

OFFERING MEMORANDUM

— FOR SALE —

CLEAN DUPLEX NEAR MEDICAL SERVICES IN MEDFORD, OREGON

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for sale **309-311 Marie Street**, a clean and updated duplex located in beautiful Medford, Oregon (the "Property").

A rare public offering of a two-unit multifamily property in East Medford, the Property presents a great opportunity for owner-occupants to step into an established, income-producing asset in a mature neighborhood.

Located on quiet Marie Street just off East Jackson Street, the Property offers an ideal central location with easy access to schools, shopping, services, and Providence Medical Center (less than one mile away), and is a short drive to the regional hub of Asante Rogue Regional Medical Center.

The one-story duplex enjoys approximately ±1,618 SF and features two, 2-bedroom, 1-bathroom units, each being ±809 SF with in-unit laundry connections and a private covered carport, ideal for tenants or future owner-occupants alike.

The Property is within walking distance of Hedrick Middle School, Roosevelt Elementary, and nearby amenities.

Although near the busier East Jackson Street allowing the buyer to access all of Medford, the Property is buffered from noise and traffic by a light-use commercial property to the south.

The rent roll shows material room on rents, with both tenants at below market rates.

While unit 311 is currently occupied by one tenant, they are on a month-to-month tenancy potentially allowing for an ideal owner-occupant purchase (contact brokers).

309-311 Marie Street is an attractive opportunity to unlock value from both an established neighborhood and a proven sub-market. All parties should note that tenants may not be disturbed in any way - contact brokers for more information!

Offering Summary

Offering Price:	\$379,000
Address:	309-311 Marie St, Medford, OR 97504
Legal:	39-1W-19DD TL 8700 APN 10332277
Annual Taxes:	\$2,536.08 (2024-25)
Zoning:	SFR-10 (Residential)
Gross Acreage:	0.11-acres (4,792 SF)
Year Built:	± 1957 (per County)
Gross SF:	± 1,618 SF (per County)
Construction:	Wood frame on perimeter foundation
Utilities:	All public
Access:	Rear-loaded alley access off of E Jackson St from South & Saling Ave from North
Parking:	(2) covered carports, street-parking
Current Rent:	\$2,435/Month
Unit Mix:	(2) 2-bed / 1-bath single-story units

Financial Summary - Rent Roll

Rent Roll - as of June 2025

Unit	Unit Type	Rent	Deposit	Lease Start	Lease To
# 309	2 / 1.00	\$1,295	\$1,300	02/01/2025	3/31/2026
# 311	2 / 1.00	\$1,140	\$800	-	Month-to-month
2 Units		\$2,435	\$2,100		

Information obtained from sources deemed reliable but not guaranteed. Subject to Buyer's independent verification. Buyer to complete all due diligence.



