

INVESTMENT OPPORTUNITY



144-176 REAGER STREET, MEDFORD, OR
 \$1,250,000 - \$1,650,000

\$1,650,000 FOR ALL UNITS AND IF THE HOME IS NOT INCLUDED, THE PRICE IS \$1,250,000



Investors-Heads up! Don't miss out! Rural setting in the city with 2 separate parcels totaling 2.32 acres-1.06 acres, 8 units comprised of one triplex, two duplexes and a single wide manufactured home, totaling 4,456 square feet. Interiors of multiplex units have No carpeting, all flooring is hardwood, laminate or vinyl. Additionally, this offering includes a separate, adjacent 1.26-acre parcel with sweet well-kept, single level home with 2 car garage and shop. Huge yard! Many upgrades to the home including newer heating, siding, roof and more. Tons of room for expansion on these large parcels. Zoning is SFR 00. Possible high potential for additional development, check with the city. Good numbers and good tenants. Well managed by owner.

Unit #1 1 Bedroom 1 Bathroom Rent: \$1,050 Status: Leased	Unit #1a 1 Bedroom 1 Bathroom Rent: \$1,045 Status: Leased	Unit #2 1 Bedroom 1 Bathroom Rent: \$1,045 Status: Leased	Unit #3 1 Bedroom 1 Bathroom Rent: \$1,095 Status: Leased	Manufactured Home 2 Bedrooms 1 Bathroom Rent: \$1,275 Status Leased
Unit #4 2 Bedrooms 1 Bathroom Rent: \$1,375 Status: Leased	Unit #5 1 Bedroom 1 Bathroom Rent: \$941 Status: Leased	Unit #6 1 Bedroom 1 Bathroom Rent: \$1,145 Status: Leased		Home 3 Bedrooms 1 Bathroom Rent: \$1,985 Status: Leased



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