

OFFERING MEMORANDUM

— FOR SALE —

STNL MEDICAL CLINIC WITH EXCESS LAND IN SHADY COVE, OR

21990 Hwy 62, Shady Cove, OR 97539

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

Scott King
Principal Broker



Caspian Hoehne
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

CONTENTS

3 EXECUTIVE SUMMARY & HIGHLIGHTS

5 OFFERING DETAILS & PHOTOS

17 MARKET OVERVIEW

20 TRANSACTION GUIDELINES

EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
VIEW MORE AT: MERIT-COMMERCIAL.COM

SCOTT KING

Principal Broker / Owner
(541) 890-6708
scotttning@gmail.com

CASPIAN HOEHNE

Licensed Broker
(541) 944-9967
caspiant@merit-commercial.com

This offering memorandum is intended for only the party receiving it from Merit Commercial Real Estate ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this offering memorandum has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this offering memorandum is not a substitute for a thorough due diligence investigation.

Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **21990 Highway 62**, a single-tenant net lease medical clinic with excess land located in beautiful Shady Cove, Oregon (the "Property").

The Property is situated on two contiguous ±0.27 acre parcels totaling ±0.54 acres and features a ±1,766 SF medical clinic fronting Highway 62 with 7,000+ VPD.

Prospective buyers should note that the Property is currently leased to AllCare, a leading integrated health organization in Southern Oregon, for \$2,300/month on a triple net (NNN) basis with approximately 1.5 years remaining on the existing lease. Their significant financial backing, established long-term facilities around the region and growth demonstrates the popularity of its unique healthcare model.

The ± 1,766 SF wood-frame building, originally built in 1955 has been the sole medical clinic located in Shady Cove for 50 years and has had recent improvements and features a functional medical office layout with many modern features. The building opens to a bright and welcoming

reception/waiting area, four exam rooms, an open workspace, private office, a break room/kitchenette, room for storage and much more. Outside, the Property has 20 paved parking spaces located on the western side of the building. Access is very convenient with 2 left/right driveways off of the highway.

The Property benefits from being the sole medical clinic in Shady Cove, high-visibility/monument signage, and abundant exterior space located to the north of the building - allowing for further development (buyers responsible for all due diligence), vehicle parking, or room for storage. Prospective buyers should note the possibility of splitting the lot, leasing excess land, or a variety of other options to maximize the Property's value which are currently not utilized.

The opportunity at 21990 Highway 62 is clear for prospective buyers. The property is a well maintained with an existing tenant and functional medical office layout.

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

Offering Summary

Offering Price:	\$315,000
Occupancy:	Currently leased to AllCare
Address:	21990 Hwy 62, Shady Cove, OR 97539 Jackson County
Legal:	34-1W-15BD TL 2000 APN 10271266 34-1W-15BD TL 2100 APN 10271274
Annual Taxes:	\$5,046.60 (2025)
Zoning:	GC (General Commercial)
Land Area:	0.54 ac (23,522 SF)
Year Built:	± 1955 (71 years)
Square Feet:	±1,766 SF (per County)
Access:	2 right/left driveways off of Hwy 62
Utilities:	Public electricity via Pacific power Private shared well 6" sewer main stubbed to Property
Parking:	20 paved parking spaces
Construction:	Wood-frame on pier and grade beam foundation Extensive remodeling done throughout the years
FF&E:	All tenant personal property is excluded from sale

Lease Abstract - 21990 Hwy 62

1. Leased Area

±1,766 SF medical clinic along with 20 parking spaces and an additional 0.27 acre lot addressed as 21990 Hwy 62, Shady Cove, OR 97539

2. Base Rent & Increases

Current annual base rent is \$27,600 (\$1.30/SF/Month). Base rent is fixed for the original term. Base rent to be adjusted to "fair market value" at the beginning of each renewal term, if any.

3. Original Term

2 years from the Effective Date of 11/01/2025 (ending 10/31/2027)

4. Extension Options

(2) 5-year extension options with minimum of 180 days notice to Landlord, with base rent for the renewal term to be adjusted to "fair market value" at the time of such renewal (further explained in Section 3 of the Lease).

5. Tenant Responsibilities

Tenant shall maintain and repair all building systems including utility systems, maintenance of exterior, landscaping, parking areas (including striping of parking lot), and the entire leased area as needed.

