

# CENTRAL OREGON MULTIFAMILY NEWS



Spring 2017



**BEND**  
↑ 17%

**REDMOND**  
↑ 16%

\*Percentages based on price per square foot between 2015 & 2016

## 2-4 PLEX VALUES RISE IN 2016

The Central Oregon multifamily market continues to be strong in terms of low vacancies and rising rents. The annual COROA vacancy survey will be released next month. Expectations are that the overall regional vacancy rate will be little changed from the 1-2% rate experienced during the last few years.

The average rental rate per square foot for a two-bedroom Class A or B unit in Bend is \$1.29. Redmond rates come in 21% lower at \$1.02. Multifamily permits issued in Bend are as follows: 2015 - 576 units, 2016 - 492 units and Q1 2017 - 140 units.

It is estimated that approximately 1,000 new units are in the planning or pre-permit stages. So far, all new units are being readily absorbed.



**CALL TODAY!**

**541.848.4060**

### THE MULTIFAMILY TEAM



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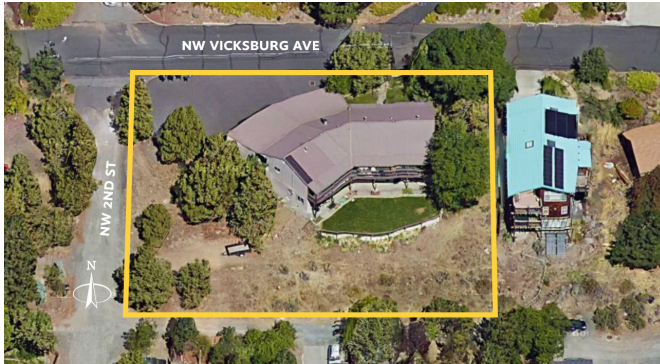
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# JUST LISTED

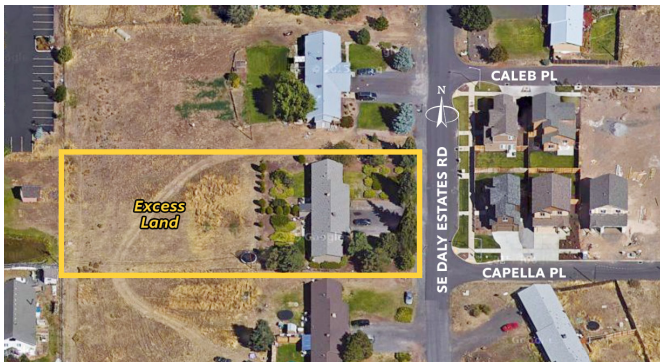
CONTACT US AT 541.322.1230  
FOR MORE INFORMATION



## BEND WEST SIDE 5-PLEX \$975,000

**163 NW Vicksburg Ave., Bend, Oregon**

- Rare multifamily investment opportunity
- 1 bedroom / 1 bathroom units
- 5-plex with five carports, a laundry room and basement storage
- A+ location on Bend's west side
- Outstanding views of the Deschutes River, Paulina Mountains, the city and Pilot Butte
- Excess land with potential for adding amenities



## DUPLEX WITH EXCESS LAND \$459,000

**61671 Daly Estates Dr., Bend, Oregon**

- Duplex in good condition
- 3 bedroom / 1.5 bath units
- Single car garages
- Approximately 19,000 SF of excess land
- Sewer in street



## COMING SOON!

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