

# OFFERING MEMORANDUM

FOR SALE

## 8-UNIT APARTMENT COMPLEX IN BROOKINGS, OR

542 Pacific Ave, Brookings, OR, 97415

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Parcel boundaries are approximate and are for illustration purposes only.

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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **Pacific Court Apartments**, an 8-unit apartment complex located in the stunning coastal city of Brookings, Oregon (the "Property").

As an extraordinarily rare public market offering of an attainable and well-positioned apartment complex near schools, parks, downtown, and beach access, Pacific Court presents a unique opportunity ideal for local or out-of-state ownership.

Situated on 0.34 acres, the Property features a recently improved ±5,075 SF single-story multifamily apartment complex with a total of two apartment buildings (one roofline; attached via breezeway), four storage sheds and detached garage building with two divided spaces. Individual unit sizes were not measured, floor plan suggests that all apartment units are varying sizes, see page 6 for more information.

The layout of the Property is functional and highly efficient with a unit mix including (7) 1-bed/1-bath units and 1 studio unit (Unit #2). Units 1-4 are located within "Building 1" and units 5-7 are in "Building 2".

Tenancies are currently mixed, with several long-term stable tenants and some recent turnover; currently at 100% occupancy with reportedly little to no issues ever maintaining 95%+ occupancy.

Expense splits are standard, with the LL providing water, sewer, and garbage, and the tenant(s) covering unit-power, internet, cable, etc.

Pacific Court is located within a quieter mixed residential neighborhood and is in close proximity to various amenities including Brookings-Harbor High School (directly across the street), multiple parks, restaurants and retailers, employers, and several different beach accesses.

The opportunity is clear at Pacific Court for investors seeking day-one yield from a stable and well-maintained asset, and future upside potential from turnover and further improvements.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

## Offering Summary

<b>Offering Price:</b>	\$875,000
<b>Going-in Cap Rate:</b>	6.31%
<b>Occupancy:</b>	100% occupancy with mixed tenancies
<b>Address:</b>	542 Pacific Ave, Brookings, OR, 97415 Curry County
<b>Legal:</b>	41-13W-05BC TL 5300   APN R14746
<b>Annual Taxes:</b>	\$2,268.83 (2025)
<b>Zoning:</b>	R-3 (Multifamily Residential)
<b>Land Area:</b>	0.34 acres (14,810 SF)
<b>Year Built:</b>	±1951 (per County - 75 years)
<b>Construction:</b>	Wood-frame on pier and grade beam foundation. Some units have a mix of slab and raised foundation due to slight grade.
<b>Square Feet:</b>	±5,075 SF "Building 1" - ±3,215 SF "Building 2" - ±1,860 SF
<b>Access:</b>	One left/right driveway off of Pacific Ave
<b>Unit Mix:</b>	(7) 1-bed / 1-bath (1) studio apartment (4) storage sheds - varying sizes (2) detached garage spaces
<b>Parking:</b>	8 designated spaces
<b>Expense Split:</b>	LL: Water, sewer, common area power, garbage, and landscaping Tenants: Unit power, cable, internet
<b>FF&amp;E:</b>	All tenant-owned personal property is excluded from sale

# Investment Highlights

## Well-Maintained Asset

The Property has undergone recent capital improvements including significant interior and exterior renovations. These improvements contribute to reduced deferred maintenance and supports lower overall upkeep requirements.



## Convenient Location

As a rare public offering, 542 Pacific Avenue is strategically located with convenient access to major amenities and educational facilities. The Property is also less than one minute to Highway 101 and is in close proximity to beach access and various retailers.



## Established Tenant Base

The Property features stable in-place rental income with eight residential units leased. The high occupancy across the asset reflects durable tenant retention and leasing performance. One remaining garage vacancy and storage vacancies also present an opportunity for more rental income growth.



Parcel boundaries are approximate and are for illustration purposes only.

### Utilities Summary

All utilities are public. Sewer and water via City of Brookings. Single meter water supply. Single phase electricity via Coos-Curry Electric Cooperative.

### Waste Management

Curry Transfer and Recycling provides front-load dumpster and regular garbage service.

### HVAC System

One unit (#5) includes a Mitsubishi MUZ-GLO9NA electric ductless split system. Each unit includes either standalone wall heater, baseboard heat, or alternative HVAC system.

### Plumbing

Plumbing line materials currently unknown; no known issues. Reliance 6-50-EORS 110 50-gallon electric tank serving laundry room (6.5 years old). Each unit has a dedicated water heater in the attic space above; sizes/ages currently not known; no known issues.

### Subject Property

### Unit Mix

Total SF is  $\pm$  5,075 per Seller. (7) residential units with 1-bed / 1-bath configuration; (1) studio apartment; (2) detached garages; (2) 11.5' x 9.5' storage sheds; (2) smaller sheds included in two tenant's rent, unknown dimensions.