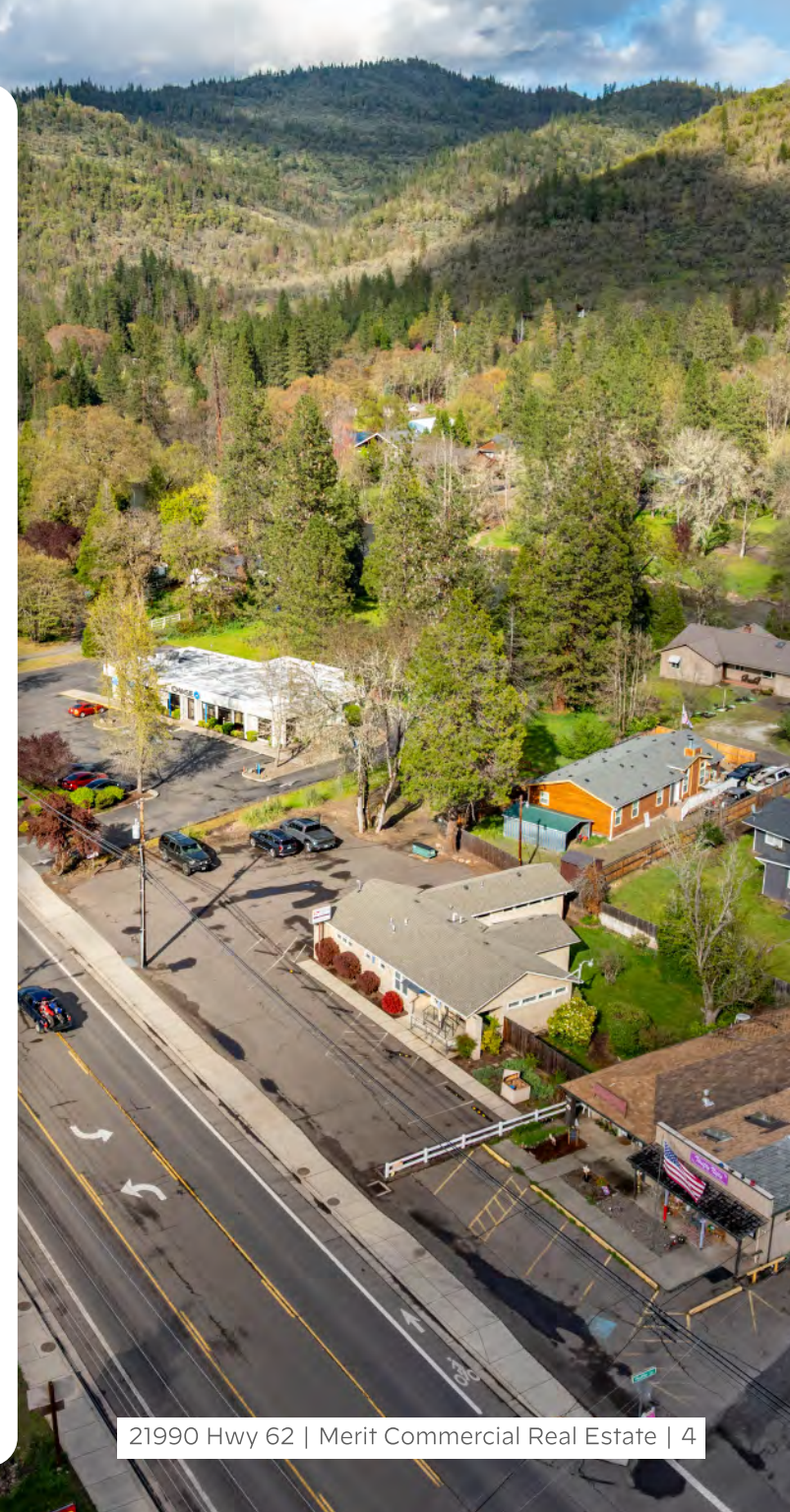
6. Landlord Responsibilities

Landlord shall maintain and repair the roof and gutters, exterior of the building, bearing walls, structural members, floor slabs and foundation as well as major repairs or replacements of utility systems provided the repair or replacement is needed.

7. NNN Charges

Tenant responsible for certain NNN charges including, but not limited to: pro rata share of property taxes, insurance, and utilities.

Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.



