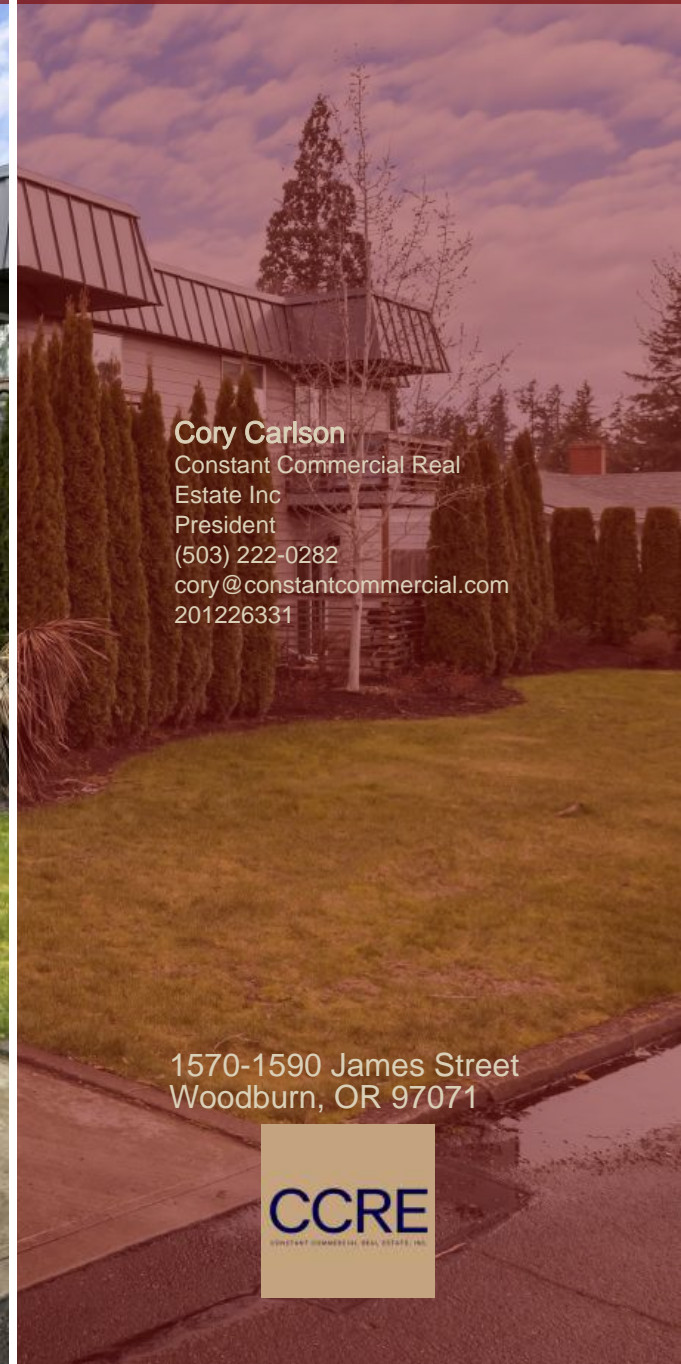


Willamette Pointe Apartments



OFFERING MEMORANDUM



Cory Carlson
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President
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1570-1590 James Street
Woodburn, OR 97071



CCRE
CONSTANT COMMERCIAL REAL ESTATE, INC.

Willamette Pointe Apartments

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Cash Flow Analysis
Financial Metrics

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General Demographics

Willamette Pointe Apartments

Exclusively Marketed by:



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01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	1570-1590 James Street Woodburn OR 97071
COUNTY	Marion
MARKET	Woodburn
SUBMARKET	North Marion County
BUILDING SF	23,640 SF
LAND ACRES	1.27
NUMBER OF UNITS	24
YEAR BUILT	1970
YEAR RENOVATED	2018
APN	051W08CD00400

FINANCIAL SUMMARY

PRICE	\$4,850,000
PRICE PSF	\$205.16
PRICE PER UNIT	\$202,083
OCCUPANCY	95.00%
NOI (CURRENT)	\$311,851
CAP RATE (CURRENT)	6.43%
CASH ON CASH (CURRENT)	4.92%
GRM (CURRENT)	10.12

PROPOSED FINANCING

Conventional	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,455,000
LOAN AMOUNT	\$3,395,000
INTEREST RATE	5.85%
LOAN TERMS	5-year fixed
ANNUAL DEBT SERVICE	\$240,329
LOAN TO VALUE	70%
AMORTIZATION PERIOD	30 Years

