



2026 Documents, Features, Remarks for 230-256 Grant Street Hillview Condominiums in Ashland, Oregon

Basic Details

- 10 Available Units
- Each 2 Bedrooms, 1 Full Bathroom
- From 1,034 to 1,174 SqFt
- Built in 2003
- Three Active Listings
 - \$2,250,000 for 10 Units
 - \$1,395,000 for 6 Units
 - \$965,000 for 4 Units

Features

Interior

- Entry coat closet
- Spacious open living and dining area
- Kitchen with granite tile counters, wood and glass-fronted display cabinets, tile floor, four-burner natural gas range oven with microwave hood, dishwasher, and refrigerator
- Primary bedroom with mirrored closet, built-in vanity, sliding glass door to fully fenced private backyard, and ensuite access to full bathroom with marmoleum floor and tub shower with glass door
- Guest bedroom or office with mirrored closet
- Laundry closet with stacked washer and dryer

Exterior

- Ground-level units with fenced private backyard and poured concrete patio, covered front porch
- Common area lawn, mature trees, and plantings maintained by association
- Detached carport with dedicated parking, private storage spaces, and guest parking

Location

- Established condominium development within close proximity to restaurants, groceries, and downtown entertainment
- Near community gardens, picnic tables, walking paths, and playgrounds of dog-friendly Scenic Park (~0.2 miles)
- Less than one minute from Asante Ashland Community Hospital (~0.3 miles); three minutes from Ashland's downtown plaza or Lithia Park (~0.9 miles)

HOA Contact

HOA: Hillview Condominiums
Management Company: CPM Real Estate Services
Contact Person: John Dix
Address: 718 Black Oak Dr, Medford, OR 97504
Phone: (541) 842-2404
Email: john@cpmrealestateservices.com

Documents

"Due Diligence Items" per OREF Investment Property Addendum, "Association Documents" to satisfy "Seller's Delivery Period" of OREF Owner Association Addendum, OREF Seller-Carried Transactions Addendum, Investment Analysis Workbook & User Guide, additional media, survey, maps, and title information via Google Drive bit.ly/hillview-condominiums.

Public Remarks

Ten, six, or four-unit investment opportunity in Ashland's Hillview Condominiums near Scenic Park and Asante Ashland. Seller-carried financing available at ~3.99% AFR with 50% down, interest-only payments, with balloon due in three years. Each unit ranges from 1,034 to 1,174 SqFt with two bedrooms, one full bath, open living and dining space, high ceilings, in-unit laundry, kitchen with granite counters and all appliances included, dedicated parking, storage, and access to landscaped common areas. Ground-level units with fully fenced private backyards and poured concrete patios. Current gross monthly income is \$15,730 across all ten units following rent increases effective August 1st, 2026. Stable tenancy averaging four-plus years, room for further rent growth, and association-maintained exterior building components including roofs, siding, paint, and landscaping. Complete investment analysis, rent roll, association documents, and due diligence materials available upon request.

Private Remarks

Seller-carried financing available for ten, six, or four-unit listings at minimum short-term Applicable Federal Rate (i.e., average of ~3.99% from 2024 through 2026) with 50% down, interest-only payments, and balloon due in three years. Association covers all exterior building maintenance and common area landscaping. Please confirm Buyer's proof of funds and receipt of attached documents in MLS with link all available due diligence items provided via Google Drive at <https://bit.ly/hillview-condominiums>. Property is currently non-warrantable for conventional financing due to single-owner concentration exceeding Fannie Mae / Freddie Mac thresholds.

Showing Instructions

Please call or text the Rowe Team at (541) 708-3975 to schedule showing appointments with minimum of 24 hours' notice for tenants.

All information deemed reliable but not guaranteed.

ROWE REAL ESTATE TEAM

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