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# Clark Street Carriage Homes

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Red Leaf Realty

1900 Resort St. Baker  
City, OR 97814

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# “Changing lives one property at a time”



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# Agents



**Principal Broker**

Suzi Smith

Active in real estate since 2017 and opened Red Leaf Realty January 2024. Serving both Baker and Union Counties



**Broker**

Marlo Thomas

Active in Real Estate since March of 2024. Born and raised in La Grande, currently lives in Baker City.



**Broker**

Maya Reed

Active in Real Estate since 2023. Raised in Baker City lives in La Grande.



**Broker**

Blue Skye Smith

Active in Real Estate since 2025.

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# Investment Overview:

- Baker City, Oregon is a strategically located community along Interstate 84, serving as the county seat and commercial center of Baker County. With a population of approximately 10,135. Baker City benefits from a stable and aging demographic, with over 23% of residents aged 65 or older. The city's economic base includes healthcare, retail, tourism, supported by regional draws such as Oregon Trail Interpretive Center, outdoor recreation, and a revitalized historic downtown. Its manageable size and steady demand for affordable rental housing position it as a resilient location for long-term housing investment.
- Red Leaf Realty is pleased to present the Clark st. Carriage homes. A stable and attractive opportunity to acquire a 13 unit recently built housing community located in Baker City, OR. This property is comprised of 12, two bedroom one bath units with single car garages. And 1 one bedroom one bath unit.
- Built in 2021, by Big Creek Builders, these homes boast modern finishing with functional layouts. Set on it's own cul-de-sac in a desirable location, this set of meticulously maintained homes has historically low vacancy rates & maintenance costs.

## INVESTMENT HIGHLIGHTS:

- **Built in 2021**
- **Strong rental history/ low vacancy rate**
- **No deferred maintenance**
- **Centrally located**

## Clark Street Carriage Homes

### Site Description:

Number of Tax Lots.....2  
Number of Buildings.....7  
Year Built.....2021  
Rentable SF.....13,550  
Lot Size.....1.29 Acres  
Topography.....Flat

### Parking:

- 1 Car Garage for 12 Units
- Driveway parking for 13 Units
- Additional Street Parking

### Construction:

Framing.....Wood  
Foundation.....Concrete Perimeter  
Exterior.....Fiber Cement  
Roof.....Pitched Composition





### UNIT AMENITIES:

- Lush Landscaping
- Ample Parking
- Standard Duplexes with Garage
- Dishwasher, Range, Refrigerator, and Washer/Dryer



# Financial Snapshot

# 2024

## Gross Profit

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Revenue	<b>\$190,200.0</b>
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## Net Profit

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Revenue	<b>\$190,200</b>
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Operating Expenses	<b>-\$29,216.0</b>
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Vacancy Rate 3%	<b>-\$3,250</b>
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Taxes	<b>-\$22,406.0</b>
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Net Profit	<b>\$135,328</b>
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52 LLC

Clark St - Baker City OR

	Jan-Dec 2024	Jan 2025-Sept 2025 YTD
Ordinary Income/Expense		
Income		
Baker Lease Income	183,415.43	139,056.65
<b>Total Income</b>	<b>183,415.43</b>	<b>139,056.65</b>
Expense		
Baker Oregon		
Baker City Sanitation	2,254.00	1,715.78
Baker City Water/Sewer	4,275.32	4,382.47
Baker Electricity	264.16	282.53
Baker Insurance	3,478.00	5,024.00
Baker Lawn Maint	4,810.00	2,500.00
Baker Property Tax	22,405.91	-
Baker Repairs/Maint	2,334.76	1,942.24
Baker Snow Service		780.00
Baker Sunfire Property Mgmt	8,264.94	6,257.55
<b>Total Baker Oregon</b>	<b>48,087.09</b>	<b>22,884.57</b>
<b>Total Expense</b>	<b>48,087.09</b>	<b>22,884.57</b>
<b>Net Ordinary Income</b>		
<b>Net Income</b>	<b>135,328.34</b>	<b>116,172.08</b>