Investment Highlights

High-Visibility Location

The Property fronts Highway 62, a main thoroughfare in Southern Oregon, and is centrally located in Shady Cove. 21990 Hwy 62 also enjoys 2 unimpeded left or right-turn driveways off of Highway 62.



Income-Producing Asset

As a rare public offering, 21990 Hwy 62 is fully leased to one established tenant, AllCare, providing historically reliable cash flow. This structure of the lease also provides stable income and long-term upside for prospective buyers.

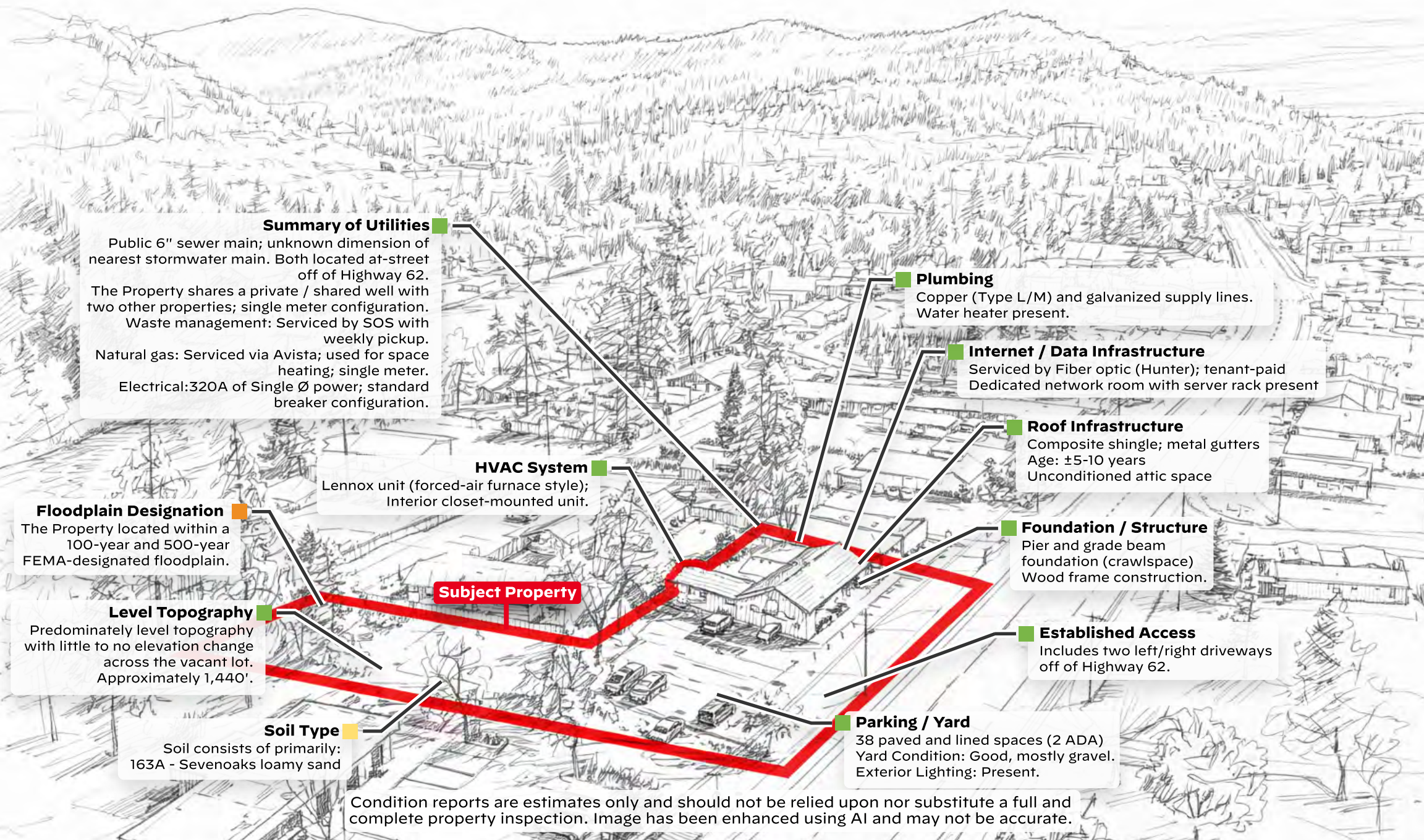


Excess Land for Expansion

The second adjacent flat and accessible parcel could be developed further. Prospective buyers should note the possibility of splitting the lot, leasing excess land, or a variety of other options to maximize the Property's value which are currently not utilized.