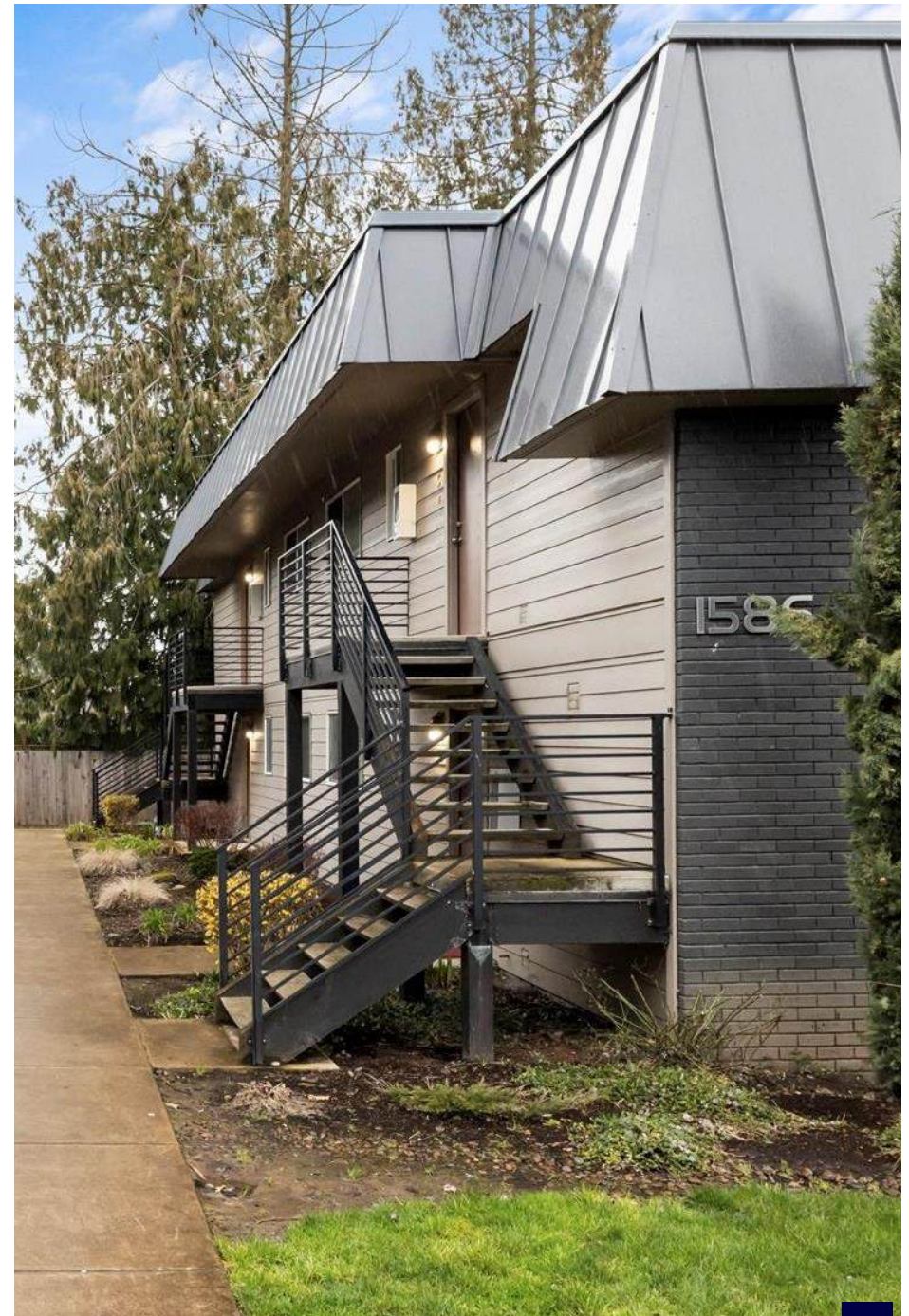
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	11,746	35,113	43,629
2026 Median HH Income	\$74,020	\$71,004	\$76,403
2026 Average HH Income	\$105,224	\$97,644	\$101,828



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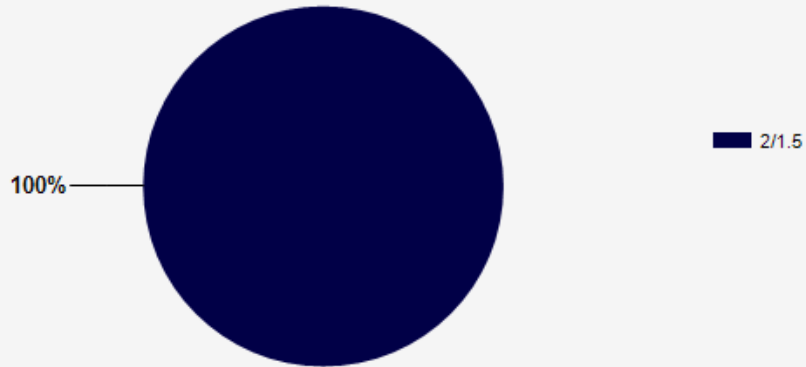
Constant Commercial Real Estate Inc
5200 Meadows Rd #150, Lake Oswego, OR 97035

- Constant Commercial Real Estate is pleased to present Willamette Pointe Apartments, a 24-unit multifamily community located at 1570–1590 James Street in Woodburn, Oregon. Offered at \$4,850,000 — representing a 6.43% going-in cap rate and \$202,083 per unit — this offering represents a rare opportunity to acquire a well-maintained, stabilized workforce housing asset along Oregon's high-demand I-5 Corridor.
- Built in 1970 and comprehensively renovated in 2018, the property comprises six two-story buildings on 1.27 acres. All 24 units are identically configured as two-bedroom, one-and-a-half-bath floor plans of 931 square feet, providing operational simplicity and broad tenant appeal. The property is currently 100% occupied with in-place rents averaging \$1,737 per unit — demonstrating strong demand and management execution in a market where comparable assets are achieving \$1,568 per unit.
- The current ownership has implemented a utility billback program, recovering a meaningful portion of water and sewer expenses directly from tenants. There remains runway to expand billback recovery rates further upon lease renewals, providing an organic path to NOI growth without reliance on market rent increases.

