

# 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](http://www.Merit-Commercial.com) / (541) 608-6704 / [team@merit-commercial.com](mailto:team@merit-commercial.com)

**Scott King**  
Principal Broker



**Caspian Hoehne**  
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

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**MERIT COMMERCIAL REAL ESTATE**  
VIEW MORE AT: [MERIT-COMMERCIAL.COM](http://MERIT-COMMERCIAL.COM)

**SCOTT KING**  
Principal Broker / Owner  
(541) 890-6708  
[scottking@gmail.com](mailto:scottking@gmail.com)

**CASPIAN HOEHNE**  
Licensed Broker  
(541) 944-9967  
[caspi@merit-commercial.com](mailto:caspi@merit-commercial.com)

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# 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

<b>Offering Price:</b>	\$330,000
<b>Occupancy:</b>	Currently leased to AllCare
<b>Address:</b>	21990 Hwy 62, Shady Cove, OR 97539 Jackson County
<b>Legal:</b>	34-1W-15BD TL 2000   APN 10271266 34-1W-15BD TL 2100   APN 10271274
<b>Annual Taxes:</b>	\$5,046.60 (2025)
<b>Zoning:</b>	GC (General Commercial)
<b>Land Area:</b>	0.54 ac (23,522 SF)
<b>Year Built:</b>	± 1955 (71 years)
<b>Square Feet:</b>	±1,766 SF (per County)
<b>Access:</b>	2 right/left driveways off of Hwy 62
<b>Utilities:</b>	Public electricity via Pacific power Private shared well 6" sewer main stubbed to Property
<b>Parking:</b>	20 paved parking spaces
<b>Construction:</b>	Wood-frame on pier and grade beam foundation Extensive remodeling done throughout the years
<b>FF&amp;E:</b>	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.

