

16 Unit Multifamily for Sale

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Property Information

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PROPERTY SUMMARY

Sale Price:	\$3,750,000
Number Of Units	16
Cap Rate:	6.09%
Lot Size:	.19 Acres
Building Size:	10,362 SF
Year Built:	2025

PROPERTY HIGHLIGHTS

- Brand new construction
- Washer/Dryer in each unit
- Energy efficient appliances
- Resident Courtyard
- Close to local amenities

PROPERTY OVERVIEW

New construction completed 2025. All units have W/D in unit. Frigidaire and G&E appliances throughout. The property sits within minutes of downtown Coos Bay, the regional medical center, and U.S. Highway 101, providing direct north-south access along the Pacific Coast corridor.

The surrounding area benefits from a diverse economic base anchored by Bay Area Hospital, Southwestern Oregon Community College, the Port of Coos Bay, and tourism-driven retail and hospitality industries. Ongoing investment in the Pacific Coast Intermodal Port project and recent state-backed infrastructure improvements are expected to bring significant long-term job creation and economic growth to the region.

Residents enjoy proximity to shopping, restaurants, schools, and outdoor recreation. The Coos Bay waterfront, Mingus Park, and the expansive Oregon Dunes National Recreation Area are all within easy reach, supporting strong quality-of-life fundamentals and making the location attractive for both tenants and investors.

LOCATION OVERVIEW

Coos Bay, also known as “Oregon’s Bay Area”, is the largest city on the Oregon Coast and, together with adjacent North Bend, forms a compact micro-market with stable, service-heavy employment and constrained rental supply. Population sits around 15.8k with smaller household sizes and an above-average share of residents aged 65+, both of which tilt demand toward rentals.

The core opportunity is workforce and senior-friendly apartments near healthcare, education, and civic services. Vacancy rates hover around 2% in Coos Bay area, which drives demand for affordable housing and expected rent growth.

The proposed Pacific Coast Intermodal Port (PCIP) introduces asymmetric upside tied to logistics-driven growth. \$100M in Oregon bonding approved in June 2025 to advance channel deepening and terminal work for PCIP. The PCIP is expected to bring 8,000 project level jobs to the local economy. Once operational PCIP will sustain approximately 2,500 permanent jobs in the local region.

Financial Analysis

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INVESTMENT SUMMARY

PRICE	\$3,750,000
Price per Unit	\$234,375
CAP Rate	6.09%
GRM	12.5

FINANCING SUMMARY

LOAN AMOUNT	\$2,488,500
Down Payment	\$1,261,500
Loan Type	Fixed
Interest Rate	6.1%
Term	30 Years
Monthly Payment	\$15,080
Debt Coverage Ratio	1.25

UNIT MIX & MONTHLY SCHEDULED

Type	Units	Monthly	Yearly
1+1	5	\$1100	\$66,000
2+1	6	\$1500	\$108,000
3+1	5	\$2100	\$126,000
TOTALS		\$25,000	\$300,000

ANNUALIZED INCOME

Description	Actual
Gross Potential Rent	\$300,000
- Vacancy Cost	(\$6,000)
Effective Gross Income	\$294,000
- Expenses	(\$65,508)
Net Operating Income	\$228,492
- Debt Service	(\$180,962)
Net Cash Flow after Debt Service	\$47,530
+ Principal Reduction	\$29,993
Total Return	\$77,523

ANNUALIZED EXPENSES

Description	Actual
Accounting & Legal	\$2,500
Building Insurance	\$3,207
General Supplies	\$1,000
Janitorial	\$1,000
Grounds Maintenance	\$2,500
Maintenance and Repairs	\$8,000
Reserves - \$250/Unit	\$4,000
Management Fees 5.5%	\$16,881
Real Estate Taxes	\$15,000
Trash Removal	\$4,200
Utilities - Water	\$6,720
Utility – Electricity	\$500
TOTAL EXPENSES	\$65,508
EXPENSES PER RSF	\$6.32
EXPENSES PER UNIT	\$4,094

Exterior Photos

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Interior Photos

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OR License No.200804138
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Professional Background

Brandon Whitehead has been a real estate professional in the multifamily brokerage industry since 2016.

Prior to becoming a real estate professional, Brandon acquired experience in the commercial and residential construction industry. His eye for detail and expedience lead him to becoming material and crew foreman in the construction industry.

Brandon has experience completing market research, property analysis, due diligence and transaction management. He has also successfully completed transactions regarding Commercial and LIHTC properties.

Working in the family brewery operation for over 16 years, Brandon has extensive experience in the brewery and restaurant industry. He honed his sales skills being a lead salesman for an established brewing company.

Brandon is currently studying to become a Principal Broker in Oregon. He is currently a licensed Broker in Oregon and Washington.