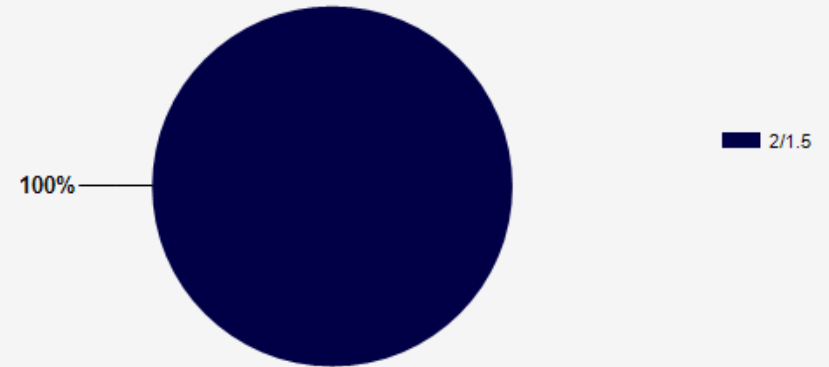


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2/1.5	24	931	\$1,737	\$1.87	\$39,954	\$1,568	\$1.68	\$37,622
Totals/Averages	24	931	\$1,737	\$1.87	\$39,954	\$1,568	\$1.68	\$37,622

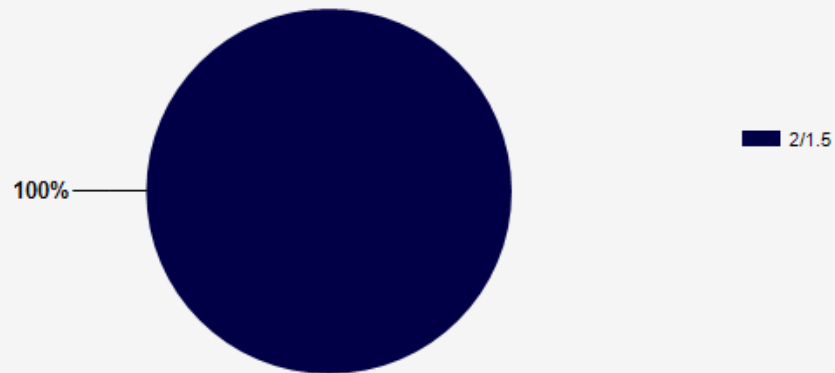
Unit Mix Summary



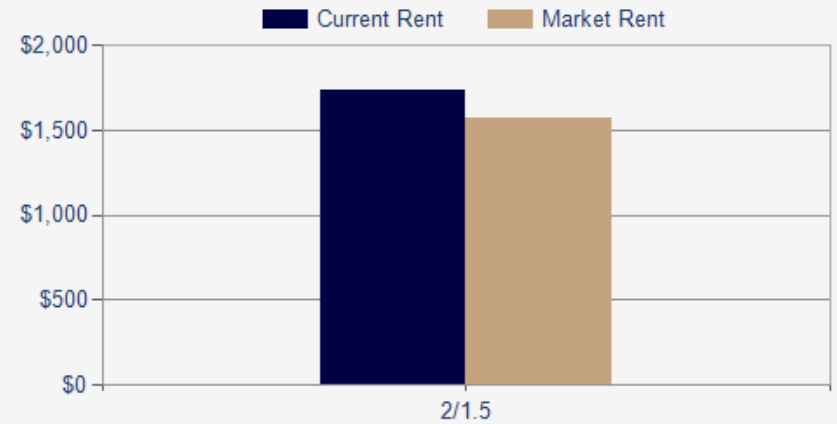
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





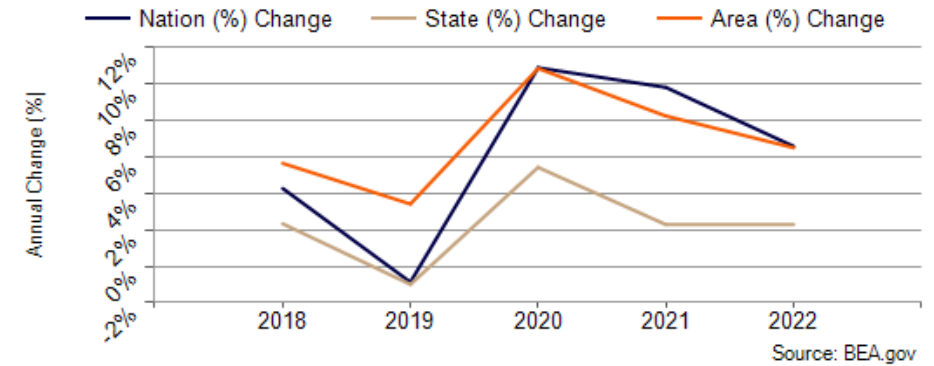
02

Location

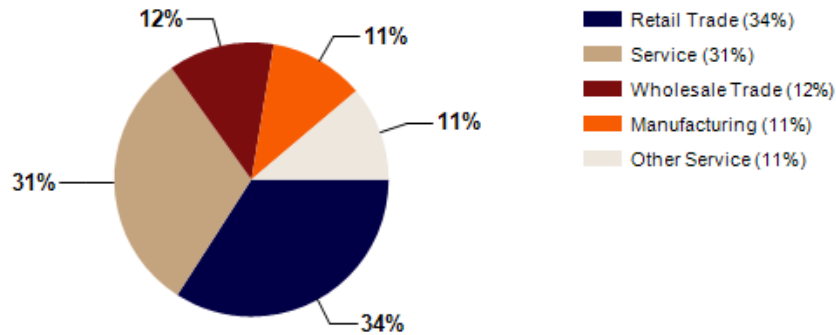
Location Summary

- Willamette Pointe Apartments sits along the I-5 Corridor in Woodburn, Oregon — midway between Portland (30 miles north) and Salem (20 miles south). This dual-metro positioning drives consistent renter demand from a stable workforce population, with a median household income of \$74,020 within one mile of the property. Woodburn's economy is anchored by agriculture, healthcare, and the Woodburn Premium Outlets — one of the Pacific Northwest's largest outlet centers, drawing over five million annual visitors. Fred Meyer, Walmart, and full everyday services are minutes away. The property falls within CoStar's North Marion County Multifamily Submarket (Salem MSA), where workforce housing vacancy stands at just 3.2%. With zero new supply proposed beyond the current pipeline, submarket fundamentals favor continued occupancy stability and measured rent growth through 2027 and beyond.