Parcel boundaries are approximate and are for illustration purposes only.



Summary of Utilities

Public 6" sewer main; unknown dimension of nearest stormwater main. Both located at-street off of Highway 62.
The Property shares a private / shared well with two other properties; single meter configuration.
Waste management: Serviced by SOS with weekly pickup.
Natural gas: Serviced via Avista; used for space heating; single meter.
Electrical: 320A of Single Ø power; standard breaker configuration.

Plumbing

Copper (Type L/M) and galvanized supply lines.
Water heater present.

Internet / Data Infrastructure

Serviced by Fiber optic (Hunter); tenant-paid
Dedicated network room with server rack present

Roof Infrastructure

Composite shingle; metal gutters
Age: ±5-10 years
Unconditioned attic space

Foundation / Structure

Pier and grade beam foundation (crawl space)
Wood frame construction.

Established Access

Includes two left/right driveways off of Highway 62.

Parking / Yard

38 paved and lined spaces (2 ADA)
Yard Condition: Good, mostly gravel.
Exterior Lighting: Present.

HVAC System

Lennox unit (forced-air furnace style);
Interior closet-mounted unit.

Floodplain Designation

The Property located within a 100-year and 500-year FEMA-designated floodplain.

Level Topography

Predominately level topography with little to no elevation change across the vacant lot. Approximately 1,440'.

Soil Type

Soil consists of primarily:
163A - Sevenoaks loamy sand

Subject Property

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.



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial

Identification Key

Map and Taxlot	APN	Size	Zone
(01) 36-1W-15BD TL 2000	10271266	0.27-ac	GC
(02) 36-1W-15BD TL 2100	10271274	0.27-ac	GC



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial Summary

Identification Key

-  = Floodway ("AE" floodway)
-  = 100-year floodplain ("AE" zone)
-  = 500-year floodplain ("X" zone")
-  = Wetlands

