

BLUEWOOD PLAZA

16493 Bluewood Place | La Pine, OR

OFFERING MEMORANDUM

Bluewood Plaza

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BLUEWOOD PLAZA

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	16493 Bluewood Place La Pine OR 97739
COUNTY	Lane
BUILDING SF	7,300 SF
LAND ACRES	.79
YEAR BUILT	1997
YEAR RENOVATED	2023

FINANCIAL SUMMARY

PRICE	\$1,600,000
PRICE PSF	\$219.18
OCCUPANCY	100%
NOI (CURRENT)	\$112,896
NOI (Pro Forma)	\$121,795
CAP RATE (CURRENT)	7.06%
CAP RATE (PRO FORMA)	7.61%
CASH ON CASH (CURRENT)	-2.02%
CASH ON CASH (PRO FORMA)	-2.76%

PROPOSED FINANCING

1	
LOAN TYPE	Amortized
LOAN AMOUNT	\$1,200,000
INTEREST RATE	6.25%
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$88,663
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	1,564	5,651	9,684
2026 Median HH Income	\$56,888	\$56,212	\$58,854
2026 Average HH Income	\$86,581	\$79,465	\$80,350



Investment Highlights

- Discover the ultimate investment opportunity at 16493 Bluewood Place, where ROI reigns supreme. This prime office property boasts a strategic location, promising lucrative returns for savvy investors.
- With a strong focus on maximizing ROI, this property offers a modern workspace that is primed for success. Don't miss out on this exceptional chance to elevate your investment portfolio and secure a profitable future at 16493 Bluewood Place.