Marion County GDP Trend



Major Industries by Employee Count



Largest Employers

Amazon	3,000
BrucePac	1,000
Woodburn Premium Outlets	1,500
Woodburn School District	735





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	24
BUILDING SF	23,640
LAND ACRES	1.27
YEAR BUILT	1970
YEAR RENOVATED	2018
# OF PARCELS	1
ZONING TYPE	RM:RS
NUMBER OF BUILDINGS	6
WASHER/DRYER	In-unit

UTILITIES

WATER / SEWER	Billed-back (RUBS)
TRASH	Landlord
GAS	N/A
ELECTRIC	Tenant & Common Area





















04

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date
1570A	2/1.5	931	\$1.96	\$1,828.00	\$1,575.00	08/01/2021
1570B	2/1.5	931	\$1.84	\$1,715.00	\$1,575.00	05/15/2025
1570C	2/1.5	931	\$1.83	\$1,700.00	\$1,575.00	10/16/2021
1570D	2/1.5	931	\$1.84	\$1,715.00	\$1,575.00	02/19/2026
1574A	2/1.5	931	\$1.90	\$1,768.05	\$1,575.00	05/04/2022
1574B	2/1.5	931	\$1.87	\$1,743.05	\$1,575.00	04/01/2022
1574C	2/1.5	931	\$1.84	\$1,715.00	\$1,575.00	02/09/2026
1574D	2/1.5	931	\$1.83	\$1,700.00	\$1,575.00	11/07/2025
1578A	2/1.5	931	\$1.85	\$1,724.00	\$1,599.00	10/07/2025
1578B	2/1.5	931	\$1.94	\$1,803.99	\$1,499.00	04/17/2024
1578C	2/1.5	931	\$1.89	\$1,760.00	\$1,575.00	03/13/2026
1578D	2/1.5	931	\$1.83	\$1,707.56	\$1,575.00	03/01/2025
1582A	2/1.5	931	\$1.84	\$1,715.00	\$1,575.00	03/06/2023
1582B	2/1.5	931	\$1.81	\$1,688.00	\$1,575.00	05/01/2022
1582C	2/1.5	931	\$1.80	\$1,675.00	\$1,575.00	07/29/2024
1582D	2/1.5	931	\$1.96	\$1,821.00	\$1,575.00	04/13/2024
1586A	2/1.5	931	\$1.87	\$1,745.00	\$1,575.00	08/01/2025
1586B	2/1.5	931	\$1.90	\$1,768.05	\$1,575.00	04/19/2022
1586C	2/1.5	931	\$1.87	\$1,745.00	\$1,575.00	08/01/2025
1586D	2/1.5	931	\$1.83	\$1,700.00	\$1,575.00	07/07/2025
1590A	2/1.5	931	\$2.00	\$1,860.00	\$1,575.00	03/10/2021
1590B	2/1.5	931			\$1,499.00	09/25/2023
1590C	2/1.5	931	\$1.83	\$1,707.56	\$1,575.00	02/01/2021
1590D	2/1.5	931	\$1.77	\$1,650.00	\$1,525.00	08/01/2025
Totals / Averages		22,344	\$1.87	\$39,954.26	\$37,622.00	



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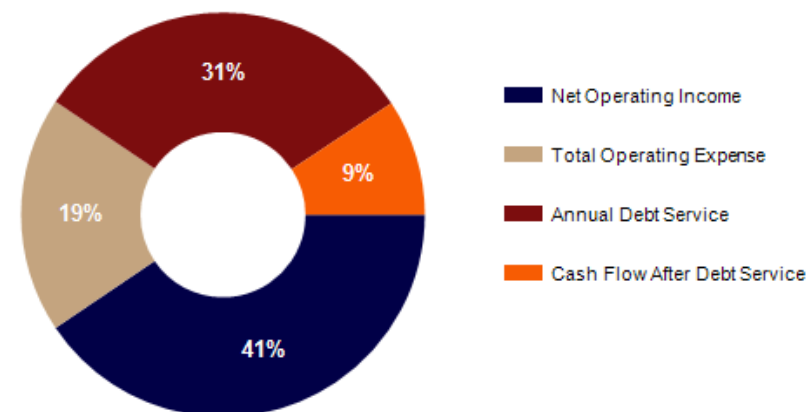
05 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

CURRENT

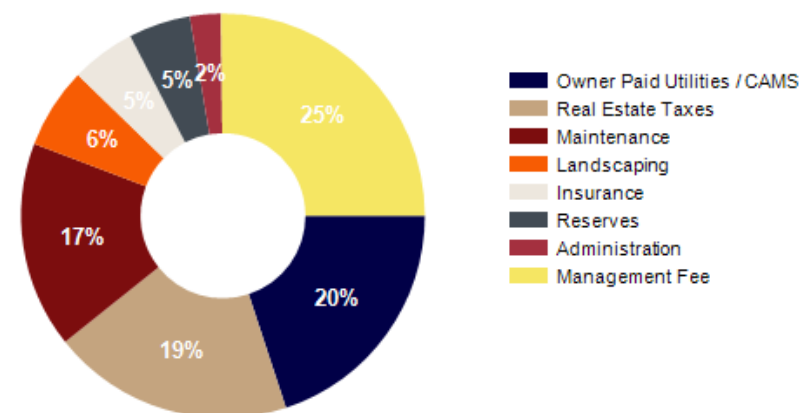
INCOME	CURRENT
Gross Scheduled Rent	\$443,508
RUBS	\$33,780
Other Income	\$2,160
Gross Potential Income	\$479,448
General Vacancy	-5.00%
Effective Gross Income	\$457,273
Less Expenses	\$145,422
Net Operating Income	\$311,851
Annual Debt Service	\$240,329
Cash flow	\$71,522
Debt Coverage Ratio	1.30