Overlay Report

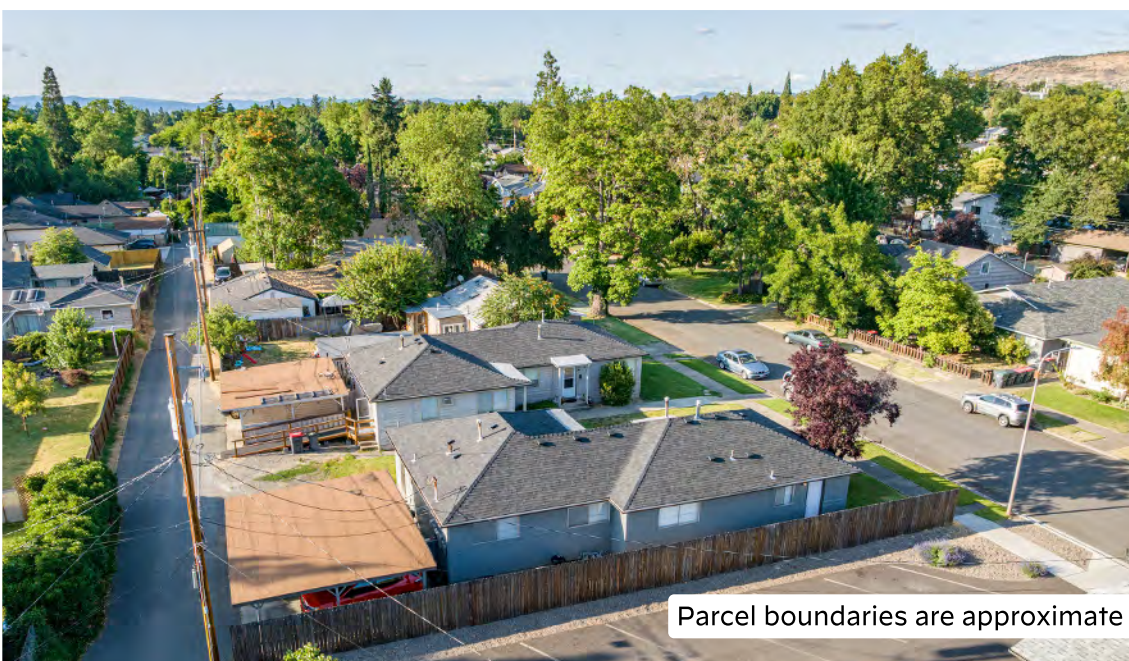


Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County	
Zoning:	SFR-10 (Residential) External link to Medford Zoning Code
City Limits:	Inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	No
Soils:	44C - Debenger-Brader loams
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	Medford Fire Department
School District:	549C (Medford)
Airport:	Yes; min. elevation 1,500'
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	None
Natural Area:	None