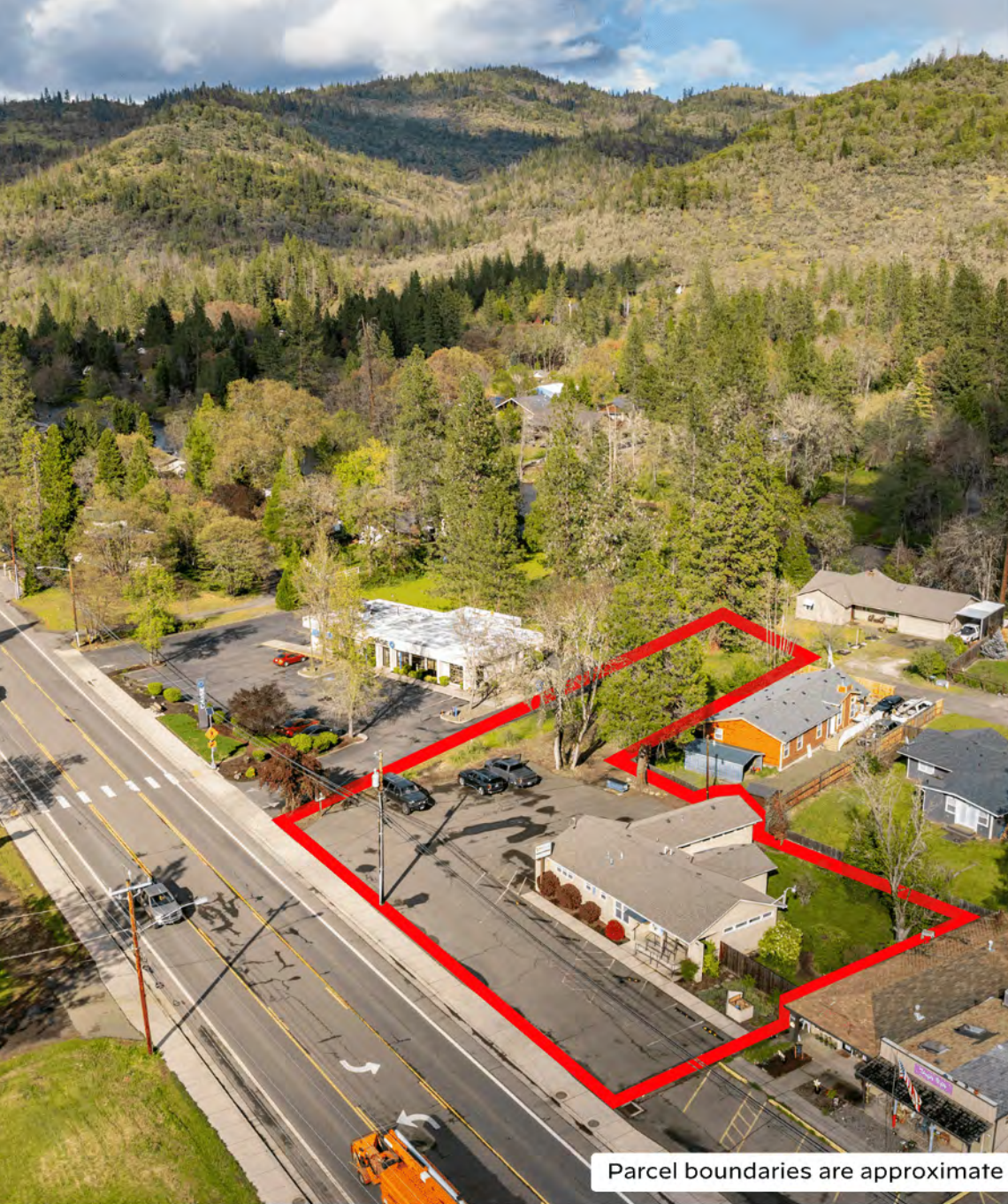


Parcel boundaries are approximate and are for illustration purposes only.

Flood & Wetlands Map



Subject Photo - Exterior



Parcel boundaries are approximate and are for illustration purposes only.