### Roofing System

Asphalt shingle roofing with metal gutters in fair condition. Age is unknown. Attic is unconditioned with a small plenum space.

### Structure / Foundation / Windows

Built in 1951. Exterior fiber cement siding over a wood-frame structure on a slab on grade/pier and grade beam foundation. Mix of fixed and double-hung windows with mix of wood and aluminum trim. Both buildings are on slab foundations; some units have a raised foundation due to slight grade.

### Convenient Access

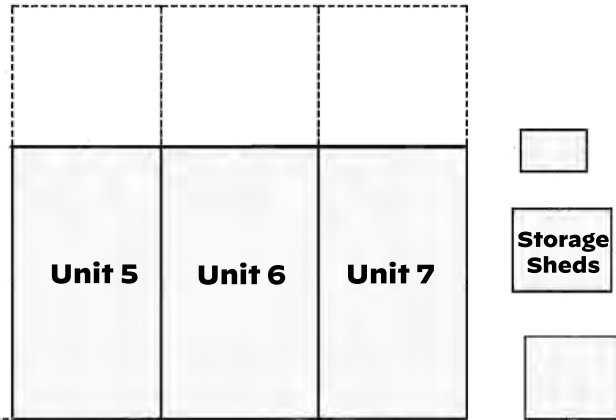
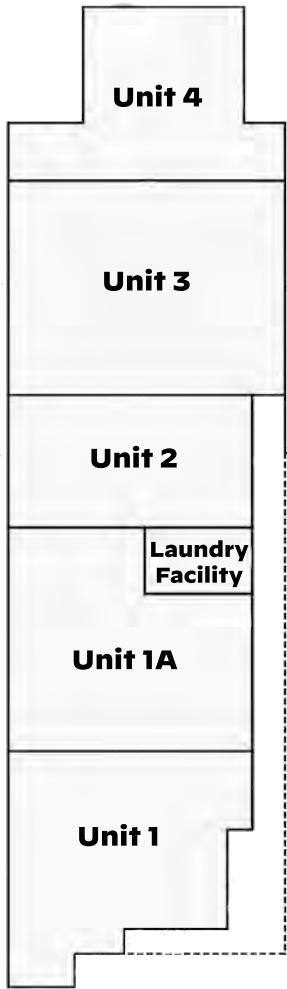
Includes one left/right driveway off of Pacific Ave.  $\pm$  1 minute / 0.3 miles to Highway 101 access.

### Tenant Parking

8 designated paved parking spaces for each residential unit. Two detached garages located at northernmost part of the Property with one currently leased.

