

FOR SALE: Vacation Rental

387 W Jefferson Ave., Sisters, Oregon



MOUNTAIN VIEW



UNIT 2: LOWER LEVEL



UNIT 1: SECOND FLOOR



UNIT 2: LOWER LEVEL



UNIT 1: SECOND FLOOR




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**COMPASS** Commercial  
REAL ESTATE SERVICES  
**541.383.2444**

# Established Vacation Rental Investment Property

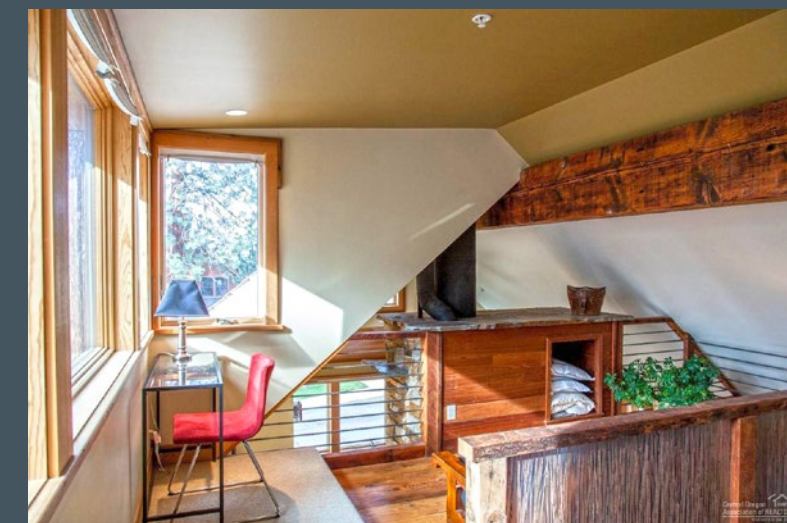
3 Units | 3,679 SF | ~~\$850,000~~ \$825,000

## FOR SALE

387 W Jefferson Ave.  
Sisters, Oregon



### Three Stunning Rental Units in Downtown Sisters



Russell Huntamer, CCIM | Graham Dent, Broker

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**COMPASS** Commercial  
Navigating Your Success REAL ESTATE SERVICES

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**Vacation Rental**

Sale Price: ~~\$850,000~~ **\$825,000**

**Property Details**

- Bldg. Size:** 3,679 SF
- Lot Size:** 0.08 Acre
- Units:** 3
- Unit Types:** Unit 1 – 3 bedroom  
Unit 2 – 1 open bedroom  
Unit 3 – Studio
- Year Built:** 2006
- Zoning:** Multi-Family Residential (MFR)
- Parking:** 8 spaces

**Highlights**

- Corner lot close to restaurants and shops in downtown Sisters
- Units 1 has three bedrooms, three bathrooms, washer/dryer and kitchen
- Unit 2 has one bedroom, one bathroom, shared washer/dryer and kitchen
- Unit 3 is a studio with one bed, one bathroom, shared washer/dryer and kitchenette
- All units have private entrances, large patios and can be rented together or separately
- Established rental history with significant upside in cash flow
- Main suite on ground floor approved for commercial use
- Flexible floor plans to accommodate a variety of renter's needs
- Cascade Mountain views
- Potential to live in one unit and rent two, or rent out all three units