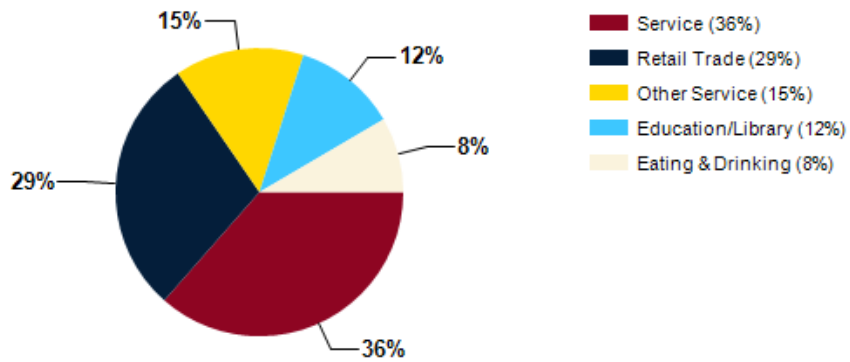
BLUEWOOD PLAZA

02 Location

- Location Summary
- Local Business Map

02

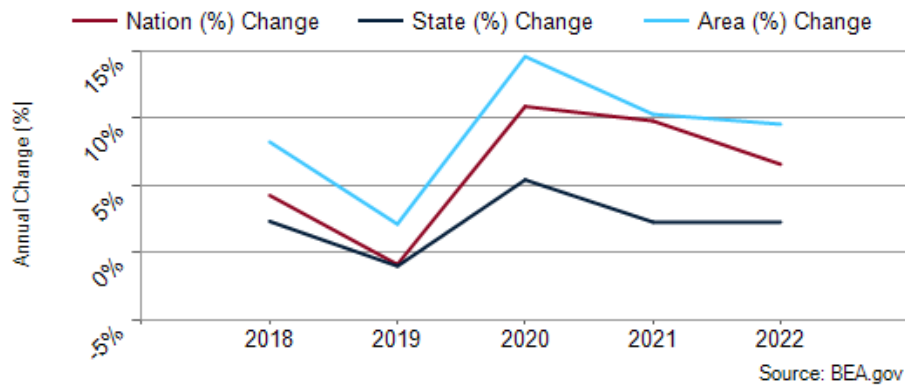
Major Industries by Employee Count

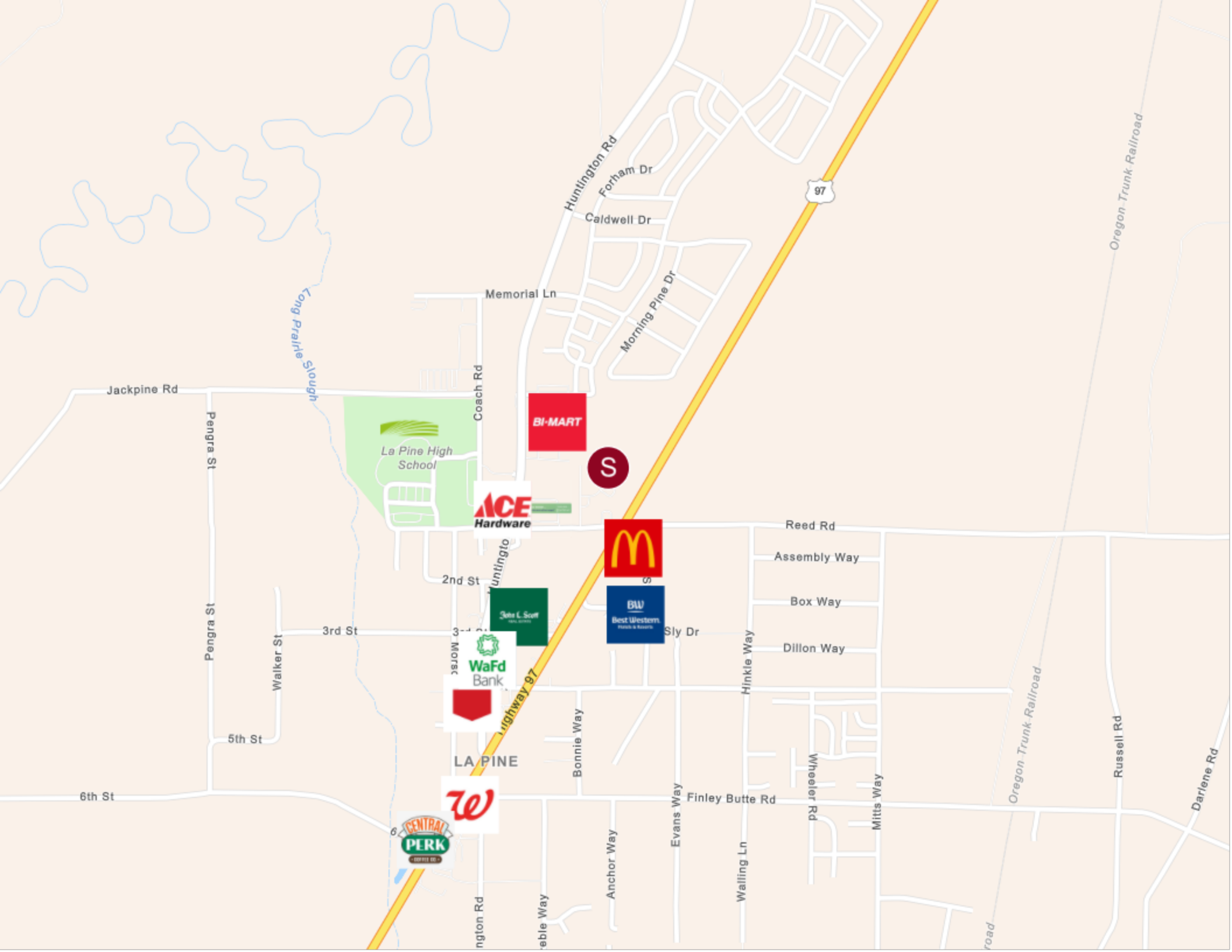


Largest Employers

La Pine Community Health Center	100
La Pine Animal Hospital Inc	50
La Pine High School	40
La Pine Ace Hardware	30
La Pine Connection Spd	20
La Pine Human Services Department	15
La Pine Animal Hospital Inc	10
La Pine High School	5