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



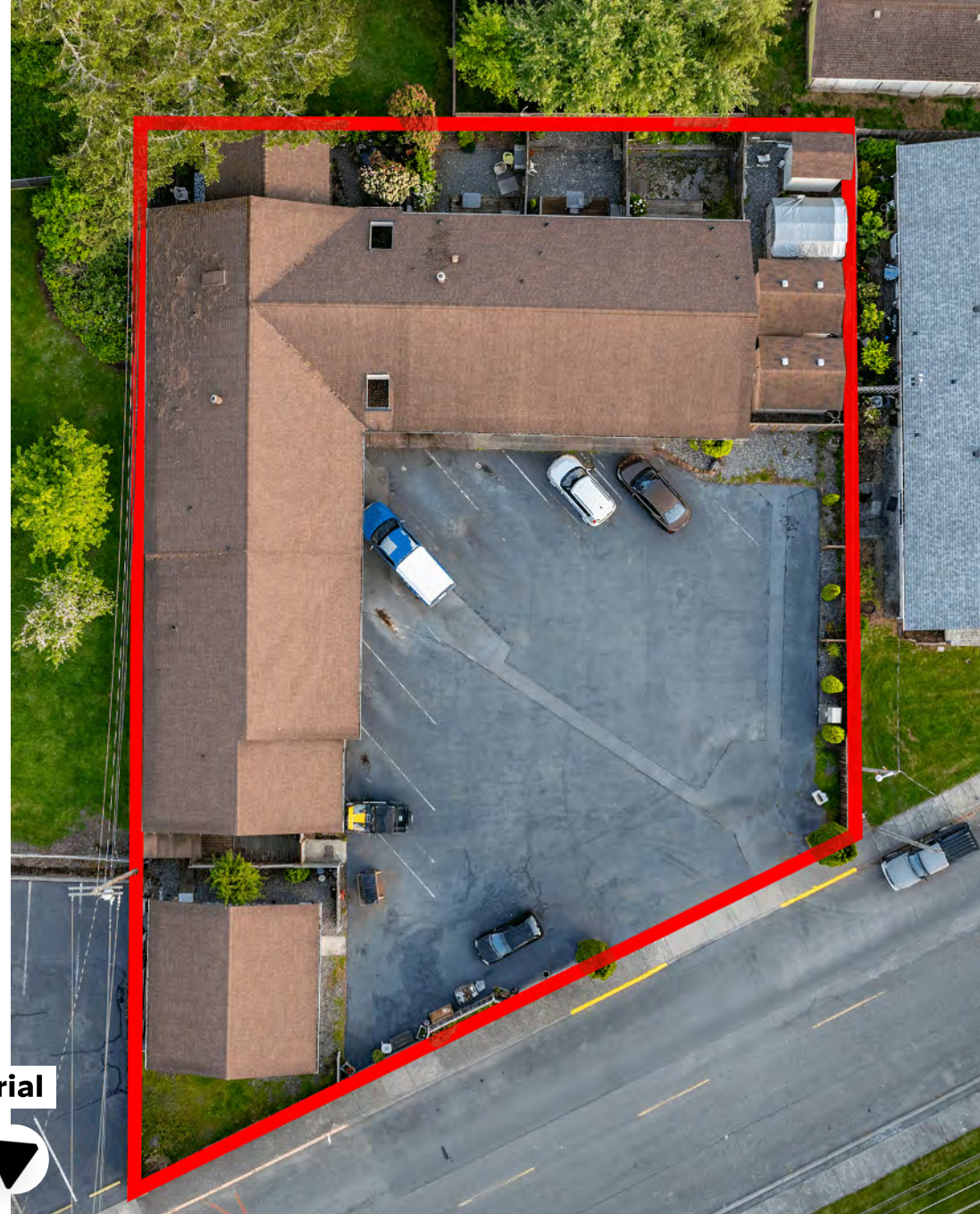
**Floor Plan Summary**

542 Pacific Avenue features an 8-unit apartment complex with two ±288 SF spaces within a detached garage and four storage sheds with varying dimensions.

The Properties functional layout includes two buildings totaling ±5,075 SF. "Building 1" is ±3,215 SF. It consists of units 1-4 as well as a shared laundry facility. "Building 2" includes units 5-7 and is ±1,860 SF.

Prospective buyers should note that Units 1A and 4 currently include two of the storage sheds in their leases. Additionally, one of the detached garage spaces, is currently being leased on a MTM basis.

**Reference Aerial Photo**



# Financial Summary - Rent Roll

## Rent Roll - as of 2Q26

Unit	Unit Type	Rent / Increase*	Deposit	Lease Start	Lease To
# 1	1 / 1.00	\$975 / \$975	\$355	11/01/2025	04/30/2026
# 1A	1 / 1.00	\$740 / \$810	\$495	01/15/2013	MTM
# 2	1 / 1.00	\$875 / \$875	\$1,200	04/01/2026	09/30/2026
# 3	1 / 1.00	\$905 / \$905	\$1,200	10/31/2024	MTM
# 4	1 / 1.00	\$755 / \$825	\$495	03/07/2011	MTM
# 5	1 / 1.00	\$975 / \$975	\$1,200	03/25/2026	09/30/2026
# 6	1 / 1.00	\$805 / \$880	\$595	04/03/2019	MTM
# 7	1 / 1.00	\$875 / \$955	\$1,200	07/01/2025	MTM
# 8	Garage	\$200 / \$200	\$200	11/01/2025	MTM

**8 Units + Garage      \$7,105 / \$7,400      \$6,940**

\*Note that rent increases are planned to take effect 08/01/2026.

Information obtained from sources deemed reliable but not guaranteed. Subject to Buyer's independent verification. Buyer to complete all due diligence.