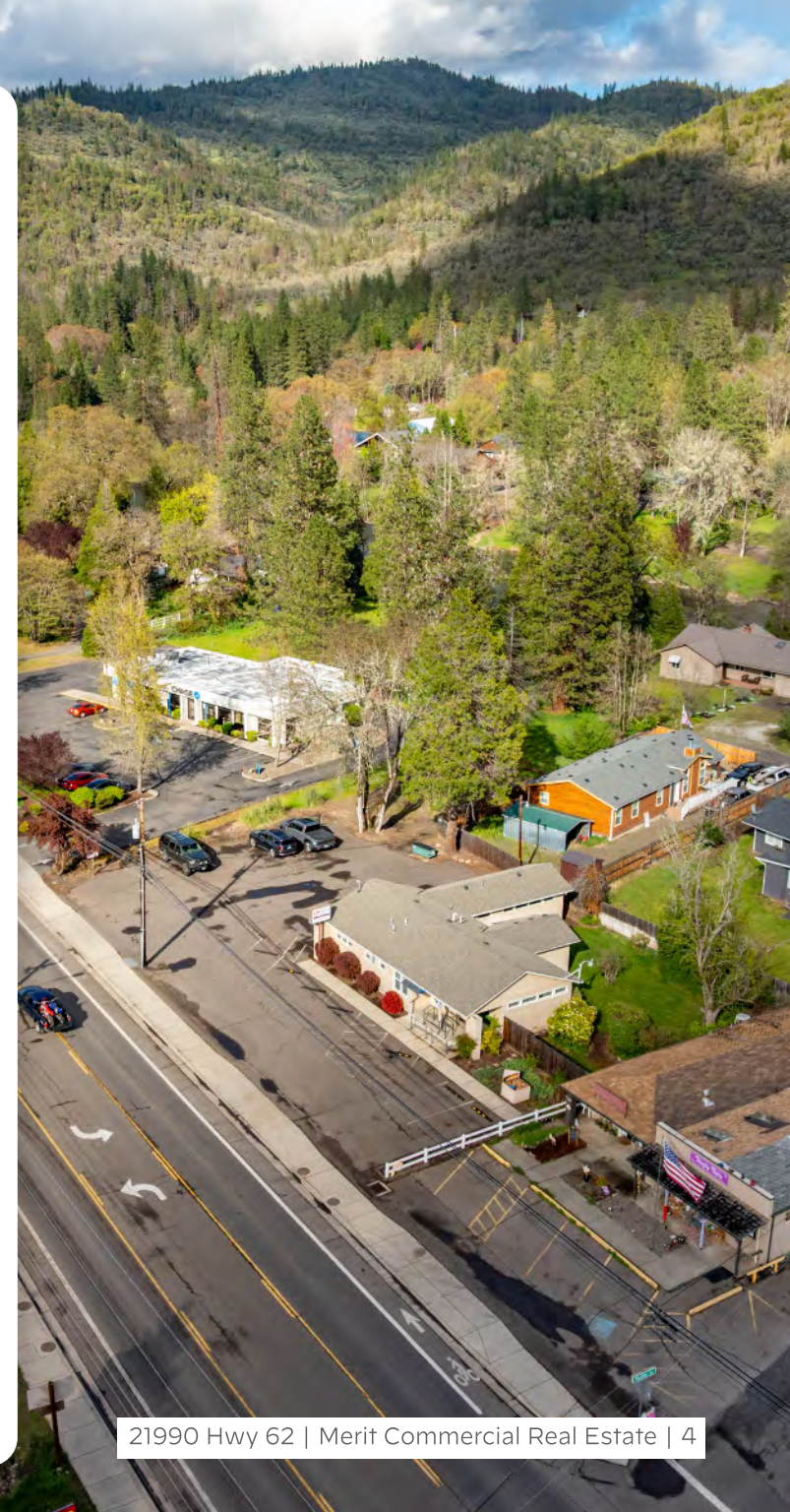
## 6. Landlord Responsibilities

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.