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$28,125	\$1,172
Insurance	\$7,500	\$313
Management Fee (8.00% of EGI)	\$36,582	\$1,524
Maintenance	\$24,000	\$1,000
Owner Paid Utilities / CAMS	\$29,000	\$1,208
Landscaping	\$9,415	\$392
Administration	\$3,600	\$150
Reserves	\$7,200	\$300
Total Operating Expense	\$145,422	\$6,059
Annual Debt Service	\$240,329	
Expense / SF	\$6.15	
% of EGI	31.80%	

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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GLOBAL

Price	\$4,850,000
Analysis Period	5 year(s)
Millage Rate	0.58000%
General Vacancy	5.00%

INCOME - Growth Rates

Gross Scheduled Rent	3.00%
RUBS	3.00%
Other Income	3.00%

EXPENSES - Growth Rates

Real Estate Taxes	2.00%
Insurance	2.00%
Owner Paid Utilities / CAMS	2.00%

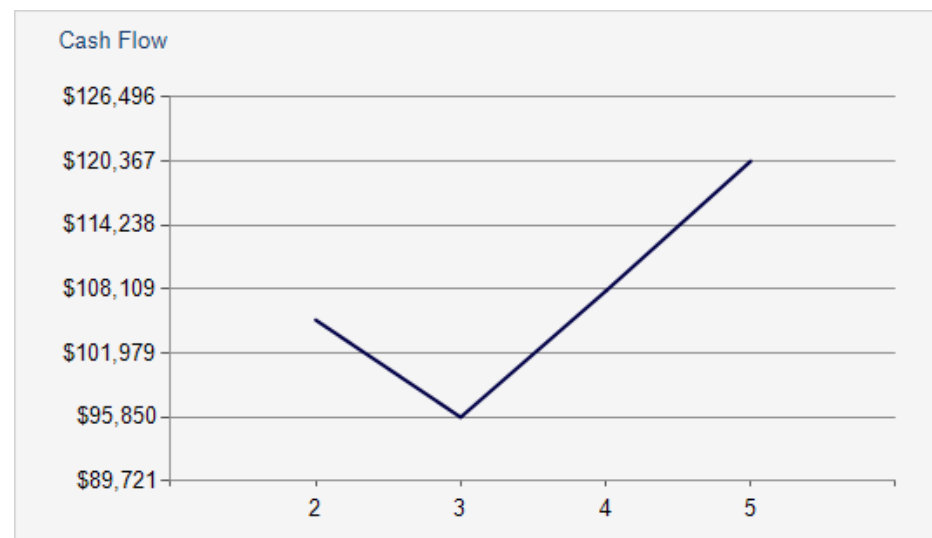
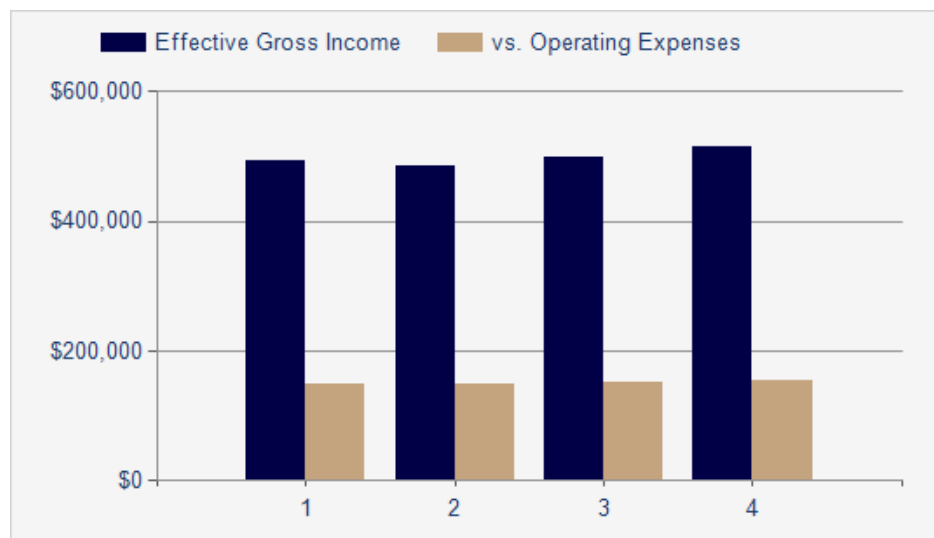
PROPOSED FINANCING

Conventional	
Loan Type	Amortized
Down Payment	\$1,455,000
Loan Amount	\$3,395,000
Interest Rate	5.85%
Loan Terms	5-year fixed
Annual Debt Service	\$240,329
Loan to Value	70%
Amortization Period	30 Years