Subject Photo - Exteriors



Reception Area/Waiting Room



Waiting Room



Exam Room 1



Exam Room 2

Subject Photos - Interior



Breakroom/Kitchenette



Open Workspace Area

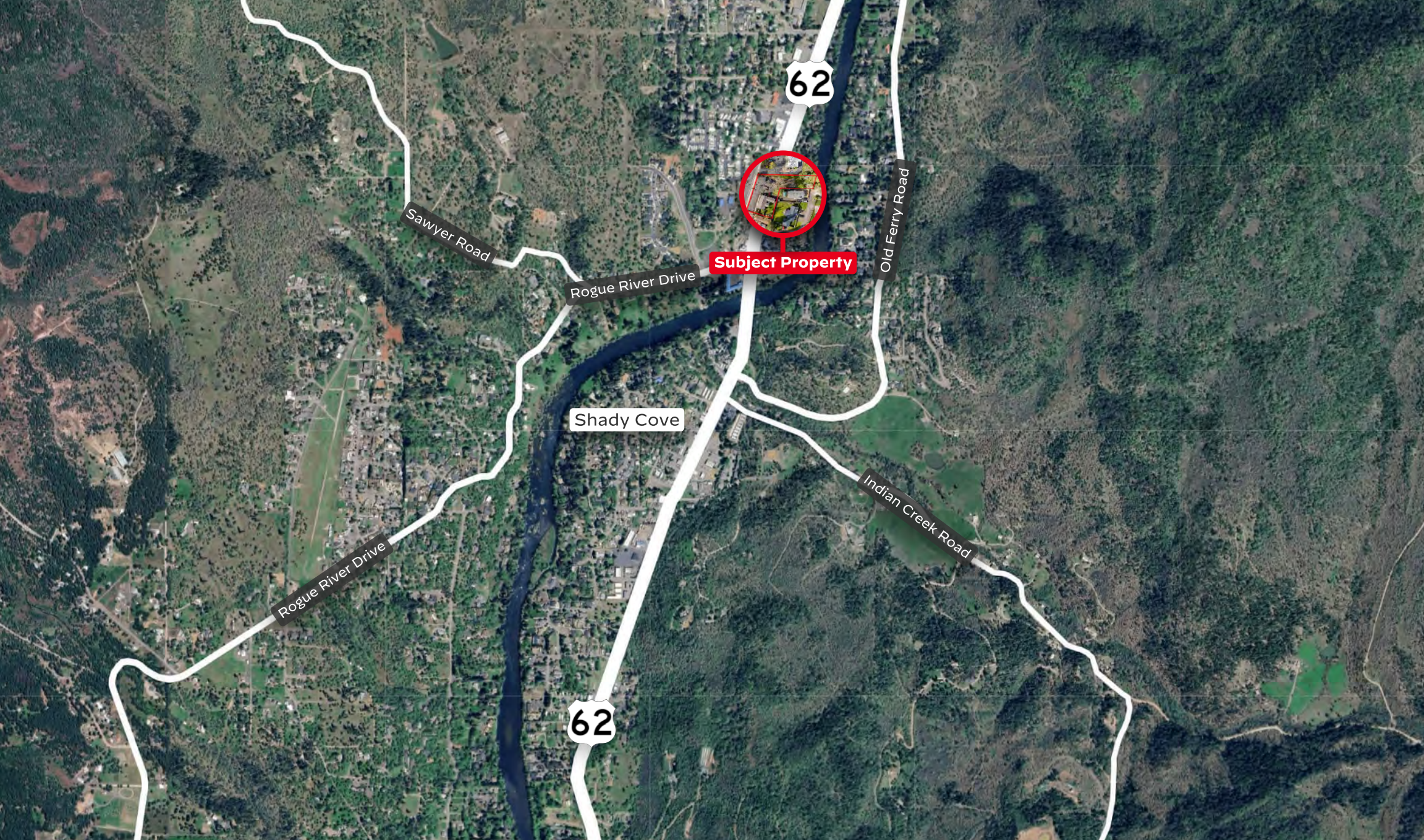


Medical Preparation Room



Private Restroom





Region Map - Shady Cove



Shady Cove



Shady Cove, OR History and Profile

Shady Cove, Oregon - Shady Cove is a small scenic riverside city located in Southern Oregon, known for its natural beauty and outdoor recreation, especially activities centered around the infamous Rogue River. It is located just north of Medford, the fourth largest metropolitan area in Oregon and offers a plethora of outdoor activities such as fishing, hiking, and rafting.

Although the origins of its name are still uncertain, the city was first settled by pioneers in the 1870s. Many pioneers found the area well-suited for settlement and were drawn by the opportunity to claim free land. Over time, the population grew due to the high demand of the timber industry which was very influential during the late-1800s up until the early-1980s. Incorporated in 1972, Shady Cove has evolved from its timber-industry roots to remain a vibrant community proudly known as the "Gateway to Crater Lake National Park."

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

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

Sources: shadycove.org and dataus.io,



Crater Lake National Park



Upper Rogue River

Market Summary

	Demographics	Shady Cove	Jackson County	National
Population	2021 Census Population	3,125	222,258	-
	2015 Population	3,025	219,616	-
	2010 Population	2,904	203,357	-
	Pop. Growth 2010-2015	4.16%	8.00%	-
	Pop. Growth 2016-2021	3.31%	1.02%	-
Personal/Education	Median HH Income	\$57,000	\$61,020	\$75,989
	Per Capita Income	\$30,843	\$33,346	\$35,384
	Median Age	56.5	42.6	38.1
	Unemployment Rate	5.3%	2.8%	3.7%
	High School Degree	92.4%	90.8%	91.1%
	Bachelor's Degree	19.9%	25.1%	36.0%
Housing	Median Home Value	\$367,900	\$465,000	\$428,700
	# Households	1,577	104,318	-
	Owner Occupied	67.0%	64.3%	64.4%
	Tenant Occupied	33.0% (±)	34.1% (±)	29.3%
	Vacancy	13.0% (±)	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.



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

21990 Highway 62 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: Fee Simple, 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

Principal Broker / Owner
d: (541) 890-6708
scotttning@gmail.com

Caspian Hoehne

Licensed Broker
d: (541) 944-9967
caspian@merit-commercial.com



Additional Buyer/Tenant Resources





The Merit Pages - Vendor Directory

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (888) 771 1031
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (877) 922 9852

Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

Cleaning

General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning), dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 625 3585
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Contractors / Handyman

General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6196
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscp.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamondddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

Consultants

Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (860) 295 4161
- Water Right Services**, oregonwater.us..... (541) 389 2837

Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 664 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.net..... (541) 644 4505

Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

Environmental

- ★ **Alpine Environmental**, (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 664 2281

HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 204 0966
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521



The Merit Pages - Vendor Directory

Insurance (Commercial Property)

