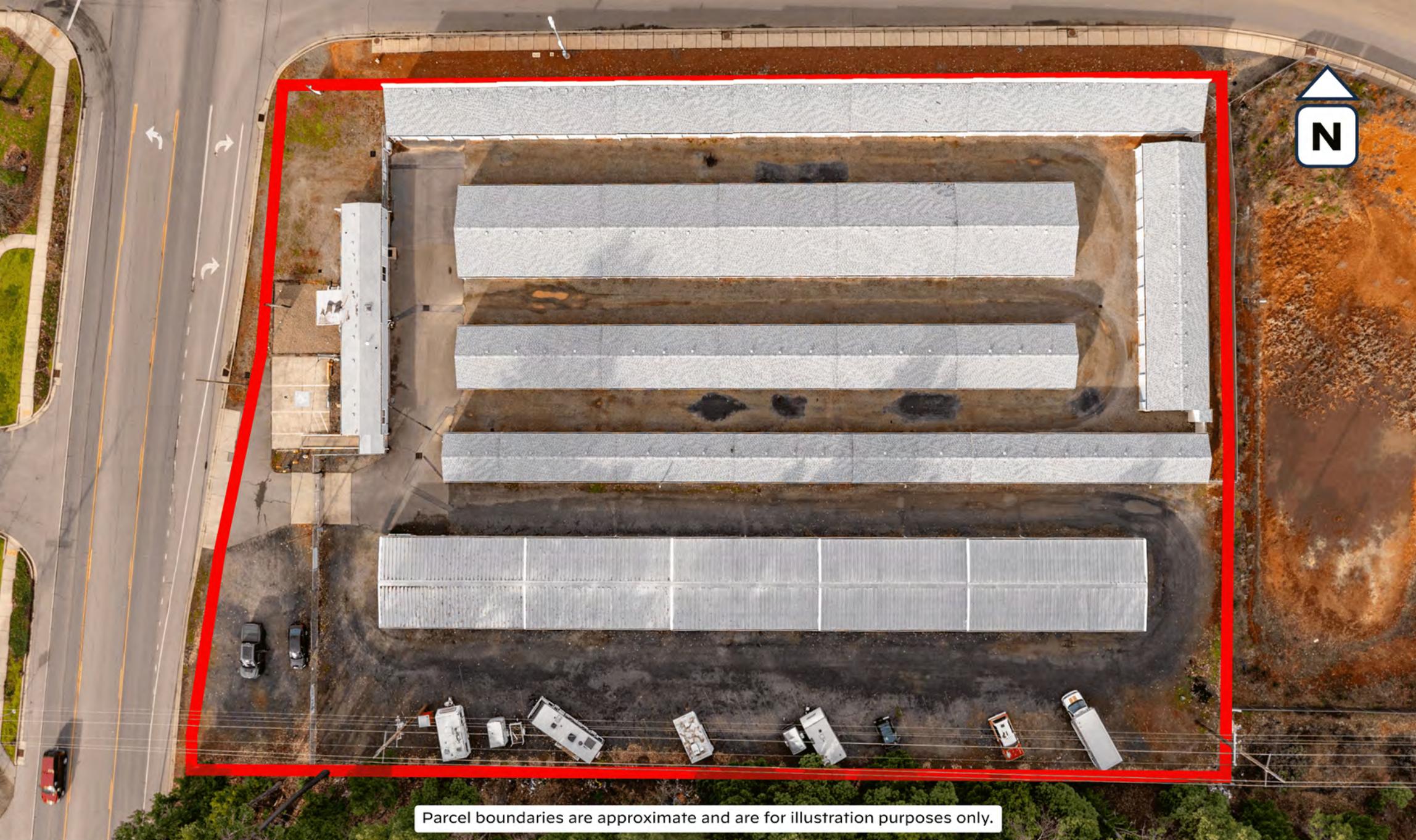
Note: All financial projections are provided in good faith but are not guaranteed, and provided for discussion purposes only. All financial projections provided herein are subject to change.

All expenses are derived from T12 actuals provided by Seller, but it is the buyer's sole responsibility to determine accuracy of property income and expenses.