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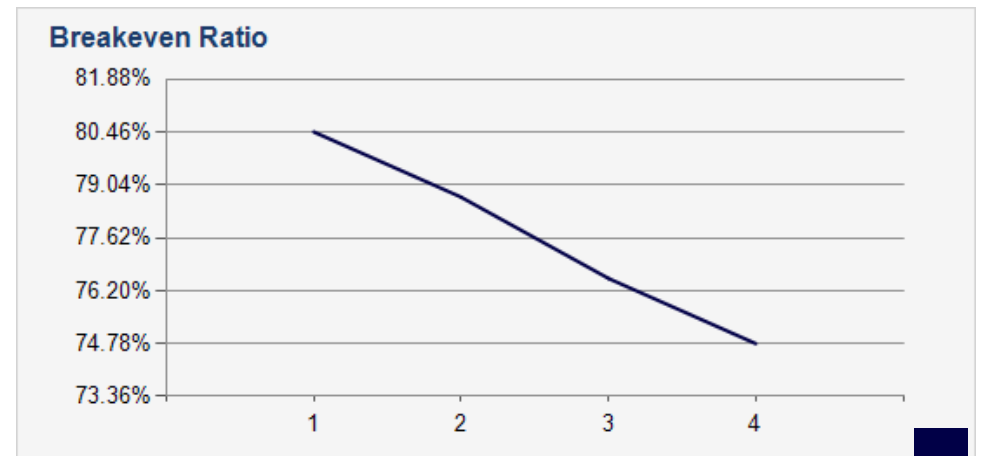
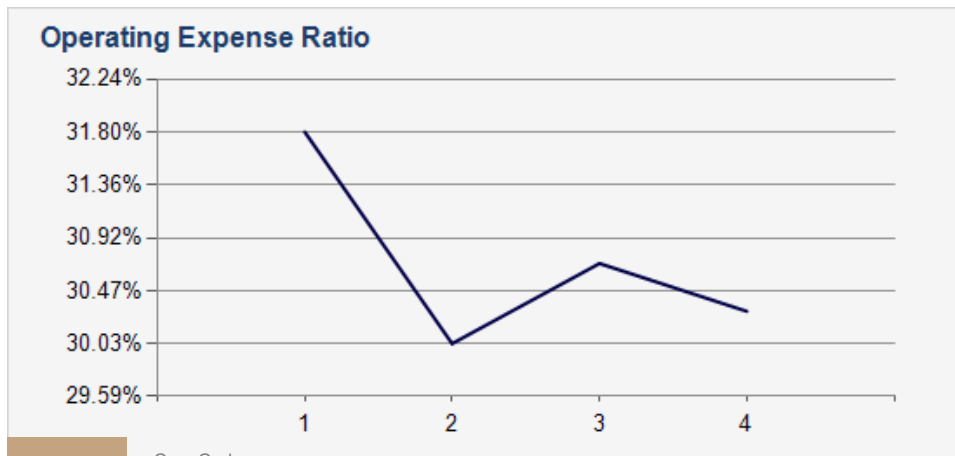
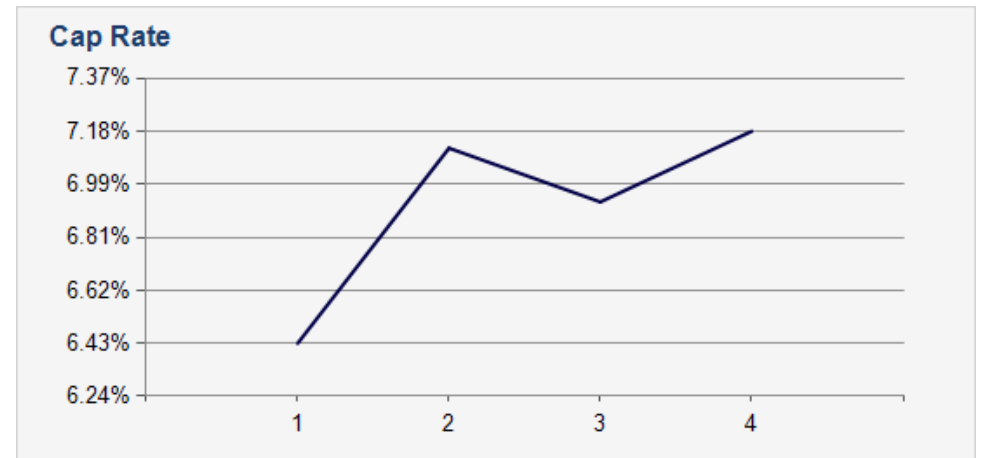
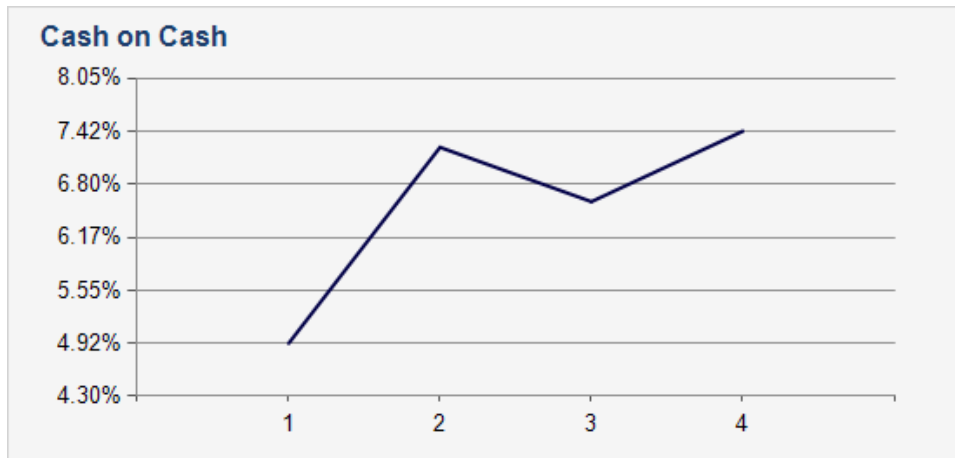