★ Country Financial, countryfinancial.com.....	(541) 779 8893
Hart Insurance, hartinsurance.com.....	(541) 779 4232
Highstreet Insurance, hsp.com.....	(541) 779 0177
Midland Empire, midlandempireinsurance.com.....	(541) 476 7715

Inspections

GOHI, greateroregonhomeinspections.com.....	(541) 282 3141
NPI SW Oregon, npiweb.com.....	(541) 210 8055
Partner ESI, partneresi.com.....	(800) 419 4923
Peak Inspections, peakbuildinginspections.com.....	(541) 951 5484
Rogue Inspection Services, rogueinspection.com.....	(541) 507 7674

Landscaping

Maintenance

Bumgardners, bumgardnerslandscape.com.....	(541) 826 7713
The Grounds Guys, groundsguys.com.....	(541) 982 2150
Nature's, naturelandscapedfordoregon.com.....	(541) 821 5344
US Lawns, uslawns.com.....	(541) 500 8650
★ Villa's, villaslandscapemaintenance.com.....	(541) 973 5140

Landscape Design / Contractors

CV Landscape, cvlandscapemaintenance.com.....	(541) 613 8535
Gary Krause, garykrauselandscape.com.....	(541) 899 7643
Terra, terralandscapelandconstruction.com.....	(541) 778 9843

Lending

Regionals / National Banks with Local Presence

Banner Bank, Jay Stormberg, bannerbank.com.....	(541) 608 5053
Evergreen, Kris Woodburn, evergreenfederal.bank...	(541) 479 3351
First Interstate, Todd Fryer, firstinterstatebank.com.	(541) 608 8971
People's, Jason Reno, peoplesbank.bank.....	(541) 776 5350
Rogue Credit Union, roguecu.org.....	(541) 734 0607
WaFd, Bryan Pistole, wafdbank.com.....	(541) 858 2989

SBA / Private Lending

Jessica Ayers (SBA, Evergreen Federal)	(800) 878 6613
Legacy Lending (Private), Dane Fitch	(206) 972 8127
Pacific Capital (Private), pac-capital.com.....	(541) 973 2444
Sophia Harding (SBA, Columbia Bank),	(541) 227 0311

Locksmith

Bear Creek Lock, bearcreeklock.com.....	(541) 770 5888
J&L Pacific, jandlpacificlockandkey.com.....	(541) 930 8363
★ The Keyman, tkms.com.....	(541) 690 1751

Movers

Back Savers, backsaversmovingservice.com.....	(541) 944 4820
Hall of Fame, halloffamemovingllc.com.....	(541) 778 1845
Skinny Wimp Moving, skinnywimpmoving.com.....	(541) 531 3634

Painting

Brotherhood Painting, brotherhood-painting.com.....	(541) 301 5862
Corey Robbins, coreyrobbins.com.....	(541) 770 5275
★ Coyotl Painting, coyotlpainting.com.....	(541) 630 1174
Rick Stevens, rickstevenspainting.com.....	(541) 973 1729

Property Management

Cornerstone Property Management,.....	(541) 200 3954
CPM, cpmrealestateservices.com.....	(541) 773 6400
★ Integrity PM, integritypropertymanagement.com.....	(541) 414 4477

Pest Control

A-1 Exterminators, aone-exterminators.com.....	(541) 472 1094
Action Pest, actionpestcontrolmedford.com.....	(541) 770 9510
★ Axiom Pest Control, axiompest.com.....	(503) 772 9466
Bugs Northwest, bugsnw.com.....	(541) 472 5003
Pointe Pest Control, pointepest.com.....	(541) 526 5692

Plumbing

Accurate Plumbing, accurate-plumbing.com.....	(541) 773 3035
Artoff Plumbing, artoffplumbing.com.....	(541) 582 0853
HD Plumbing, hdplumbingoregon.com.....	(541) 646 0407
Hukill's Plumbing, hukills.com.....	(541) 734 9000
Jennings Plumbing, jenningstheplumber.com.....	(541) 261 5724
SOS Plumbing, sosplumbing.net.....	(541) 535 5063
Tanks Plumbing, tanksplumbing.net.....	(541) 879 3777

Remediation / Restoration

★ Belfor, belfor.com.....	(541) 644 5454
ProKleen, getprokleen.com.....	(541) 857 1818
Rogue Restoration, roguerestorationpros.com.....	(541) 778 1552
ServiceMaster, servicemasterrestore.com.....	(541) 313 5904

