



6-plex in the Jefferson Westside Whiteaker Neighborhood for \$849,000. Built in 1912 and modestly updated over the years. Easily rentable. Rent rolls upon request.

Schools:

Elementary: River Road
Middle: Kelly
High: North Eugene

Income/Expenses & Financial Information:

Actual Gross Income: \$84,600
Proj. Gross Income:
Actual Net Income: \$80,589
Proj. Net Income:
Actual Oper. Expenses: \$4,011
Proj. Oper. Expenses:
Cap Rate: 9.49
Gross Rent Multiplier: 10.04
Investor Info:
Short Sale: No
Bank Owned/Real Estate Owned: No
Terms Considered: Cash, Conventional
Assumable Interest Rate:
Assumable Remaining Months Ending:

Client Full

Multifamily

5/19/2026
 7:15AM

\$849,000 sqft

Status: **Active**

List Date: 4/4/2026

DOM: 45

MLS#: 306601542

Year Built: 1912 / EXISTNG

527 MONROE ST Eugene, OR 97402

XST/Dir: W 6th Ave to Monroe

Property Details:

Property Tax/Yr: \$4,011.13 / 2025

Lot Desc: Level
#Stories: 2

County: Lane

Total Units: 6

Neighborhood: WHITEAKER

Approx Bldg SQFT:

Internet:

View:

Lot Size: 7,000 to 9,999 SqFt

Waterfront:

Seller Disclosure:

Body Water:

Open House:

Parking: 1 / STREET

Upcoming Open House:

Roof: Composition

Area: 245

Unreinforced Masonry Building:

Zoning: R-3/20

Road Surface:

Tax ID: 0265726

Basement:

CC&Rs:

Exterior: Lap Siding

Legal: 17-03-31-22-04500

Security: Entry

Common Amenities:

Foundation:

Storage:

Garage: 0

Lot Dim:

Opportunity Zone:

Comparable Information:

Original Price: \$995,000

Utilities:

Heat: Baseboard, Wall Heater

Fuel: Electricity, Gas

Water: Public Water

Sewer: Public Sewer

Cool: None

Hot Water: Electricity, Gas

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1495	700	Refrigerator, Washer/Dryer Hookup
1	1	1	1145	500	
1	1	1	1120	500	
1	1	1	1195	500	Refrigerator
1	1	1	895	400	
1	1	1	1200	500	

Occupancy Types:

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.