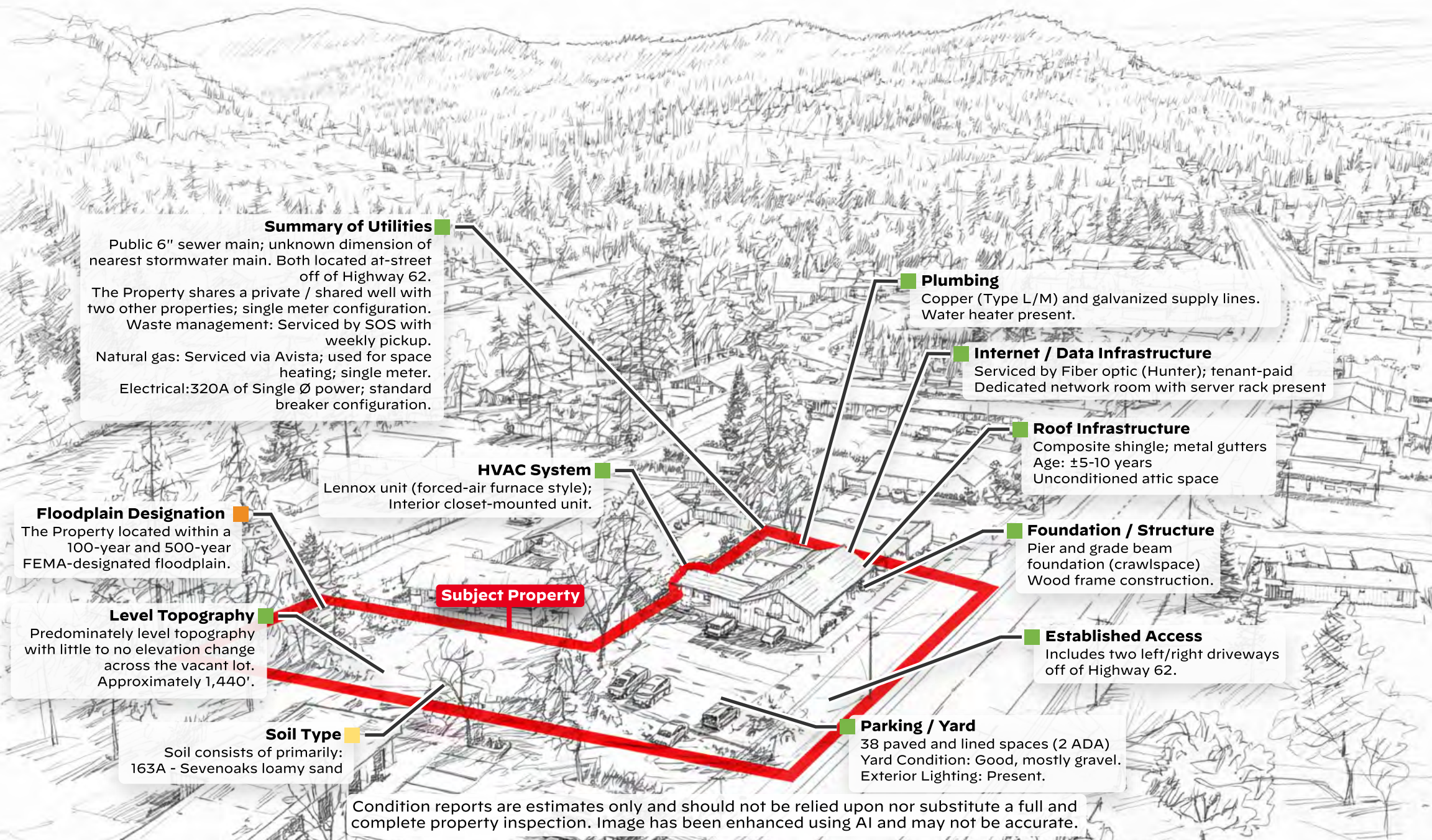


## Excess Land for Expansion

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.

# Systems & Infrastructure Overview



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



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# Subject Property Aerial Summary

### Identification Key

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



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# Flood & Wetlands Map



Parcel boundaries are approximate and are for illustration purposes only.