The only modification was removing the \$2,500/mo management cost to NW Storage Management, deemed redundant.

It should be noted that Other Income covers several sources, including Admin Fees, Late Fees, Tenant Insurance, and other commission income. R&M includes the small landscaping costs, pest control, etc.

Full P&Ls, unit rent roll reports, and various other source financials are available for qualified prospective buyers upon request.



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Subject Property Aerial



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Subject Photo - Exterior

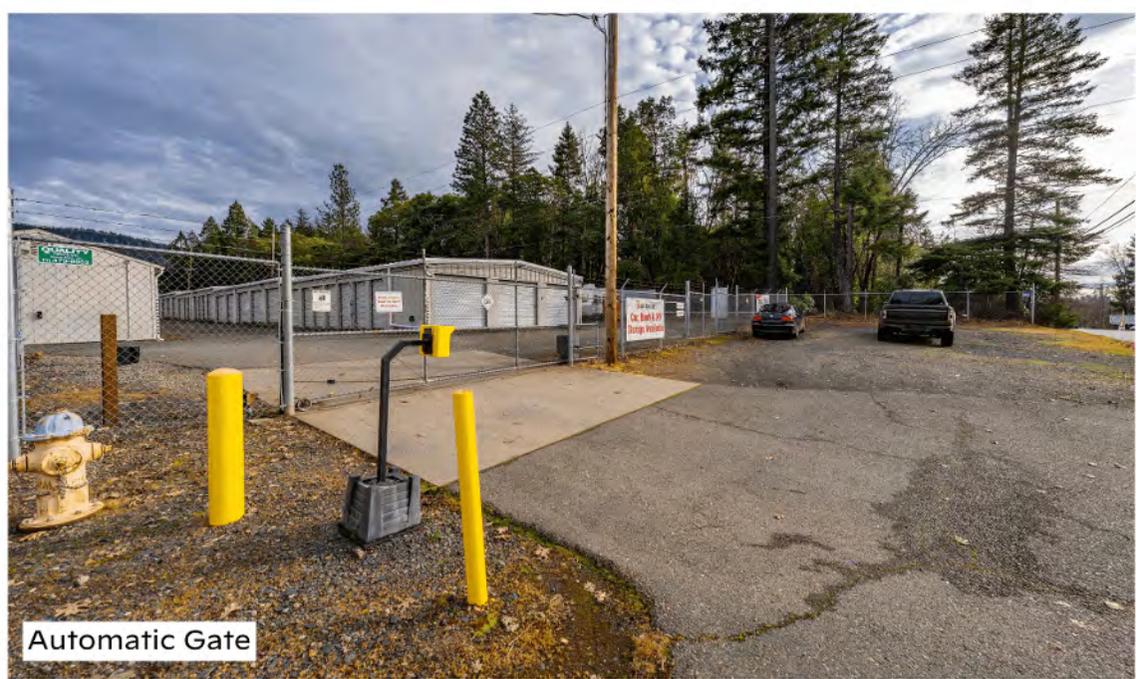