# Financial Summary - Proforma

Annual Proforma - 542 Pacific Avenue														
Month 1 = 08/01/26	2025 Actuals	Year-1	% of EGI	/Unit	Year-2	Year-3	Year-4	Year-5	Year-6	Year-7	Year-8	Year-9	Year-10	Reversion
Gross Potential Rent	-	108,000	-	12,000	111,240	114,577	118,015	121,555	125,202	128,958	132,826	136,811	140,916	145,143
Concessions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loss-to-Market	-	(17,950)	-	(1,994)	(17,178)	(15,812)	(14,311)	(12,666)	(10,868)	(8,907)	(6,774)	(4,456)	(1,942)	-
<b>Gross Scheduled Rent</b>	71,760	92,450	-	10,272	96,473	101,286	106,234	111,535	116,991	122,829	128,843	132,355	138,973	145,922
Other Income	2,311	2,400	-	267	2,410	2,520	2,531	2,646	2,657	2,778	2,790	2,917	2,929	3,063
Vacancy & Credit Loss	-	(4,623)	-	(514)	(4,824)	(5,064)	(5,312)	(5,577)	(5,850)	(6,141)	(6,442)	(6,764)	(7,095)	(7,449)
<b>Effective Gross Income</b>	74,071	87,828	100%	9,759	91,649	96,221	100,923	105,958	111,141	116,687	122,400	128,509	134,807	141,536
<b>Expenses</b>	<b>T-12 Actuals</b>		<b>% of EGI</b>	<b>/Unit</b>										
Payroll	-	-	0.00%	-	-	-	-	-	-	-	-	-	-	-
Advertising & Marketing	-	-	0.00%	-	-	-	-	-	-	-	-	-	-	-
General & Administrative	-	-	0.00%	-	-	-	-	-	-	-	-	-	-	-
Power	1,208	(1,200)	1.37%	(133)	(1,236)	(1,273)	(1,311)	(1,351)	(1,391)	(1,433)	(1,476)	(1,520)	(1,566)	(1,613)
Water	7,622	(7,620)	8.68%	(847)	(7,849)	(8,084)	(8,327)	(8,576)	(8,834)	(9,099)	(9,372)	(9,653)	(9,942)	(10,241)
Sewer	-	-	0.00%	-	-	-	-	-	-	-	-	-	-	-
Garbage	2,127	(2,184)	2.49%	(243)	(2,250)	(2,317)	(2,387)	(2,458)	(2,532)	(2,608)	(2,686)	(2,767)	(2,850)	(2,935)
Natural Gas	-	-	0.00%	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	(5,709)	6.50%	(634)	(6,136)	(6,635)	(7,168)	(7,752)	(8,375)	(9,056)	(9,785)	(10,581)	(11,433)	(12,364)
Service Contracts	-	-	0.00%	-	-	-	-	-	-	-	-	-	-	-
Misc	2,515	(3,000)	3.42%	(333)	(3,090)	(3,183)	(3,278)	(3,377)	(3,478)	(3,582)	(3,690)	(3,800)	(3,914)	(4,032)
Management	7,472	(7,026)	8.00%	(781)	(7,552)	(8,166)	(8,822)	(9,541)	(10,307)	(11,146)	(12,043)	(13,023)	(14,071)	(15,217)
Taxes	2,202	(2,280)	2.60%	(253)	(2,348)	(2,419)	(2,491)	(2,566)	(2,643)	(2,722)	(2,804)	(2,888)	(2,975)	(3,064)
Insurance	2,497	(2,580)	2.94%	(287)	(2,657)	(2,737)	(2,819)	(2,904)	(2,991)	(3,081)	(3,173)	(3,268)	(3,366)	(3,467)
<b>Total Expenses</b>	25,641	(31,599)	35.98%	(3,511)	(33,118)	(34,815)	(36,604)	(38,524)	(40,551)	(42,728)	(45,028)	(47,501)	(50,118)	(52,932)
<b>Net Operating Income</b>	48,430	56,229	64.02%	6,248	58,531	61,407	64,319	67,434	70,590	73,960	77,372	81,008	84,690	88,603
NOI Margin	65.4%	64.0%	-	-	63.9%	63.8%	63.7%	63.6%	63.5%	63.4%	63.2%	63.0%	62.8%	62.6%
<b>CapEx + Reserves</b>	39,289	(1,757)	2.00%	(195)	(1,783)	(1,804)	(1,818)	(1,826)	(1,840)	(1,855)	(1,871)	(1,886)	(1,894)	-
Debt Service	-	(44,040)	50.14%	(4,893)	(44,040)	(44,040)	(44,040)	(44,040)	(44,040)	(44,040)	(44,040)	(44,040)	(44,040)	(44,040)
DSCR	-	1.24	-	-	1.29	1.35	1.42	1.49	1.56	1.64	1.71	1.80	1.88	-
<b>Cash Flow After Financing</b>	-	10,432	11.88%	1,159	14,491	17,367	20,279	23,394	26,550	29,919	33,332	36,968	40,649	-
Reversion Value (at sale)	-	-	-	-	0	0	0	0	0	0	0	0	1,265,761	-
<b>Assumptions and Return Profile</b>				<b>Growth &amp; Exit Assumptions</b>				<b>Total Return Split - Unlevered</b>						
Lending: 10-yr note @ 6.70%, 30-yr am, 65% LTV	Stabilized Unlevered YOC	6.35%	Loan Constant	7.74%	Stabilization Month	Month 2	% Return from Exit	34.98%						
Purchase Price	875,000	Unlevered IRR	10.02%	Min. Debt Yield	10.38%	Exit Cap Rate	7.00%	% Return from Cashflows	65.02%					
Going-In / Stabilized Cap Rate	6.31% / 6.43%	Gross Unlevered EMx	2.12x	Unlevered NPV	121,463	Market Rent CAGR	3.00%	<b>Total Return Split - Levered</b>						
Year-1 GRM / Year-1 CoC	9.46 / 3.77%	Levered IRR	13.13%	Levered NPV	150,296	Expense CAGR	3.00%	% Return from Exit	60.37%					
Average CoC (Over 10 Year Hold)	7.90%	Gross Levered EMx	2.99x	Discount Rate	8.00%	Ann. Rent Increases	5.00%	% Return from Cashflows	39.63%					