Calendar Year	CURRENT	Normalized	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$443,508	\$456,813	\$470,518	\$484,633	\$499,172
RUBS	\$33,780	\$34,793	\$35,837	\$36,912	\$38,020
Other Income	\$2,160	\$2,225	\$2,292	\$2,360	\$2,431
Gross Potential Income	\$479,448	\$493,831	\$508,646	\$523,906	\$539,623
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$457,273	\$493,831	\$485,121	\$499,674	\$514,664
Operating Expenses					
Real Estate Taxes	\$28,125	\$28,125	\$28,688	\$29,261	\$29,846
Insurance	\$7,500	\$7,500	\$7,650	\$7,803	\$7,959
Management Fee	\$36,582	\$39,507	\$38,810	\$39,974	\$41,173
Maintenance	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Owner Paid Utilities / CAMS	\$29,000	\$29,000	\$29,580	\$30,172	\$30,775
Landscaping	\$9,415	\$9,415	\$9,415	\$9,415	\$9,415
Administration	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
Reserves	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
Total Operating Expense	\$145,422	\$148,347	\$148,942	\$151,425	\$153,969
Net Operating Income	\$311,851	\$345,485	\$336,178	\$348,249	\$360,696
Annual Debt Service	\$240,329	\$240,329	\$240,329	\$240,329	\$240,329
Cash Flow	\$71,522	\$105,156	\$95,850	\$107,921	\$120,367



Calendar Year	CURRENT	Normalized	Year 3	Year 4	Year 5
Cash on Cash Return b/t	4.92%	7.23%	6.59%	7.42%	8.27%
CAP Rate	6.43%	7.12%	6.93%	7.18%	7.44%
Debt Coverage Ratio	1.30	1.44	1.40	1.45	1.50
Operating Expense Ratio	31.80%	30.03%	30.70%	30.30%	29.91%
Gross Multiplier (GRM)	10.12	9.82	9.54	9.26	8.99
Loan to Value	70.00%	69.09%	68.17%	67.20%	66.18%
Breakeven Ratio	80.46%	78.71%	76.53%	74.78%	73.07%
Price / SF	\$205.16	\$205.16	\$205.16	\$205.16	\$205.16
Price / Unit	\$202,083	\$202,083	\$202,083	\$202,083	\$202,083
Income / SF	\$19.34	\$20.88	\$20.52	\$21.13	\$21.77
Expense / SF	\$6.15	\$6.27	\$6.30	\$6.40	\$6.51

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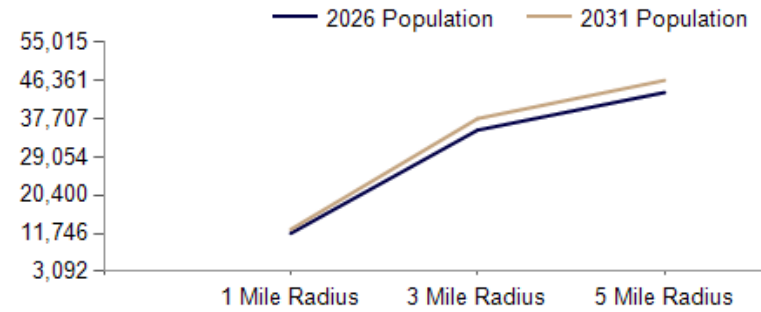
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Demographics

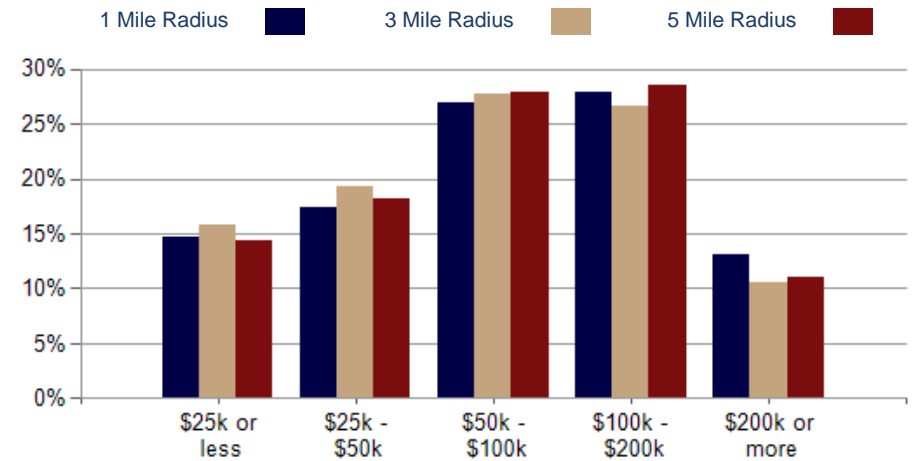
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,153	24,476	31,649
2010 Population	9,950	29,040	37,030
2026 Population	11,746	35,113	43,629
2031 Population	12,649	37,716	46,361
2026 African American	112	240	289
2026 American Indian	605	1,672	1,956
2026 Asian	91	405	495
2026 Hispanic	8,543	21,029	24,865
2026 Other Race	4,809	11,088	13,122
2026 White	3,815	15,169	19,887
2026 Multiracial	2,266	6,442	7,774
2026-2031: Population: Growth Rate	7.45%	7.20%	6.10%

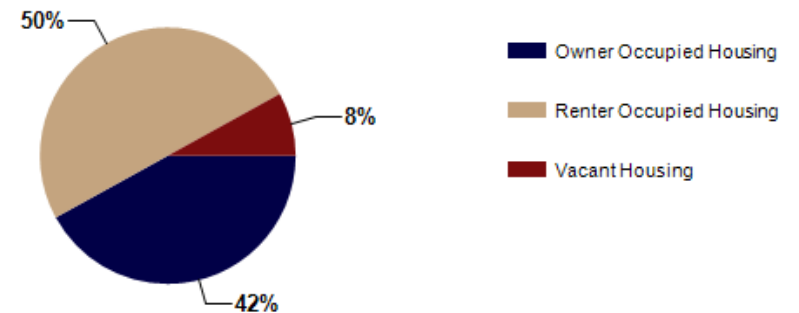
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	330	857	937
\$15,000-\$24,999	131	887	1,026
\$25,000-\$34,999	197	734	870
\$35,000-\$49,999	350	1,395	1,612
\$50,000-\$74,999	574	1,860	2,253
\$75,000-\$99,999	269	1,204	1,536
\$100,000-\$149,999	571	1,917	2,494
\$150,000-\$199,999	304	1,019	1,384
\$200,000 or greater	409	1,157	1,508
Median HH Income	\$74,020	\$71,004	\$76,403
Average HH Income	\$105,224	\$97,644	\$101,828



