

SHADOW PINES | 14-UNIT CONDOMINIUM PORTFOLIO

821 E 10th Street Units 1-14
Medford, OR 97504

Offering Memorandum



Executive Summary

Shadow Pines is a 14-unit Condominium investment opportunity located in Medford, Oregon. With strong rental demand, recent renovations, and significant upside potential, this asset is positioned for both stable cash flow and substantial long-term appreciation. The offering price of **\$2,590,000** supports an attractive investment profile with multiple exit strategies, including individual unit sales. Each unit has their own tax lot.

Property Overview

- 14 total Units: 14- 2-bedroom, 8/2-bath and 6/1.5-bath Condominiums
- Several units feature lofts and extended patios
- Numerous interior upgrades including flooring, paint, fixtures, and bathrooms
- Multiple new HVAC units installed 2022–2025
- Professionally maintained common areas and parking
- Located near schools, shopping, healthcare, and major employers



Location

Find us at the intersection of Siskiyou Blvd and E. 10th Street

Shadow Pines Condominiums

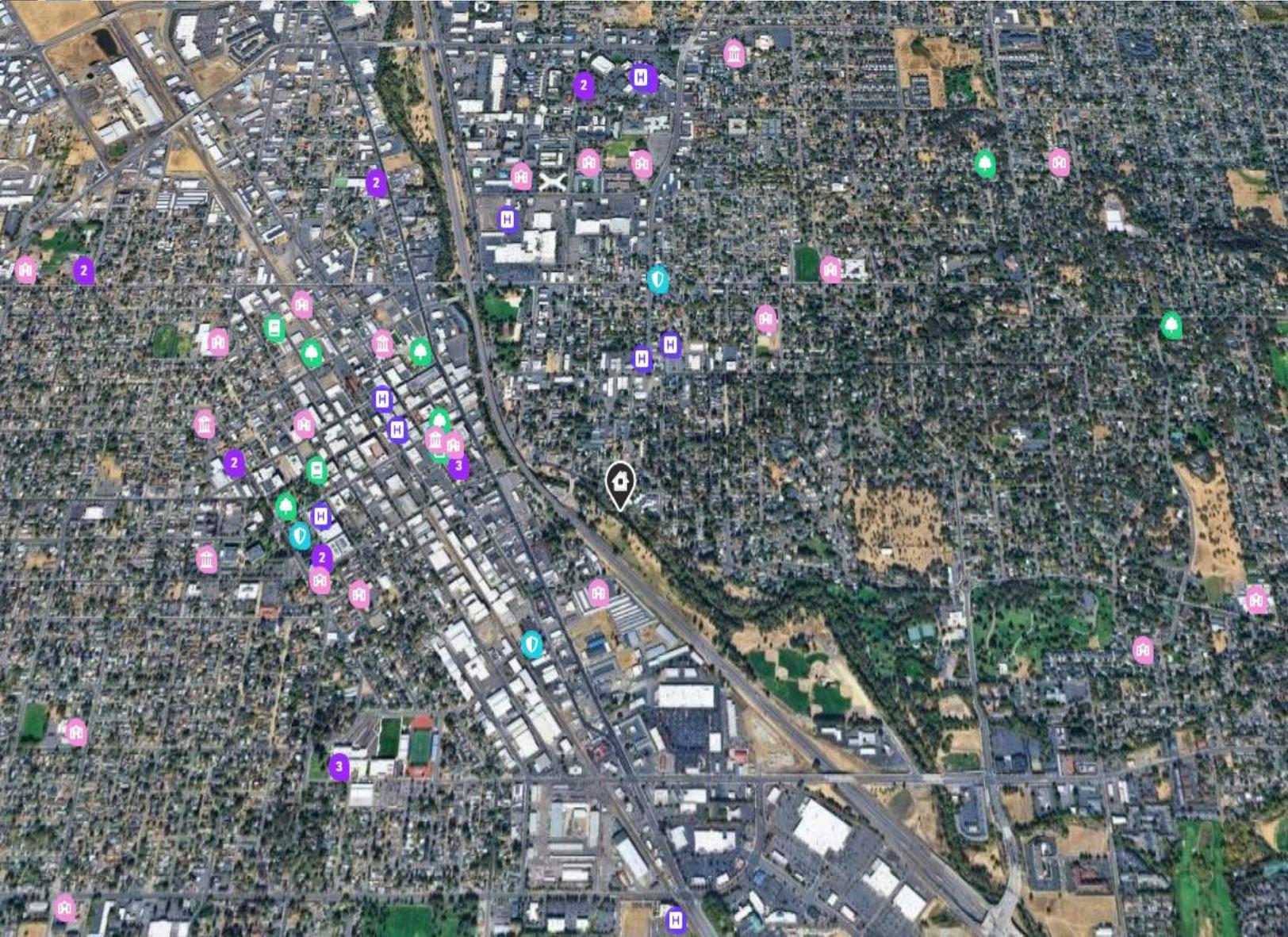
821 E 10th Street Medford, Or 97504

Getting Here

Take Riverside Dr North and take a Right on 10th Street

The Move Group

541-622-4479



Kitchen and Living area Photos



Bedroom and Bathroom Photos



Rent Roll Summary

Market rent potential:

- Units 1–6 → \$1,395
- Units 7–14 → \$1,450

Demand for updated townhomes in this submarket continues to rise, supporting rental growth.



Current Rent Roll

<u>Unit #</u>	<u>Current Rent</u>	<u>Notes</u>
1	\$ 1,275.00	New HVAC Aug 2024
2	\$ 1,275.00	New HVAC Dec 2022
3	\$ 1,275.00	
4	\$ 1,395.00	Vacant for showings New doors, toilets, paint, carpet, laminate Jul 2025
5	\$ 1,350.00	New HVAC Jul 2024 New paint, carpet, laminate Jan 2025
6	\$ 1,175.00	New HVAC Jul 2025
7	\$ 1,200.00	
8	\$ 1,350.00	New HVAC Jul 2022
9	\$ 1,395.00	New HVAC Jul 2025 New paint, carpet, laminate Jan 2025
10	\$ 1,350.00	
11	\$ 1,395.00	New HVAC Oct 2023
12	\$ 1,375.00	
13	\$ 1,395.00	
14	\$ 1,395.00	New HVAC Jan 2022 New paint, carpet, laminate Jan 2025
Total	\$ 18,600.00	

Proforma Summary

Projected Gross Rent: \$239,640

Operating Expenses: \$84,809.80

Net Operating Income (NOI): \$154,830.20

Cap Rate: 5.98%

The proforma assumes stabilized occupancy, market rents, and standard expense ratios.



Leveraged ROI Scenarios

\$750,000 Down: Cash-on-Cash \approx 2.99%

\$800,000 Down: Cash-on-Cash \approx 3.26%

Higher equity investment improves stability and long-term yield.



Exit Strategy: Individual Unit Sales

Selling units individually at **\$225,000+ each** results in:

- Total revenue: \$3,150,000
- Profit above acquisition basis: ~\$560,000+ (before closing costs)

This represents the strongest long-term return scenario and aligns with comparable Condominium pricing.

Contact Information

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