**Note:** All financial projections are provided in good faith but are not guaranteed, and provided for discussion purposes only. All financial projections provided herein are subject to change. The broker's opinion of value is subject to change if income and expenses vary from previously provided documentation.

**Commentary:** You will see that the above proforma incorporates T-12 actuals, and a forward proforma with specific modifications, designed to be as realistic as possible for a new operator. The largest change, of course, is adding an above-average R&M estimate; all T-12 R&M and capex was reported as one number from ownership.

During Year-1, we believe we are conservative in our estimate of one unit turnover when Unit 5's lease rolls over. All other units are MTM; a new operator may be more aggressive than our proforma. We were focused on achieving as close to a lender-acceptable DSCR in Year-1; financing terms may adjust that. Contact us for lender introductions.

# Proforma Analysis & Notes

Year 1 Proforma Analysis (first 12 months of new ownership)					
Note		Annual	% of EGI	/Unit	Monthly
[1]	Gross Potential Income	108,000	-	12,000	9,000
[2]	Concessions	-	-	-	-
[3]	Loss-to-Market	(19,200)	-	(2,133)	(1,600)
	<b>Gross Scheduled Rent</b>	<b>91,200</b>	-	<b>10,133</b>	<b>7,600</b>
[4]	Other Income	2,400	-	267	200
[5]	Vacancy & Credit Loss	(4,560)	-	(507)	(380)
	<b>Effective Gross Income</b>	<b>86,640</b>	-	<b>9,627</b>	<b>7,220</b>
Expenses					
[6]	Payroll	-	0.00%	-	-
[7]	Advertising & Marketing	-	0.00%	-	-
[8]	General & Administrative	-	0.00%	-	-
[9]	Power	(1,200)	1.39%	(133)	(100)
[10]	Water	(7,620)	8.80%	(847)	(635)
[11]	Sewer	-	0.00%	-	-
[12]	Garbage	(2,184)	2.52%	(243)	(182)
[13]	Natural Gas	-	0.00%	-	-
[14]	Repairs & Maintenance	(5,632)	6.50%	(626)	(469)
[15]	Service Contracts	-	0.00%	-	-
[16]	Misc	(3,000)	3.46%	(333)	(250)
[17]	Management	(6,931)	8.00%	(770)	(578)
[18]	Taxes	(2,280)	2.63%	(253)	(190)
[19]	Insurance	(2,580)	2.98%	(287)	(215)
	<b>Total Expenses</b>	<b>(31,427)</b>	<b>36.27%</b>	<b>(3,492)</b>	<b>(2,619)</b>
	<b>Net Operating Income</b>	<b>55,213</b>		<b>6,135</b>	<b>4,601</b>

**Note:** All financial projections are provided in good faith but are not guaranteed, and provided for discussion purposes only. All financial projections provided herein are subject to change. The broker's opinion of value is subject to change if true income and expenses vary from estimates.

## Underwriting Notes

**1) Gross Potential Income:** Total achievable income if all of units were at market. We underwrote proforma gross potential income as \$108,000, about an 18% bump from current rents (\$1,100/mo avg market rent). Note that we priced the property attempting to debt cover with in-place rents.

**2) Concessions:** No concessions were underwritten.

**3) Loss-to-Market:** The delta between full market rents and current rents. In the first year of ownership for a buyer, there will be a \$19,200 'paper loss' based on in-place below-market rental rates.

**4) Other Income:** Conservative average of \$200/month laundry income carried forward.

**5) Vacancy & Credit Loss:** We underwrote the typical lender requirement of a 5.00% vacancy loss, including bad debt.

**6) Payroll:** None underwritten.

**7) Advertising & Marketing:** None u/w.

**8) General & Administrative ("G&A"):** None underwritten.

**9) Power:** LL pays for laundry room power, common area power. Average costs carried forward of roughly \$100/month.

**10) Water:** Water/sewer are combined on seller-provided financials; avg. of \$635/month.

**11) Sewer:** See above.

**12) Garbage:** Avg. trailing garbage costs of approx. \$182/mo were carried forward.

**13) Natural Gas:** None underwritten.

**14) Repairs & Maintenance ("R&M"):** Typically, lenders like to see a 5.00% R&M allowance. We increased this to 6.5% based on property age, proximity to coast.