# CLARK STREET CARRIAGE HOMES:

## FINANCIAL DETAILS

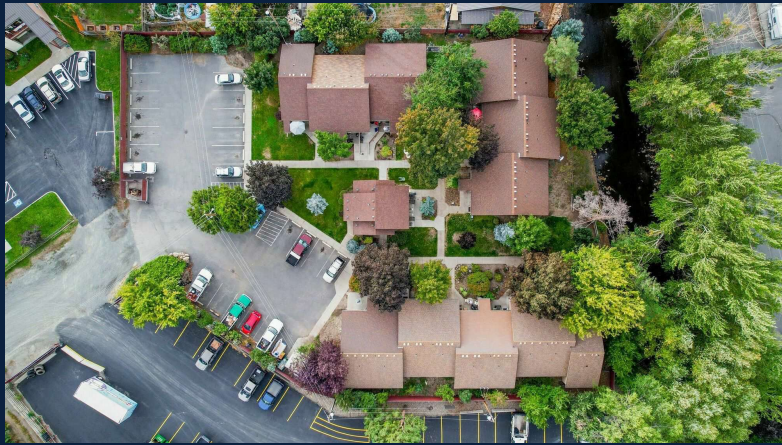
AS OF OCTOBER 2025

UNIT	BD/BA	SQFT	RENT/MO	PRICE PER SQFT
1	2/1	820	1250	\$1.52
2	2/1	820	1300	\$1.59
3	2/1	820	1250	\$1.52
4	2/1	820	1250	\$1.52
5	2/1	820	1250	\$1.52
6	2/1	820	1250	\$1.52
7	2/1	820	1250	\$1.52
8	2/1	820	1250	\$1.52
9	2/1	820	1250	\$1.52
10	2/1	820	1000	\$1.22
11	2/1	820	1250	\$1.52
12	2/1	820	1300	\$1.59
13	1/1	676	1000	\$1.48

52 LLC

Clark St - Baker City OR

	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	TOTAL
Ordinary Income/Expense													
Income													
Baker Lease Income	16,300.10	14,450.00	14,490.32	14,500.00	14,500.00	14,500.00	16,536.66	15,800.00	15,800.00	15,719.99	15,850.00	15,850.00	184,297.07
<b>Total Income</b>	<b>16,300.10</b>	<b>14,450.00</b>	<b>14,490.32</b>	<b>14,500.00</b>	<b>14,500.00</b>	<b>14,500.00</b>	<b>16,536.66</b>	<b>15,800.00</b>	<b>15,800.00</b>	<b>15,719.99</b>	<b>15,850.00</b>	<b>15,850.00</b>	<b>184,297.07</b>
Expense													
Baker Oregon													
Baker City Sanitation	187.00	187.00	187.00	187.00	187.00	187.00	187.00	189.26	-	-	189.26	189.26	1,876.78
Baker City Water/Sewer	448.01	453.01	448.01	448.01	453.01	448.01	448.01	448.01	189.26	639.26	450.00	856.90	9,663.97
Baker Electricity	69.63	-	51.77	69.44	78.31	88.57	39.79	-	-	6.42	-	-	403.93
Baker Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Baker Lawn Maint	680.00	300.00	-	-	-	-	-	-	5,024.00	-	-	-	5,024.00
Baker Property Tax	22,405.91	-	-	-	-	-	-	600.00	400.00	450.00	450.00	600.00	3,480.00
Baker Repairs/Maint	682.98	-	-	-	633.24	-	379.00	-	-	-	-	-	22,405.91
Baker Snow Service	-	-	-	390.00	-	390.00	-	-	-	80.00	530.00	320.00	2,625.22
Baker Sunfire Property Mgmt	733.50	650.25	652.06	652.50	652.50	652.50	744.15	711.00	711.00	707.40	713.25	713.25	780.00
<b>Total Baker Oregon</b>	<b>25,207.03</b>	<b>1,590.26</b>	<b>1,338.84</b>	<b>1,746.95</b>	<b>2,004.06</b>	<b>1,766.08</b>	<b>1,797.95</b>	<b>1,948.27</b>	<b>6,324.26</b>	<b>1,883.08</b>	<b>2,332.51</b>	<b>2,681.41</b>	<b>54,553.17</b>
<b>Total Expense</b>	<b>25,207.03</b>	<b>1,590.26</b>	<b>1,338.84</b>	<b>1,746.95</b>	<b>2,004.06</b>	<b>1,766.08</b>	<b>1,797.95</b>	<b>1,948.27</b>	<b>6,324.26</b>	<b>1,883.08</b>	<b>6,284.98</b>	<b>2,681.41</b>	<b>54,553.17</b>
<b>Net Ordinary Income</b>	<b>(8,906.93)</b>	<b>12,859.74</b>	<b>13,151.48</b>	<b>12,753.05</b>	<b>12,495.94</b>	<b>12,733.92</b>	<b>14,738.71</b>	<b>13,851.73</b>	<b>9,475.74</b>	<b>13,836.91</b>	<b>9,585.02</b>	<b>13,168.59</b>	<b>129,743.90</b>
<b>Net Income</b>	<b>(8,906.93)</b>	<b>12,859.74</b>	<b>13,151.48</b>	<b>12,753.05</b>	<b>12,495.94</b>	<b>12,733.92</b>	<b>14,738.71</b>	<b>13,851.73</b>	<b>9,475.74</b>	<b>13,836.91</b>	<b>9,585.02</b>	<b>13,168.59</b>	<b>129,743.90</b>