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Subject Photo - Exterior



Manager's Office



Automatic Gate

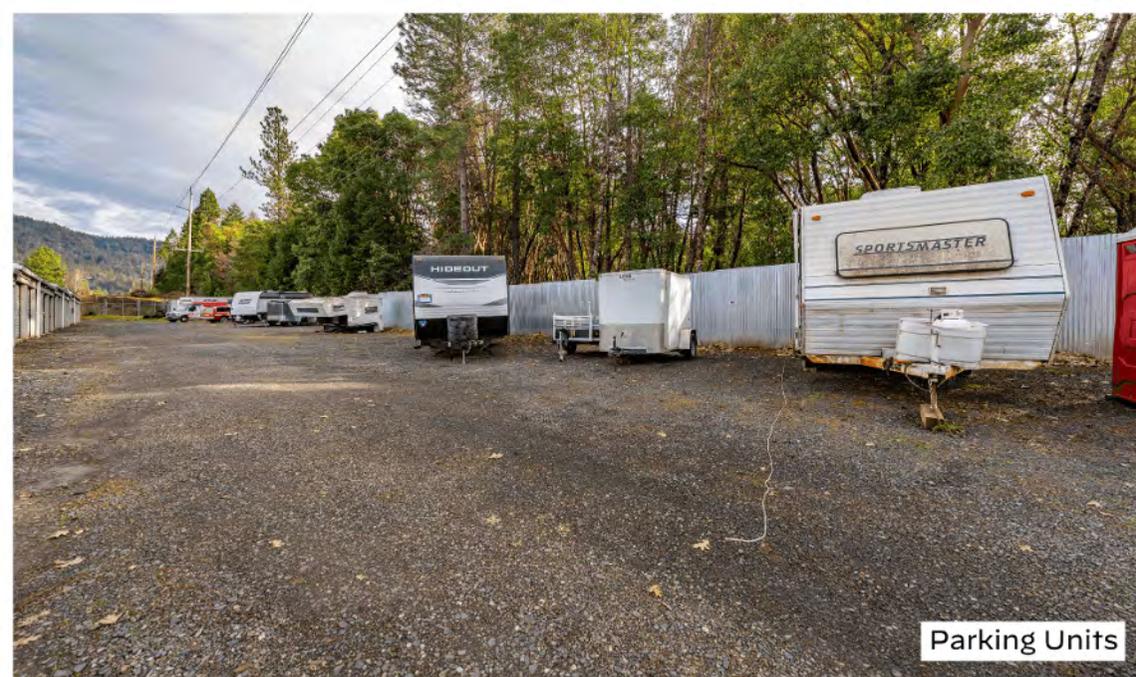


Wood-Frame Storage Units



Metal-Frame Storage Units

Additional Property Photos



Parking Units



Wood-Frame (left), Metal-Frame (right)



Wood-Frame Storage Units



Wood-Frame Storage Units

Additional Property Photos



199



Laurel Pines Residential Subdivision



Subject Property

DOLLAR GENERAL

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Corporate Neighbors - North



Subject Property

DOLLAR GENERAL®

Parcel boundaries are approximate and are for illustration purposes only.