**15) Service Contracts:** None underwritten.

**16) Miscellaneous:** Average misc. expenses carried forward.

**17) Management:** We underwrote an 8.00% management fee.

**18) Property Taxes:** Underwritten at a 3.00% annual growth rate.

**19) Insurance:** Premium estimated at 3% above current costs.

Not seen here is a capex reserve of 2.00% of EGI.



**Detached Garages**  
(2) ±288 SF garages  
One Vacant  
Current rent: \$200

**Unit 1**  
1-bd/1-ba (±693 SF)  
Current rent: \$975

**Unit 1A**  
1-bd/1-ba (±693 SF)  
Current rent: \$740

**Unit 2**  
Studio (±472 SF)  
Current rent: \$875

**Unit 6**  
1-bd/1-ba (±627 SF)  
Current rent: \$805

**Unit 3**  
1-bd/1-ba (±871 SF)  
Current rent: \$905

**Unit 7**  
1-bd/1-ba (±594 SF)  
Current rent: \$875

**Unit 4**  
1-bd/1-ba (±508 SF)  
Current Rent: \$755

**Storage Sheds**  
(2) 11.5' x 9.5';  
(2) unknown dimensions

**Unit 5**  
1-bd/1-ba (±594 SF)  
Current rent: \$975

Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Aerial



Parcel boundaries are approximate and are for illustration purposes only.

# Subject Photo - Exterior



# Subject Photos - Exterior



Unit 2 - Kitchen



Unit 2 - Bedroom/Living Room



Unit 2 - Bedroom/Living Room



Unit 2 - Bathroom

# Subject Photos - Unit 2 Interior



**BI-MART**

UNITED STATES  
POSTAL SERVICE

South Coast  
Lumber Co.

CASCADE  
Home Center

SCA  
South Coast Appliances

ROGUE  
CREDIT UNION

CURRY VILLAGE  
Dining and Entertainment

**Subject Property**

**Azalea Middle School**

Parcel boundaries are approximate and are for illustration purposes only.