Roofing / Solar

Bleser Built, bleserbuiltroofing.com.....	(541) 601 7870
Hoag Roofing, hoagroofing.com.....	(541) 779 7743
JAM Roofing, jamroofing.com.....	(541) 773 7663
Lawless Roofing, lawlessroofing.com.....	(541) 479 1839
Pressure Point, pressurepointroofing.com.....	(541) 772 1945
Rivas Roofing, rivasconstructionandroofing.com.....	(541) 512 1337
Sunshine Solar, sunshinesolarinc.com.....	(541) 933 4902
True South Solar, truesouthsolar.net.....	(541) 203 0525

Security / Locksmith

Physical Security

Concierge Security, concierge-security.com.....	(541) 218 9672
Maksimum Security, maksimuminc.com.....	(541) 608 2820
NW Defense Contracting, nwdefcon.com.....	(541) 500 4066

Access Controls / Monitoring / Life Safety

C&S Fire Safe Services, csfiresafe.com.....	(541) 673 1337
Cook Solutions Group, cooksolutionsgroup.com.....	(844) 305 2665
Johnson Controls, johnsoncontrols.com.....	(541) 857 5112
Point Monitor, pointmonitor.com.....	(541) 210 8738
Pye Barker, pyebarkerfs.com.....	(541) 245 9223
SOS Alarm, sosasap.com.....	(541) 507 9084
Vyanet Security, vyanetsecurity.com.....	(541) 295 3223

Surveyors / Drafting

Hoffbuhr & Assoc., hoffbuhr.com.....	(541) 779 4641
L.J. Friar & Assoc., friarandassociates.com.....	(541) 772 2782
Metzger Survey, metzgersurveying.com.....	(541) 727 2749
Neathamer Survey, neathamer.com.....	(541) 732 2869
Pacific Crest Survey, pacificcrestsurveying.com.....	(408) 375 5220
Pariani Land Surveying, parianils.com.....	(541) 890 1131
TerraSurvey, terrasurveyinc.com.....	(541) 482 6474

Signage / Printing

Minuteman Press, minuteman.com.....	(541) 776 7966
ProntoPrint, goprnto.com.....	(541) 779 1952
ProVisual Design, pvdprints.com.....	(541) 772 8045
Ramsay Signs, ramsaysigns.com.....	(541) 664 7704
★ SignApply, signapplymedford.com.....	(541) 414 7620
SignDude, thesigndude.com.....	(541) 858 2701
SignsNow, signsnow.com.....	(541) 608 6800

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.



Notice of Disclosures

This Offering Memorandum (the "Document") is intended for only the party receiving it from Merit Commercial RE, LLC ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this Document has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this Document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this Document is not a substitute for a thorough due diligence investigation.

This Document and all related materials, including but not limited to text, graphics, financial data, projections, designs, and intellectual property contained herein, are the proprietary and confidential property of MCRE. The Document is provided solely for the use of the intended recipient(s) for the purpose of evaluating the specific investment or transaction opportunity described herein. Some photos or graphics in this Document may have been enhanced using AI and may not be exactly accurate, nor should they be relied upon for any investigation, studies, or any other use besides general informational purposes.

Any unauthorized use, reproduction, duplication, distribution, or adaptation of the Document or any portion thereof, in any form or by any means, whether electronic, mechanical, or otherwise, is strictly prohibited without the express written consent of MCRE. This includes, but is not limited to, copying, modifying, creating derivative works, or using the Document as a template or basis for other materials. Such actions may constitute a violation of applicable intellectual property laws, including copyright and trade secret laws.

MCRE reserves all rights to pursue any and all legal remedies available to the fullest extent permitted by law against any individual or entity engaging in unauthorized use, reproduction, or distribution of this Document. By accepting receipt of this Document, you acknowledge and agree to abide by these restrictions and to maintain the confidentiality and integrity of the information provided.

Merit Commercial RE, LLC
Oregon license 201001084
310 E. 6th Street, Ste. 400
Medford, OR 97501

Scott King
Licensed Principal Broker in the
State of Oregon (#200602153)

Caspian Hoehne
Licensed Real Estate Broker in the
State of Oregon (#201234073)



Contact listing brokers for additional information

Scott King | Principal Broker

Caspian Hoehne | Broker

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

www.merit-commercial.com