2026 Household Income



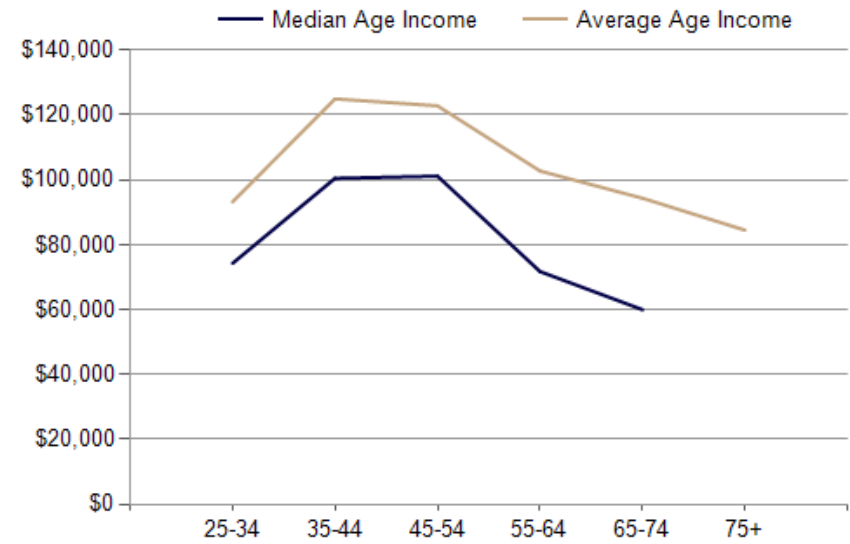
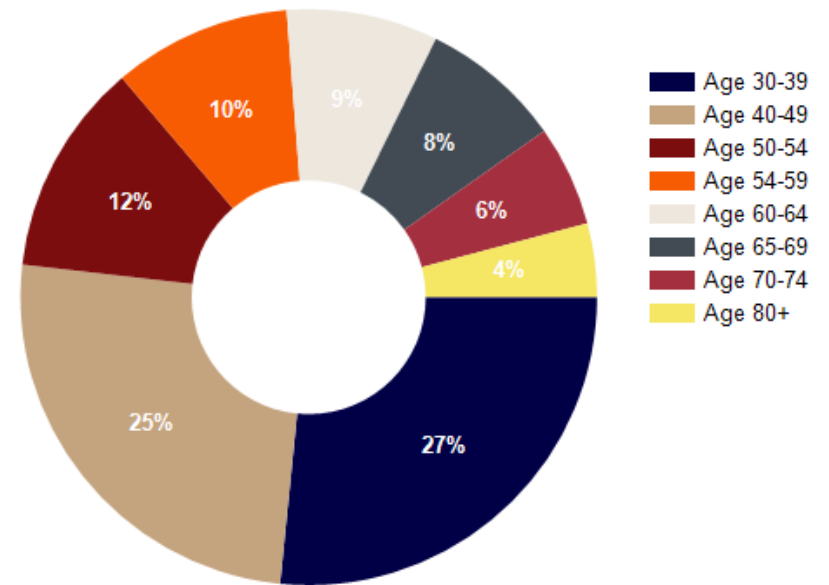
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	808	2,240	2,820
2026 Population Age 35-39	704	2,092	2,663
2026 Population Age 40-44	739	2,161	2,698
2026 Population Age 45-49	696	1,983	2,497
2026 Population Age 50-54	681	1,868	2,380
2026 Population Age 55-59	568	1,807	2,292
2026 Population Age 60-64	484	1,834	2,327
2026 Population Age 65-69	451	1,733	2,132
2026 Population Age 70-74	322	1,527	1,854
2026 Population Age 75-79	235	1,183	1,403
2026 Population Age 80-84	174	857	999
2026 Population Age 85+	106	750	842
2026 Population Age 18+	8,387	26,318	32,701
2026 Median Age	31	36	36
2031 Median Age	32	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,276	\$81,819	\$84,951
Average Household Income 25-34	\$93,237	\$99,723	\$103,804
Median Household Income 35-44	\$100,482	\$105,733	\$108,209
Average Household Income 35-44	\$124,973	\$126,843	\$129,781
Median Household Income 45-54	\$101,144	\$102,904	\$105,853
Average Household Income 45-54	\$122,814	\$122,773	\$127,038
Median Household Income 55-64	\$71,724	\$75,323	\$81,328
Average Household Income 55-64	\$102,747	\$101,256	\$106,164
Median Household Income 65-74	\$59,963	\$54,223	\$56,295
Average Household Income 65-74	\$94,347	\$79,057	\$81,706
Average Household Income 75+	\$84,482	\$60,802	\$63,605

Population By Age



Willamette Pointe Apartments

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Constant Commercial Real Estate Inc and it should not be made available to any other person or entity without the written consent of Constant Commercial Real Estate Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Constant Commercial Real Estate Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Constant Commercial Real Estate Inc has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Constant Commercial Real Estate Inc has not verified, and will not verify, any of the information contained herein, nor has Constant Commercial Real Estate Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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