

EXCLUSIVELY LISTED BY:

Marcus & Millichap



ROSE STREET TOWNHOUSES

275 NW ROSE ST. WINSTON, OR 97496

OFFERING MEMORANDUM

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Marcus & Millichap

INVESTMENT OVERVIEW

ROSE STREET TOWNHOUSES

275 NW ROSE ST. WINSTON, OR 97496

The Rhoades Group of Marcus & Millichap is pleased to present the opportunity to acquire Rose Street Townhouses, a twelve-unit multifamily investment opportunity located in Winston, immediately adjacent to the larger employment and service hub of Roseburg. The property consists of all two-bedroom, one-bathroom townhouse-style units across two residential buildings situated on a 0.81-acre tax lot. Constructed in 1980, the asset has benefited from over 20 years of stable, professional management under current ownership, with a history of consistent upkeep and interior improvements that have preserved the property's functional integrity and tenant appeal.

Interior enhancements across the units include updated appliances, refreshed cabinetry and countertops, and a mix of linoleum, LVP, and carpet flooring. These improvements provide a clean, durable interior finish that aligns well with long-term workforce housing demand in the Winston–Roseburg submarket. The townhouse-style layout further enhances livability, offering private entrances and a more residential feel compared to traditional multifamily configurations. This design feature has contributed to stable occupancy and strong tenant retention over time.

The property offers a highly desirable and consistent unit mix of two-bedroom, one-bathroom townhomes, each with two dedicated parking spaces and direct access to surrounding greenspace. In addition, the community benefits from an on-site coin-operated laundry facility, providing an additional income stream while offering convenient amenities for residents. The site's generous open space at both the front and rear of the property enhances the residential character and may present future optionality for reconfiguration or development, subject to buyer verification and municipal approval.

A new owner will have the opportunity to acquire a well-performing, stabilized asset with durable in-place operations and limited near-term capital needs. Select exterior enhancements and strategic rebranding efforts may provide a clear pathway to further increase net operating income. Supported by strong regional fundamentals including limited new multifamily supply, steady population demand, and a diversified employment base—the Rose Street Townhouses represent a compelling investment opportunity within one of Southern Oregon's most stable and supply-constrained rental markets.



NEAR MARKET RENT LEVELS

Strong Upside Potential with In-Place Rents Already Near Market Levels



HIGH DEMAND TWO BEDROOM UNITS

Highly Desirable, In-Demand Two-Bedroom Townhouse-Style Units



CONSISTENT LOW VACANCY

Consistently Low Vacancy in a Strong, Sought-After Rental Location



QUIET ESTABLISHED LOCATION

Ideally Situated within a Quiet, Established Residential Neighborhood



PROFESSIONAL MANAGEMENT HISTORY

Professionally Managed with a History of Consistent Maintenance and Care



OFFERING PRICE
\$1,140,000

CAP RATE
6.81%

PRO FORMA CAP RATE
8.32%

An aerial photograph of a river winding through a lush forest. The trees are in various stages of autumn, with vibrant yellows and oranges interspersed with deep greens. In the background, rolling hills and mountains are visible under a cloudy sky. The overall scene is peaceful and scenic.

WINSTON, OREGON

Winston is located in southern Oregon within Douglas County, approximately four miles southeast of downtown Roseburg and immediately adjacent to the Highway 42 corridor connecting Interstate 5 to the southern Oregon Coast. This strategic position provides efficient access to regional employment centers, medical facilities, retail hubs, and distribution routes while maintaining a lower cost suburban environment.

Interstate 5 serves as the primary north south transportation spine, connecting Winston and Roseburg to Eugene, Medford, and the broader Pacific Northwest. Highway 42 provides direct east west connectivity, supporting logistics, tourism, and commuting employment. The Rogue Valley International–Medford Airport and local Roseburg Regional Airport offer regional air access.

The area is supported by established infrastructure, public schools, medical campuses, and recreational amenities including the South Umpqua River, regional parks, and Wildlife Safari, a major tourism draw. Winston's residential character appeals to workforce households priced out of larger Oregon metros, favoring rental housing with value positioning.

For multifamily investors, the location offers defensive fundamentals driven by employment diversity, limited new construction, and proximity to Roseburg's economic base. These characteristics support sustained occupancy, predictable cash flow, and long term rent growth potential.

ECONOMIC OVERVIEW

Winston is a small but stable employment center within the Roseburg micropolitan area in Douglas County. The local economy is anchored by health care, government services, timber and forest products, logistics, and regional retail. Proximity to Roseburg expands access to a broader employment base while maintaining lower housing costs, supporting steady workforce housing demand and economic resilience.

DEMOGRAPHICS & DEMAND DRIVERS

Population Growth & Household Income

Winston benefits from stable population trends and workforce in migration from higher cost Oregon metros seeking affordability. Household incomes are supported by health care, manufacturing, and government employment concentrated throughout the Roseburg market.

Health Care

Mercy Medical Center and regional clinics serve as the area's primary health care employers, providing stable, noncyclical jobs. The sector attracts long term residents and supports consistent rental demand across multiple income bands.

Retail and Service-Based Employment

Highway oriented retail, logistics, and service employers along the Highway 42 corridor and in nearby Roseburg provide diversified employment. These jobs support renter households seeking attainable housing near employment centers.

Multifamily Market

The local multifamily inventory remains limited, with a strong bias toward single family housing. Constrained new supply and replacement cost pressures support occupancy stability and long term rent growth prospects.



WILDLIFE SAFARI WINSTON, OR

WINSTON NOTABLE EMPLOYERS

Winston-Dillard
SCHOOL DISTRICT

Roseburg



ROSEBURG VA HEALTH CARE SYSTEM
913 NW Garden Valley Blvd
Roseburg, OR 97471
541-440-1000 | 800-549-8387
va.gov/roseburg-health-care

WILDLIFE
SAFARI



WINSTON-DILLARD
SCHOOL DISTRICT



DOUGLAS COUNTY
(GOVERNMENT
SERVICES)

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