# 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



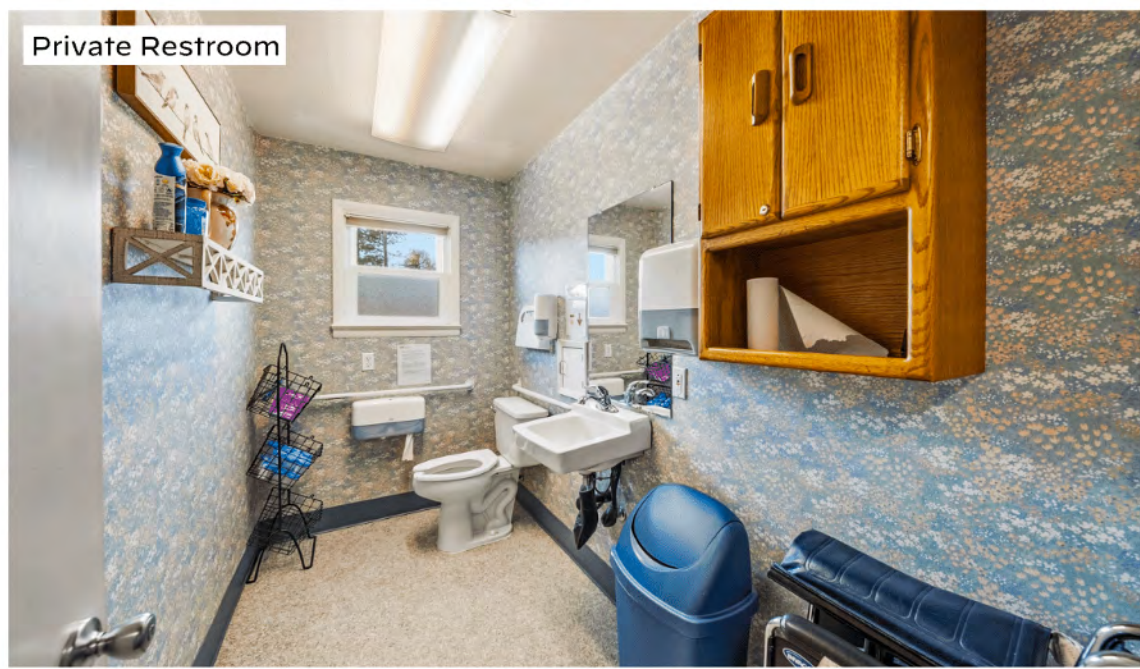
Breakroom/Kitchenette



Open Workspace Area



Medical Preparation Room



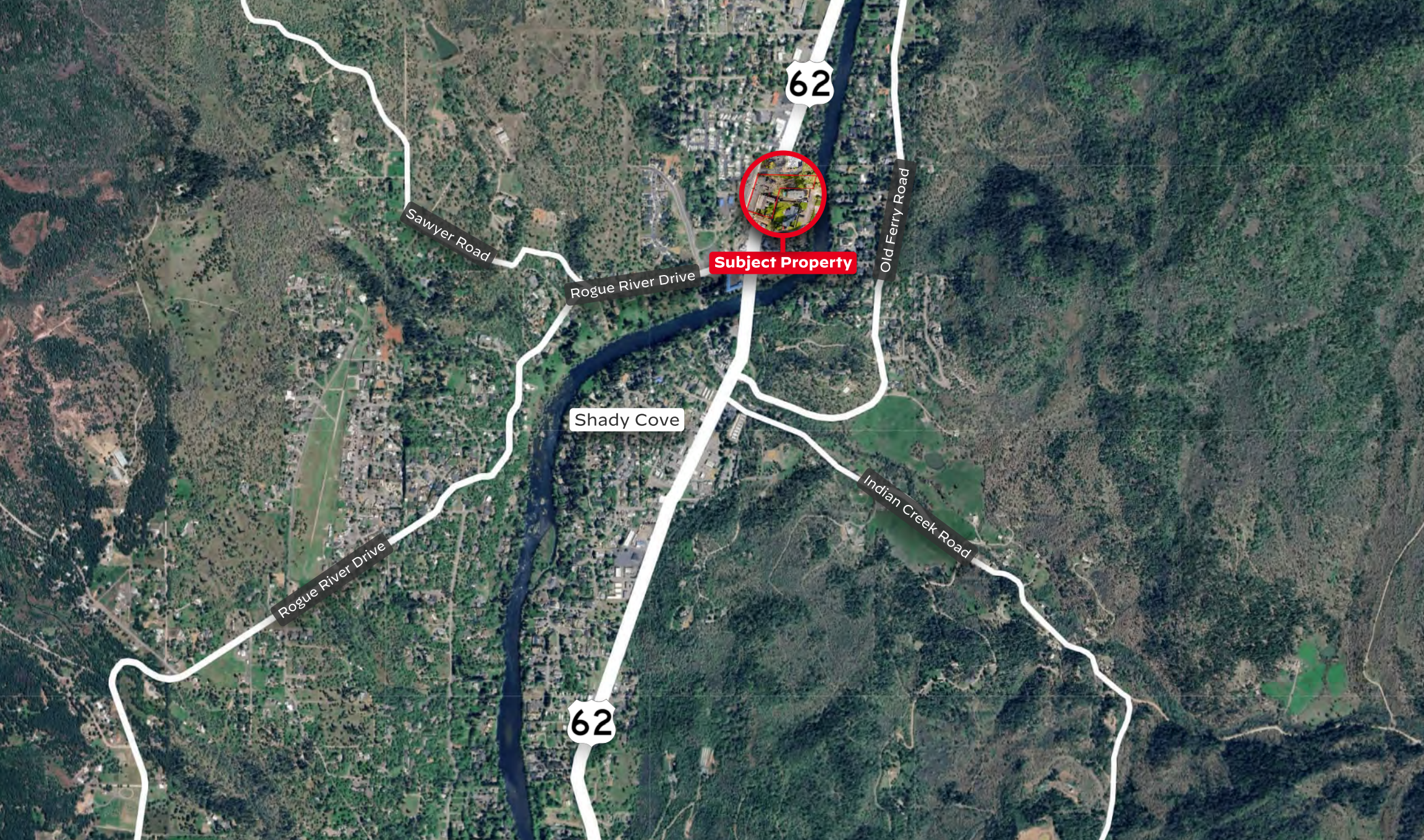
Private Restroom

# Subject Photos - Interior



Parcel boundaries are approximate and are for illustration purposes only.