Deschutes County GDP Trend





Jackpine Rd

Pengra St

Walker St

3rd St

5th St

6th St



LA PINE



2nd St



La Pine High School



97

Huntington Rd

Forham Dr

Caldwell Dr

Memorial Ln

Coach Rd

Morning Pine Dr

Reed Rd

Assembly Way

Box Way

Dillon Way

Sly Dr

Hinkle Way

Bonnie Way

Evans Way

Finley Butte Rd

Wheeler Rd

Mitts Way

Huntington Rd

Reble Way

Anchor Way

Walling Ln

Oregon Trunk Railroad

Oregon Trunk Railroad

Russell Rd

Darlene Rd

BLUEWOOD PLAZA

03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	7,300
LAND ACRES	.79
YEAR BUILT	1997
YEAR RENOVATED	2023
ZONING TYPE	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

TENANT INFORMATION

MAJOR TENANT/S	Oregon Department Of Human Services
LEASE TYPE	Lease













Oregon Department
of Human Services
16493 Bluewood Place

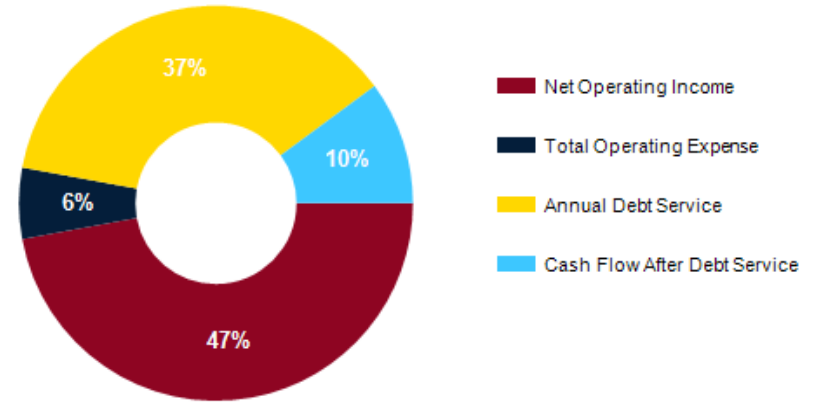
BLUEWOOD PLAZA

04 Financial Analysis

Income & Expense Analysis

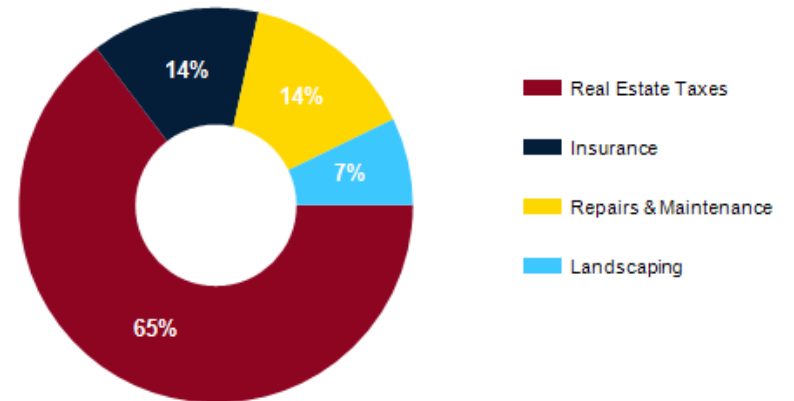
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$126,828	\$136,095
Effective Gross Income	\$126,828	\$136,095
Less Expenses	\$13,932 10.98%	\$14,300 10.50%
Net Operating Income	\$112,896	\$121,795
Annual Debt Service	\$88,663	\$88,663
Cash flow	\$24,233	\$33,132
Debt Coverage Ratio	1.27	1.37



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$9,002	\$9,300
Insurance	\$1,930	\$2,000
Repairs & Maintenance	\$2,000	\$2,000
Landscaping	\$1,000	\$1,000
Total Operating Expense	\$13,932	\$14,300
Annual Debt Service	\$88,663	\$88,663
Expense / SF	\$1.91	\$1.96
% of EGI	10.98%	10.50%

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.