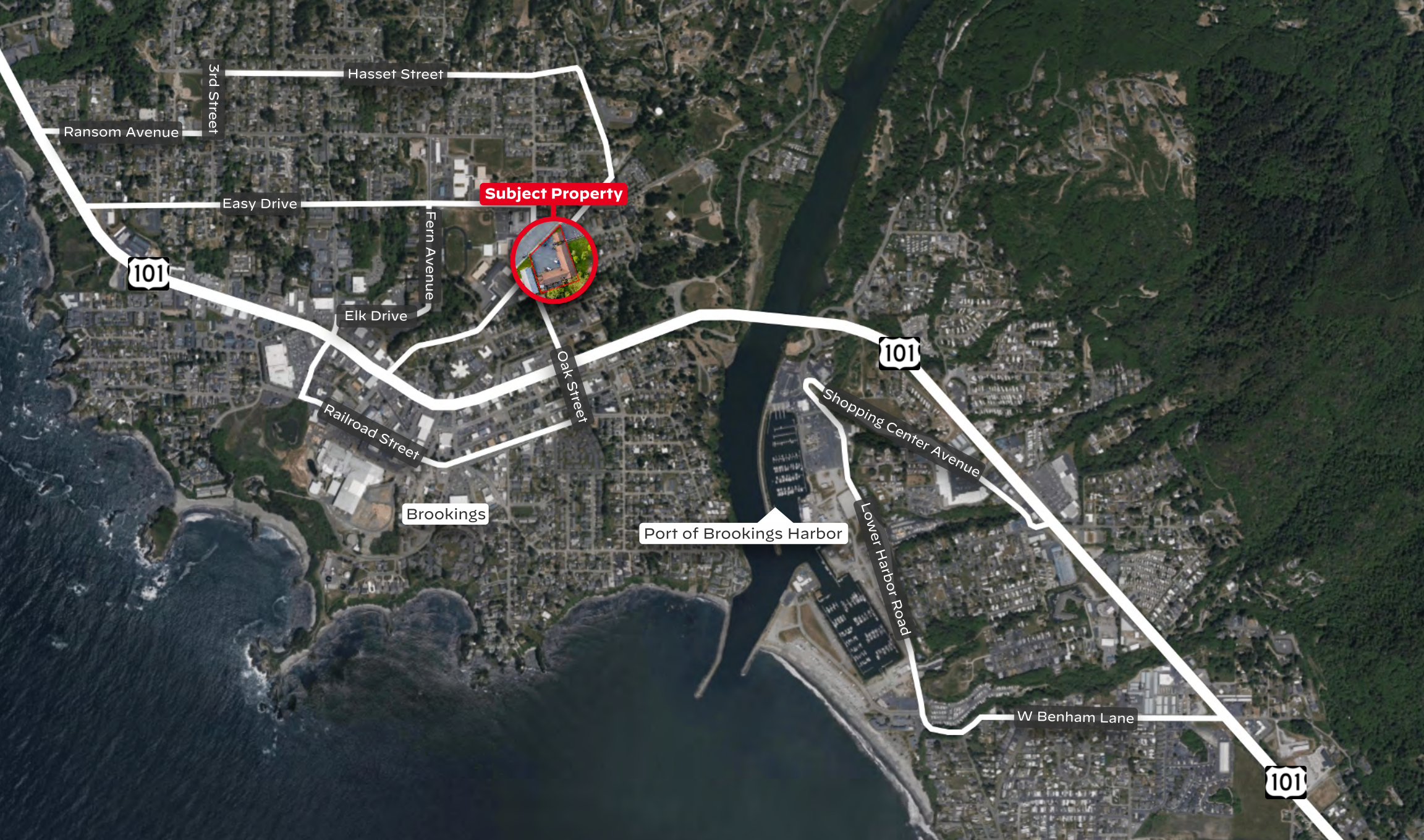
# Corporate Neighbors

# Market Summary

	Demographics	Brookings	Curry County	National
Population	2021 Census Population	6,811	23,730	-
	2015 Population	6,400	22,800	-
	2010 Population	6,306	22,364	-
	Pop. Growth 2010-2015	1.50%	1.95%	-
	Pop. Growth 2016-2021	6.42%	4.08%	-
Personal/Education	Median HH Income	\$74,933	\$62,244	\$75,989
	Per Capita Income	\$41,413	\$39,163	\$35,384
	Median Age	50.6	57.7	38.1
	Unemployment Rate	5.5%	7.0%	3.7%
	High School Degree	90.8%	91.3%	91.1%
	Bachelor's Degree	19.4%	22.1%	36.0%
Housing	Median Home Value	\$446,700	\$465,000	\$428,700
	# Households	3,296	13,215	-
	Owner Occupied	60.0%	74.0%	64.4%
	Tenant Occupied	40.0% (±)	26.0% (±)	29.3%
	Vacancy	9% (±)	16% (±)	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.





# Region Map - Brookings



# Brookings, OR | History and Profile

**Brookings, Oregon** - Brookings, known as the "Banana Belt" of the Oregon Coast, is a small scenic Oregon city, known for its natural beauty and outdoor recreation. It is located at the mouth of the Chetco River and is just north of the Oregon-California border.

The city was founded in 1913 by John E. Brookings, a founder of the C&O Lumber Company. Overtime the population grew due to the high demand of the timber industry which was very influential during WW1. After WWII and the termination of C&O timber operations, the cities population declined. The building of Highway 101, resulted in Brookings turning to a more tourist economy as well as commercial fishing and Easter lily bulb crops. During the 1990s, Brookings was known for producing 90% of the world's Easter lily bulb Crops due to its milder climate.

In present day, the city is the largest in Curry county and promotes a tourism-based economy which attracts visitors from all over the world. Breathtaking outdoor recreational activities are also moments away; Harris Beach State Park, Chetco Point Park, Port of Brookings-Harbor and much more. The most common employment sectors are Health Care & Social Assistance, Public Administration, and Accommodation & Food Services.

Overall, Brookings is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

Sources: [oregonencyclopedia.org](http://oregonencyclopedia.org) and [dataus.io](http://dataus.io),



# Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine and Curry, and Douglas 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 Highway 101 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