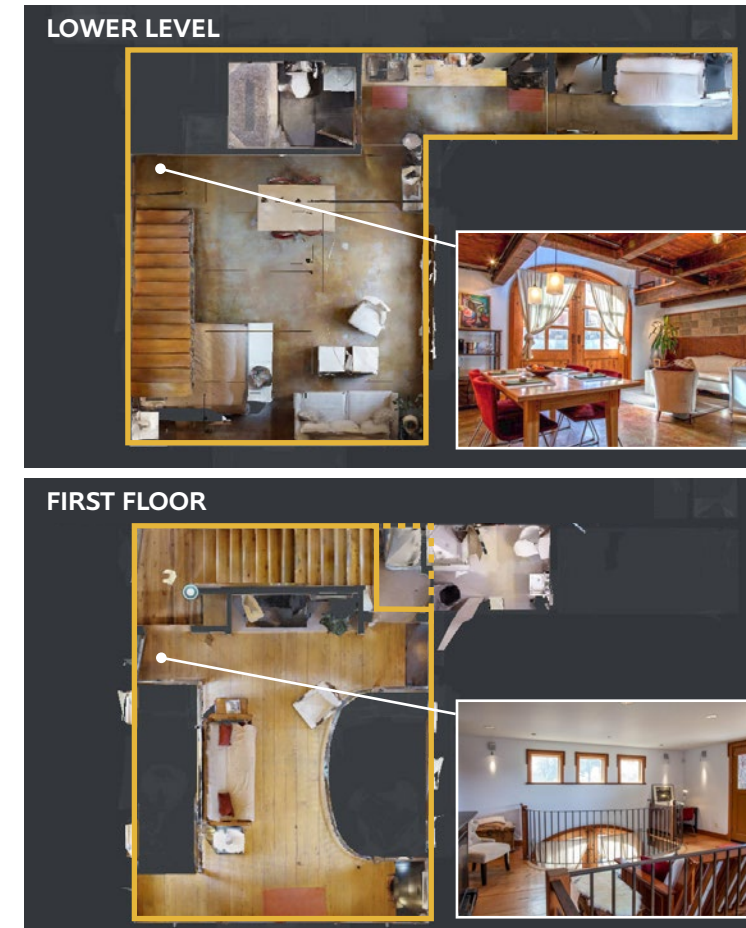
**Annual Property Operating Data**

	2017 Reforecast*	Proforma**
<b>Income</b>		
Unit 1	\$ 17,537.90	\$ 32,300.00
Unit 2	\$ 13,497.45	\$ 20,850.00
Both Units	\$ 15,297.50	\$ 18,600.00
Unit 3	14620.14	\$ 15,400.00
Misc	\$ 14,426.00	\$ 6,000.00
<b>Total Income</b>	<b>\$ 75,378.99</b>	<b>\$ 93,150.00</b>
<b>Expenses</b>		
Cable	\$ 708.99	\$ 762.00
Electricity	\$ 1,257.24	\$ 994.56
Gas	\$ 3,185.42	\$ 2,322.04
Water/Sewer	\$ 843.08	\$ 859.08
Garbage	\$ 237.18	\$ 248.40
Property Tax	\$ 3,785.19	\$ 3,785.19
Property Insurance	\$ 700.20	\$ 700.20
Repairs & Maint.	\$ 600.00	\$ 2,000.00
Cleaning	\$ 6,820.00	\$ 7,800.00
Room Tax	\$ 4,962.66	\$ 7,834.79
<b>Total Expenses</b>	<b>\$ 23,099.96</b>	<b>\$ 27,306.26</b>
<b>NOI</b>	<b>\$ 52,279.03</b>	<b>\$ 65,843.74</b>
<b>Value</b>	<b>\$ 825,000.00</b>	<b>\$ 825,000.00</b>
<b>Cap Rate</b>	<b>6.34%</b>	<b>7.98%</b>

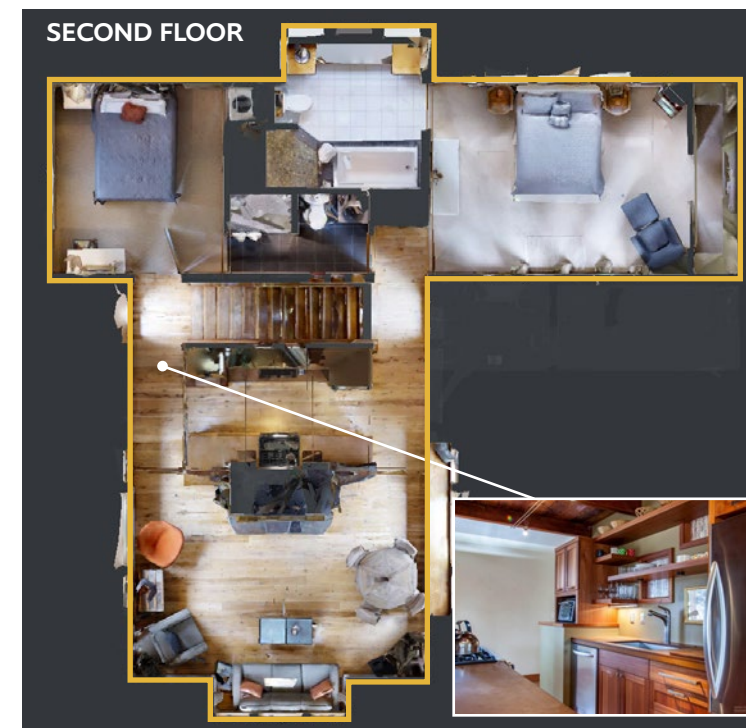
\*Includes proforma income for Unit 3 from January-April  
\*\*This is an estimate of potential income only.



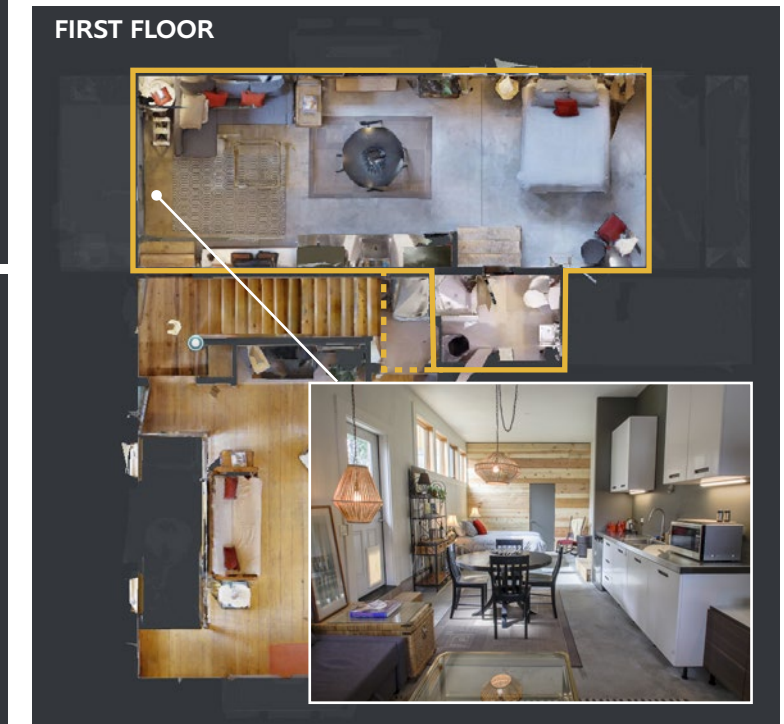
**Unit 2**



**Unit 1**



**Unit 3**



**Unit 3**

