



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

Basic Details

- 10 Units
- Each 2 Bedrooms, 1 Full Bathroom
- From 1,034 to 1,174 SqFt
- Built in 2003
- Listed for \$2,250,000

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

Rare 10-unit investment opportunity in Ashland's Hillview Condominiums – close to Scenic Park, Asante Ashland Community Hospital, downtown dining and entertainment. Three-year seller-carried financing available at 3.75% rate with interest-only payments and balloon at maturity. 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. Portfolio includes stable tenancy, average occupancy of 4.2 years, room for rent growth, and association-maintained exterior building components including roofs, siding, paint, and landscaping. Complete investment analysis and user guide, rent roll, association documents, title information, and additional due diligence materials available upon request.

Agent Remarks

Three-year seller-carried financing available at 3.75% rate, \$1,350,000 down, interest-only payments, balloon due at maturity. Property is non-warrantable for conventional financing (i.e., Fannie Mae / Freddie Mac) due to single-owner concentration exceeding agency thresholds across multiple owners in the association. Association covers all exterior building maintenance and common area landscaping. 2025 Reserve Study identifies projected 2029 association-wide shortfall following 2028 roof replacement; Buyer's proportionate share modeled in Investment Analysis Workbook. Before scheduling showings, please confirm proof of funds and receipt of all available "Due Diligence Items" per OREF Investment Property Addendum, "Association Documents" per OREF Owner Association Addendum, OREF Seller-Carried Transactions Addendum, Investment Analysis Workbook & User Guide, media, survey, maps, and title via Google Drive at <https://bit.ly/hillview-condominiums>.

Showing Instructions

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.

CATHERINE ROWE REAL ESTATE TEAM

Oregon Licensed Brokers
Call or Text: (541) 708-3975
Email: roweteam@johnlscott.com

John L. Scott Ashland
320 E. Main St, Ste. 100
Ashland, OR 97520

John L. Scott Medford
871 Medford Center
Medford, OR 97504