



EXCLUSIVE NEW OFFERING



VALLEY VILLAGE I & II

Performance Real Estate Advisors is pleased to present an exclusive investment opportunity known as Valley Village I & II. The 32-unit senior housing communities are adjacent to one another in the heart of Cave Junction, Oregon.

Valley Village I consists of 16 units financed under the USDA Section 515 program, offering long-term affordability and rental support for qualified tenants.

Valley Village II comprises 16 units with Project-Based Section 8 assistance, providing stable, government-backed rental income. All 32 units are age-restricted and dedicated to elderly households, creating a focused community with consistent demand and low turnover.

Situated in Cave Junction, a quiet, scenic town near the Oregon Caves National Monument, the community provides residents with a peaceful lifestyle while offering investors a low-maintenance, well-maintained asset.

QUICK FACTS

- Located in Cave Junction, OR
- 32 Total Units

Valley Village I – USDA

- 16 Units
- GPR: \$185k
- NOI: \$81k

Valley Village II – HAP

- 16 Units
- GPR: \$221k
- NOI: \$116k