# Corporate Neighbors



# 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](http://shadycove.org) and [dataus.io](http://dataus.io),



Crater Lake National Park

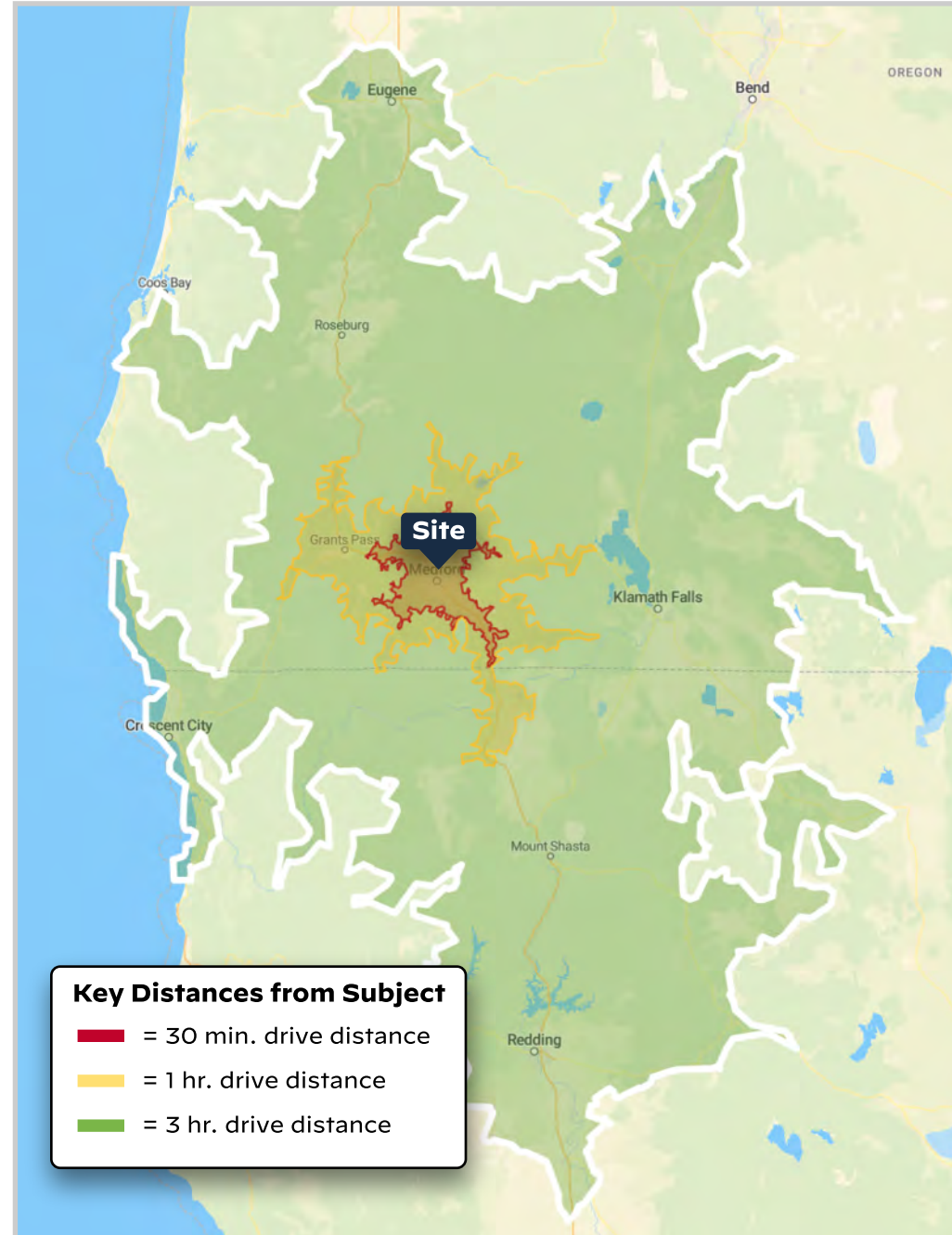


Upper Rogue River

# 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.



**Key Distances from Subject**

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance

# 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 its 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.

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## Scott King

Principal Broker / Owner  
d: (541) 890-6708  
scottking@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**, summitbroscop.com..... (541) 761 6020
- Taylored Elements**, tayloredelements.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**, diamonddwelding.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**, sandeemmasonry.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**, partnersesi.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**, terralandscapeandconstruction.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

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**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](mailto:team@merit-commercial.com)

[www.merit-commercial.com](http://www.merit-commercial.com)