Corporate Neighbors - South



2. Chestnut Storage



3. Selma Mini Storage

4. Bargain Storage



Subject Property



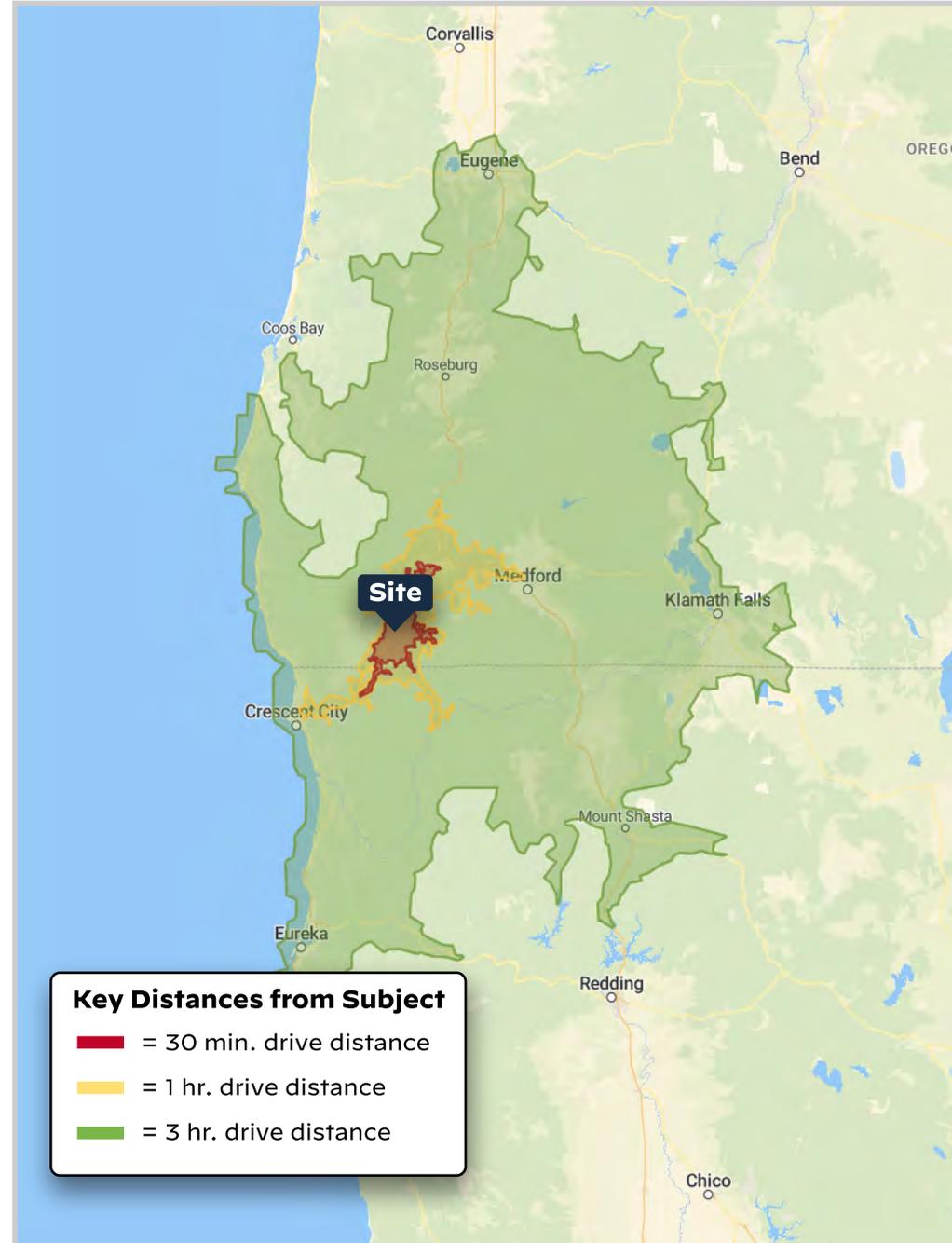
1. Old Stage Mini Storage

Regional Competitors

Market Summary

	Grants Pass MSA	Josephine County	National
Demographics			
2021 Census Population	39,674	88,346	-
2015 Population	36,684	84,606	-
2010 Population	35,957	82,880	-
Annual Growth 2010-2015	1.02%	1.04%	-
Annual Growth 2016-2021	1.08%	1.02%	-
Personal/Education			
Median HH Income	\$54,833	\$51,733	\$75,989
Per Capita Income	\$26,875	\$29,260	\$35,384
Median Age	39.7	47.5	38.1
Unemployment Rate	5.30%	6.0%	3.5%
High School Degree	90.6%	90.8%	91.1%
Bachelor's Degree	17.2%	18.1%	23.5%
Housing			
Median Home Value	\$490,800	\$488,500	\$361,970
# Households	16,231	36,148	-
Owner Occupied	53.7%	69.5%	60.6%
Tenant Occupied	44.3% (±)	28.5% (±)	34% (±)
Vacancy	2.0%	2.0%	6.0%

Note: all items listed above are from sources believed to be reliable (Census Bureau) and are provided in good faith, but are not guaranteed. Buyer, and all other parties to complete their own due diligence.





Cave Junction



Cave Junction, OR History and Profile

Cave Junction, Oregon - Cave Junction is a small scenic city located in Southern Oregon, known for its natural beauty, outdoor recreation, and the Oregon Caves, a National Monument. It is located just south of Grants Pass, and offers a plethora of outdoor activities such as fishing, hiking, and rafting.

Formerly known as 'Cave City', Cave Junction was founded in 1926. The area surrounding the city was first settled by pioneers in the 1850s. Many pioneers were drawn by the opportunity to find gold. Over time, the gold rush in Oregon dwindled and most of Cave Junction and the surrounding area leaned towards small-scale agriculture and hunting. The high demand of the timber industry was also very influential after WWII up until the early-1980s. Incorporated in 1948, Cave Junction has evolved from its gold rush roots to remain a vibrant community proudly known as the "Gateway to the Oregon Caves."