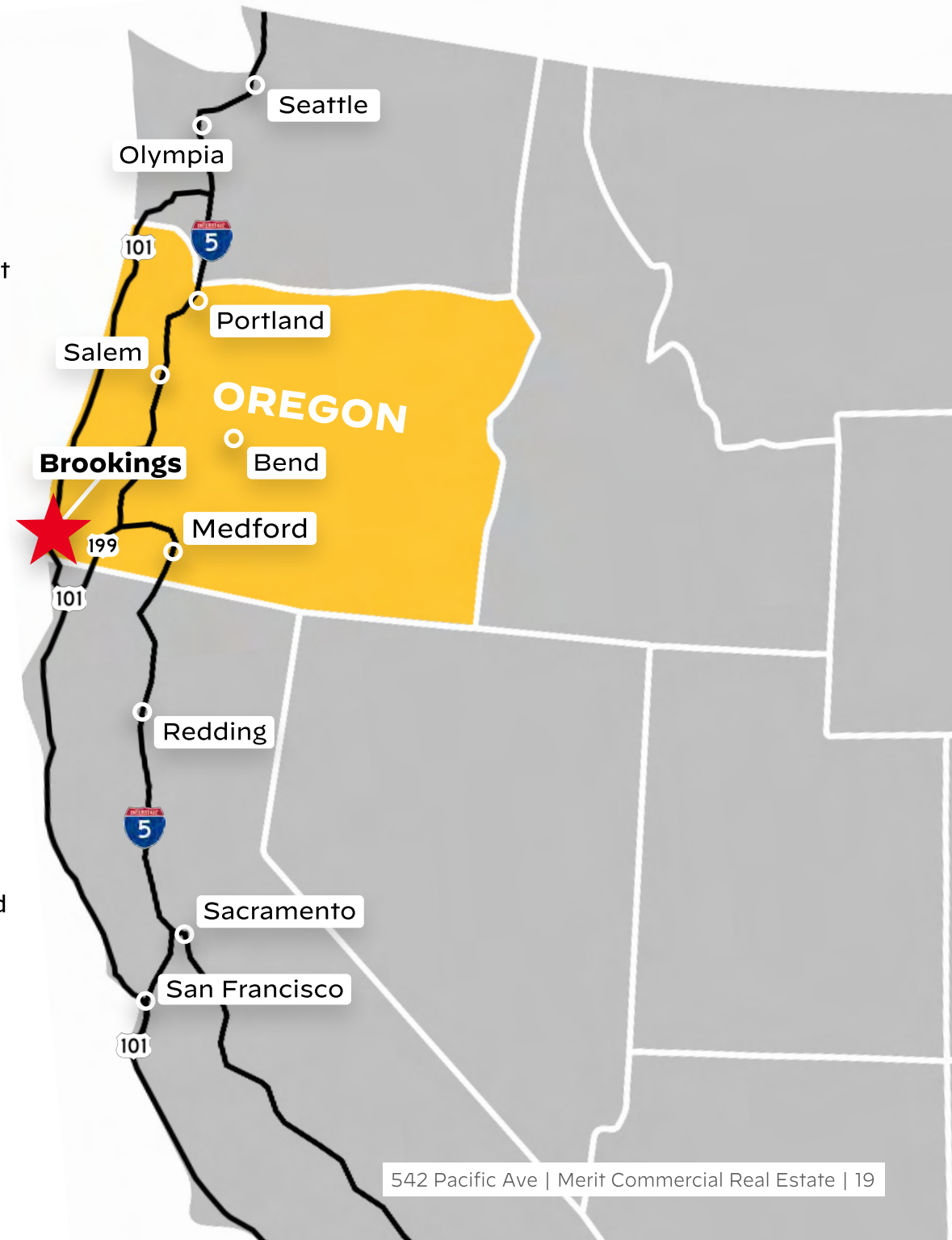
Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. The region's main airport, Rogue Valley International-Medford Airport (MFR), accessed easily from Brookings, serves as both a high-traffic regional airport with dozens of direct-access and layover routes as 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.

MFR 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.

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.

Brookings itself is located directly on Hwy 101, providing connectivity to the entire West Coast, up through Washington and down through California.

The Oregon coast is a ruggedly gorgeous stretch of stunning scenery, peaceful steady towns, and solid transportation access to the rest of Oregon.



# Oregon Rent Increases & Regulations

## **SB 608 & SB 611 Summary**

Per SB 608, enacted in February of 2019, the state of Oregon mandates the maximum annual rent increases for applicable multifamily properties. On July 6th, 2023, the State of Oregon passed SB 611, which, effective immediately, caps all future rent increases to a maximum of 10%, or 7% plus the Consumer Price Index for All Urban Consumers, West Region (All Items), as published by the Bureau of Labor Statistics, whichever is lower. However, the exact future rent increase maximums are not yet determined, and are typically published in Q4 of the preceding calendar year. The maximum annual rent increase for 2025 is 10.0%, and the maximum annual rent increase for 2026 is 9.50%. Future rent increase maximums are published by Sept. 30th of the preceding calendar year.

If a rental housing provider happens to increase the rent above the maximum amount allowed, SB 608 specifies a penalty of 3 months' rent as damages, actual damages sustained by the tenant, and potential attorney fees and legal costs.

The only exemptions to this maximum rent increase limit are:

- Properties with a certificate of occupancy less than 15 years old, or
- Properties providing reduced rent to the tenant as part of any federal, state or local program or subsidy (except in that Section 8 Housing Choice Vouchers are not exempt).

Sources: MultiFamily NW, Oregon Dept. of Administrative Services.

**Buyer must complete any and all due diligence regarding rent increases and exemptions. All info regarding rent increases is subject to change at any time without notification to buyers or sellers.**

# Transaction Guidelines

**Pacific Court Apartments** 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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