## Brookside Manor

1600 Eldon Ave, Baker City, OR 97814

Listing Price: \$2,150,000 Price/SF: \$191.11

Property Type: Multifamily GRM: 9.57

NOI: \$126,078 Cap Rate: 5.86%

Occupancy: 97% Year Built: 1979

Number Of Units: 20

Lot Size: 1.12 Acres Price/Unit: \$107,500

Total SF: 11,250 SF

1 Bd 1 ba 20 100.0 525 \$875 \$1.67



2002 SW Canyon Dr

Redmond, OR 97756

Sale Price: \$4,300,000 Price/SF: \$146.26

Property Type: Multifamily GRM: -

NOI: \$208,120 Cap Rate: 4.84%

Occupancy: - Year Built: 1999

COE: 10/17/2024 Number Of Units: 20

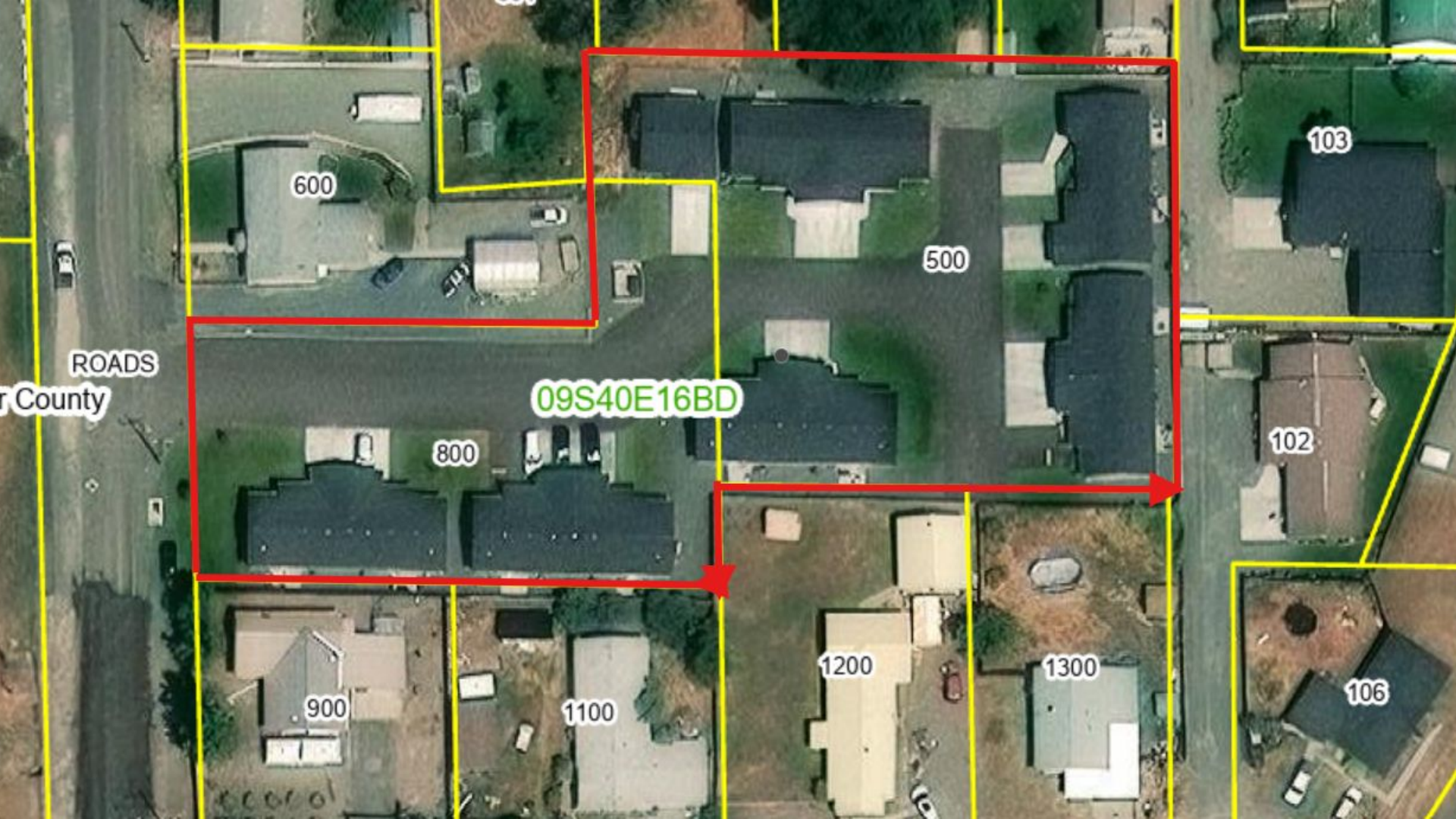
Lot Size: 1.46 Acres Price/Unit: \$215,000

Total SF: 29,400 SF

UNIT TYPE	# UNITS	% OF SIZE	SF	RENT	RENT/SF
3 BD	20	100	1,470		
TOTAL/AVG	20	100%	1,470	\$0	\$0.00

3 BD 20 100 1,470

TOTAL/AVG 20 100% 1,470 \$0 \$0.00



600

500

103

ROADS

County

09S40E16BD

800

102

900

1100

1200

1300

106