The city has a strong sense of community that promotes a mostly tourism-based economy which attracts visitors from all over the world. Breathtaking outdoor recreational activities are also moments away; the Illinois River, the Oregon Caves, as well as the Crater Lake National Park are all within an easy drive.

Overall, Cave Junction is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

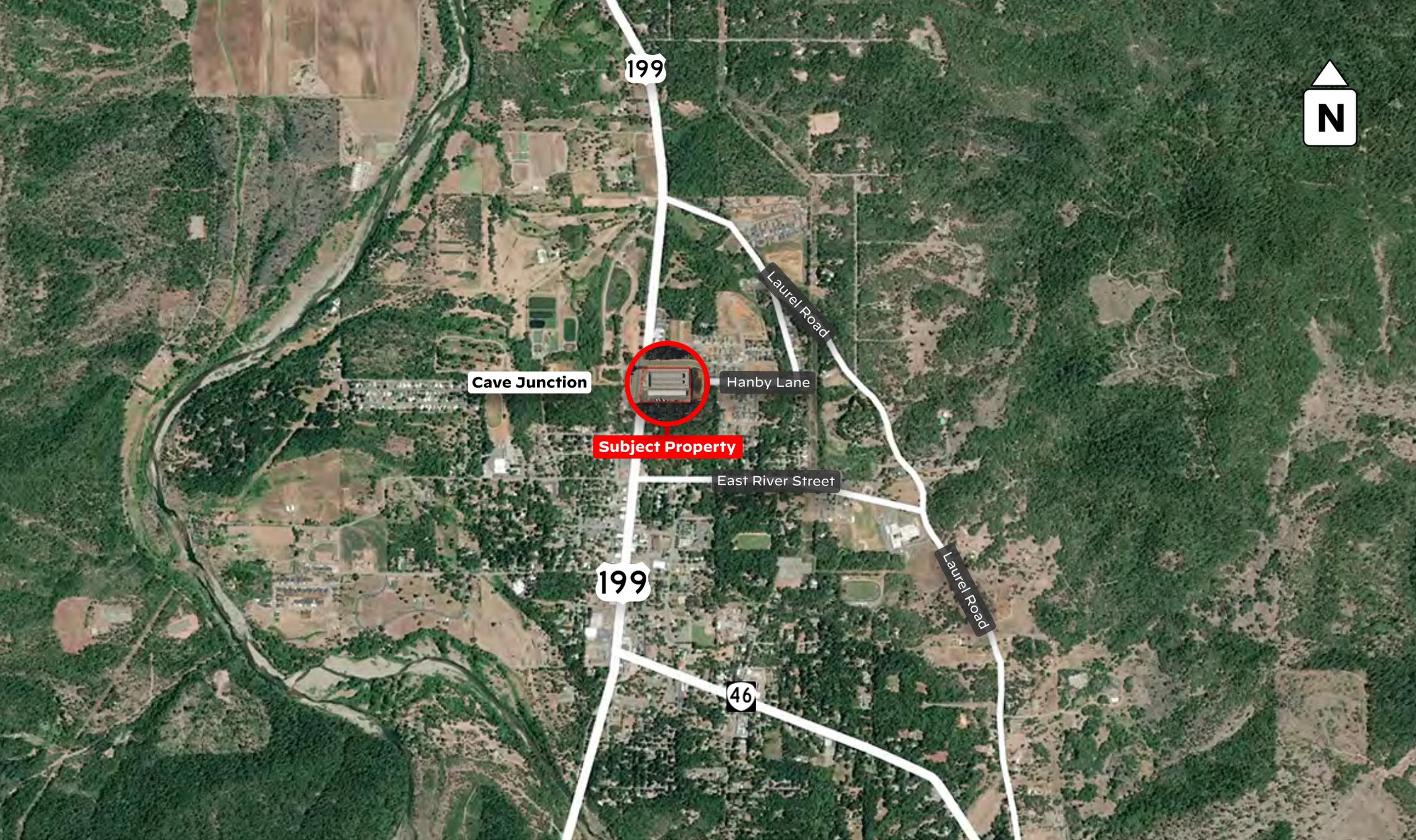
Sources: cavejunctionoregon.us, nps.gov, cavejunction.com



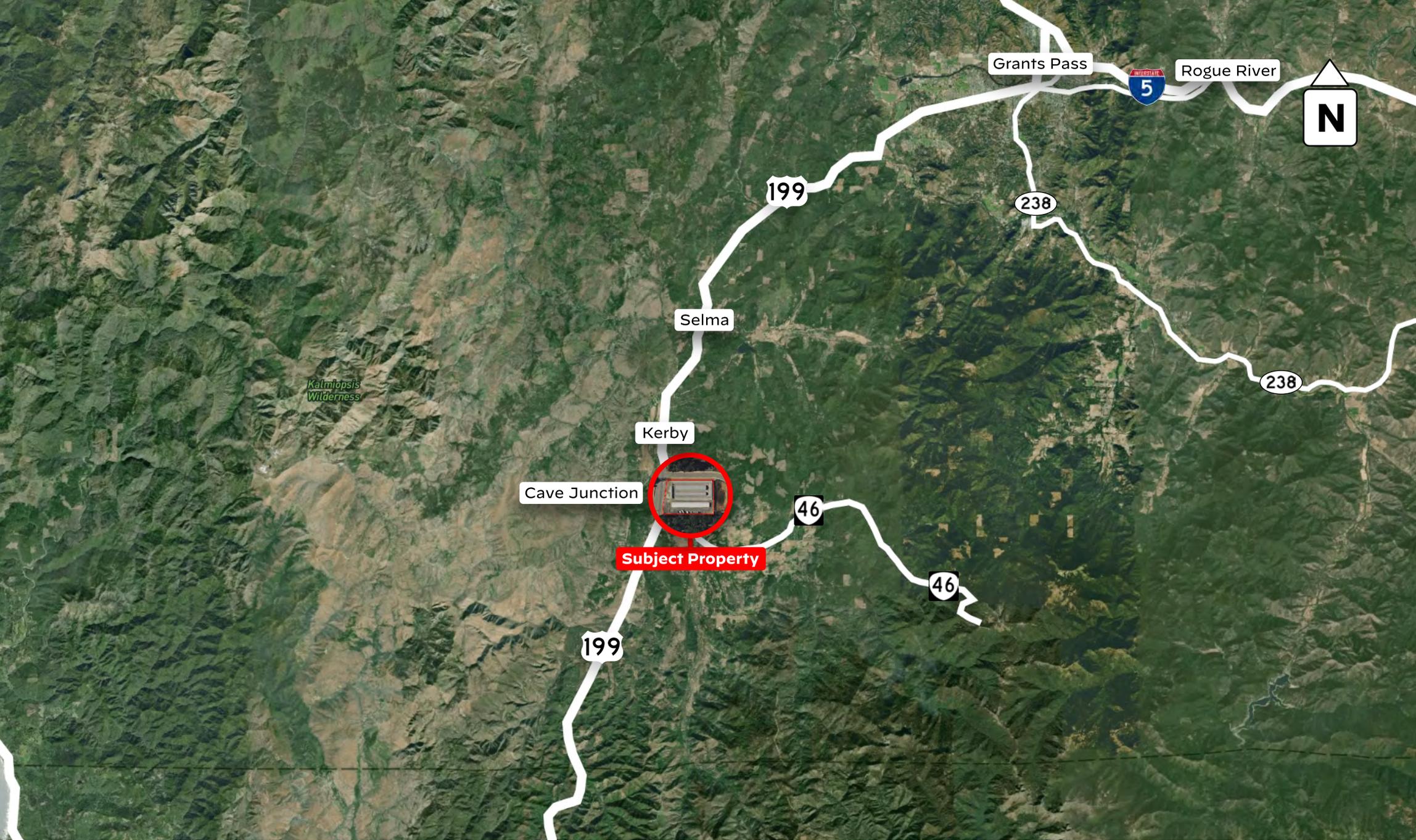
Illinois River



Oregon Caves National Monument



Region Aerial - Cave Junction



Region Aerial - Cave Junction

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.



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 it's 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

25657 Redwood Highway 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. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

Interest to be Transferred: Leased Fee, 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.

Scott King

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