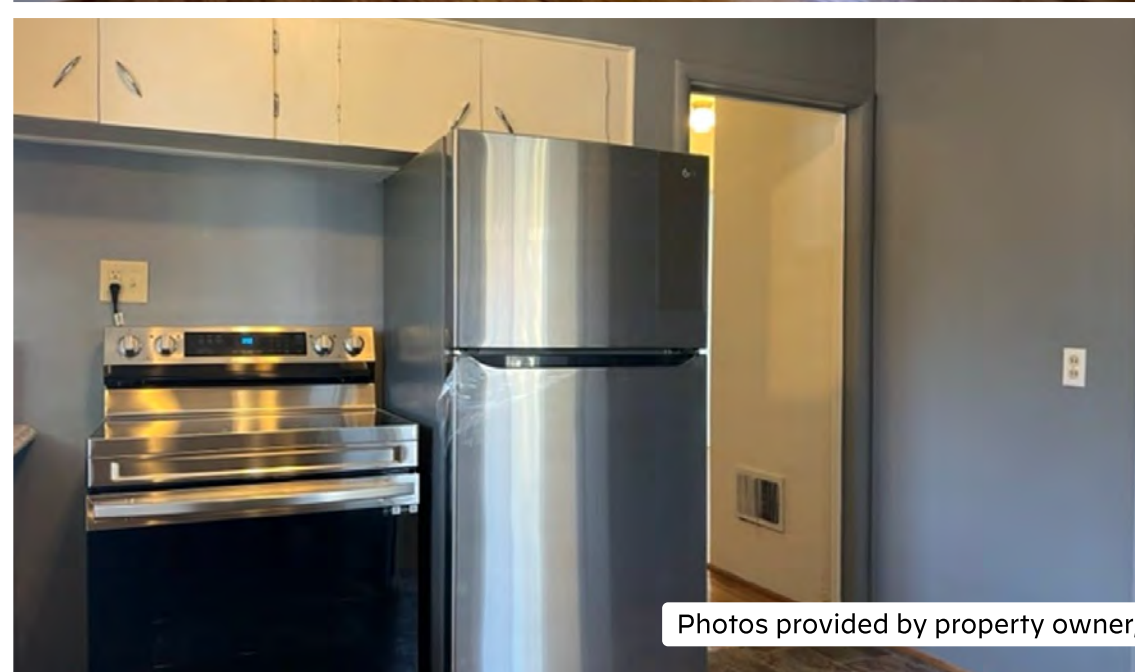
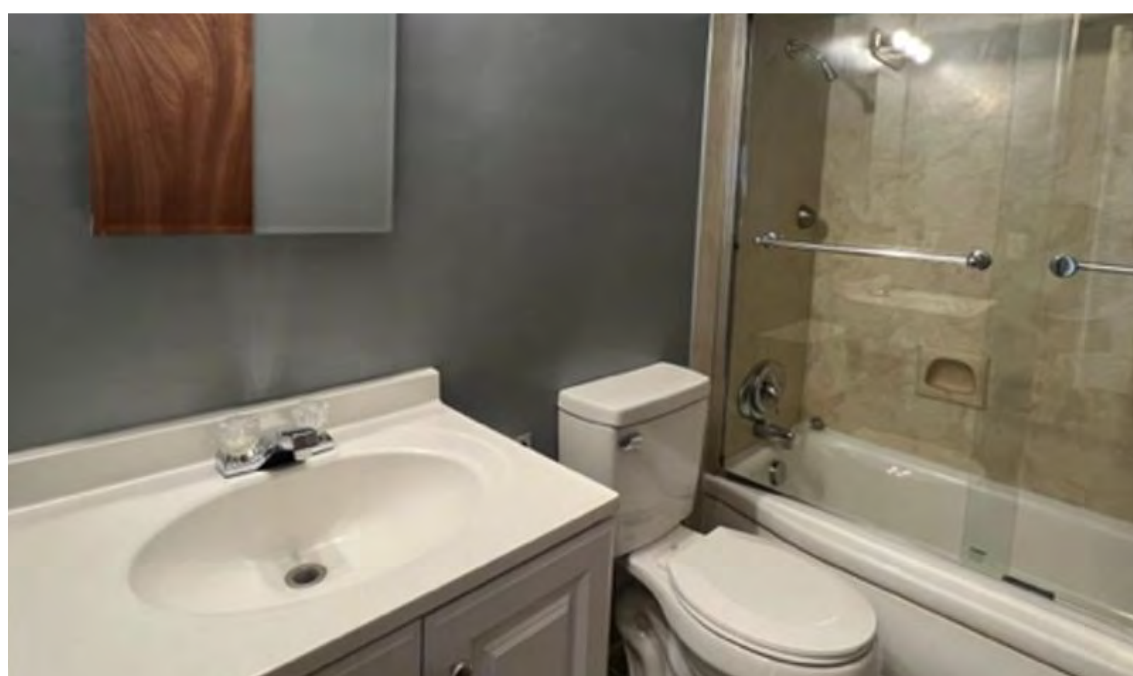
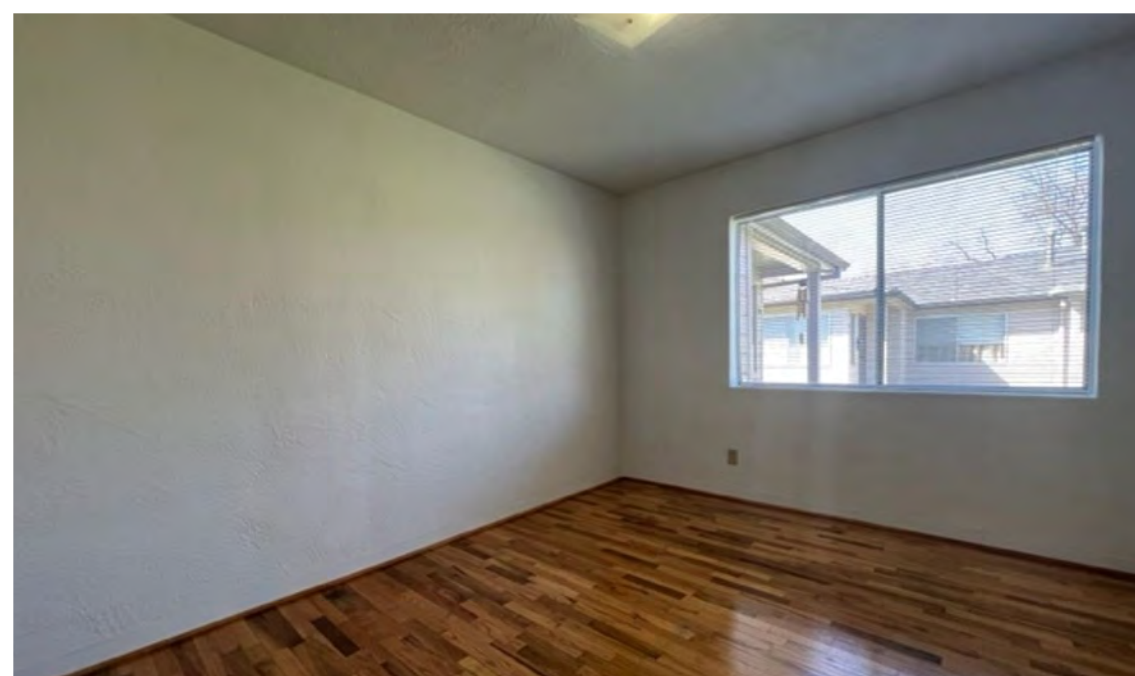
Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



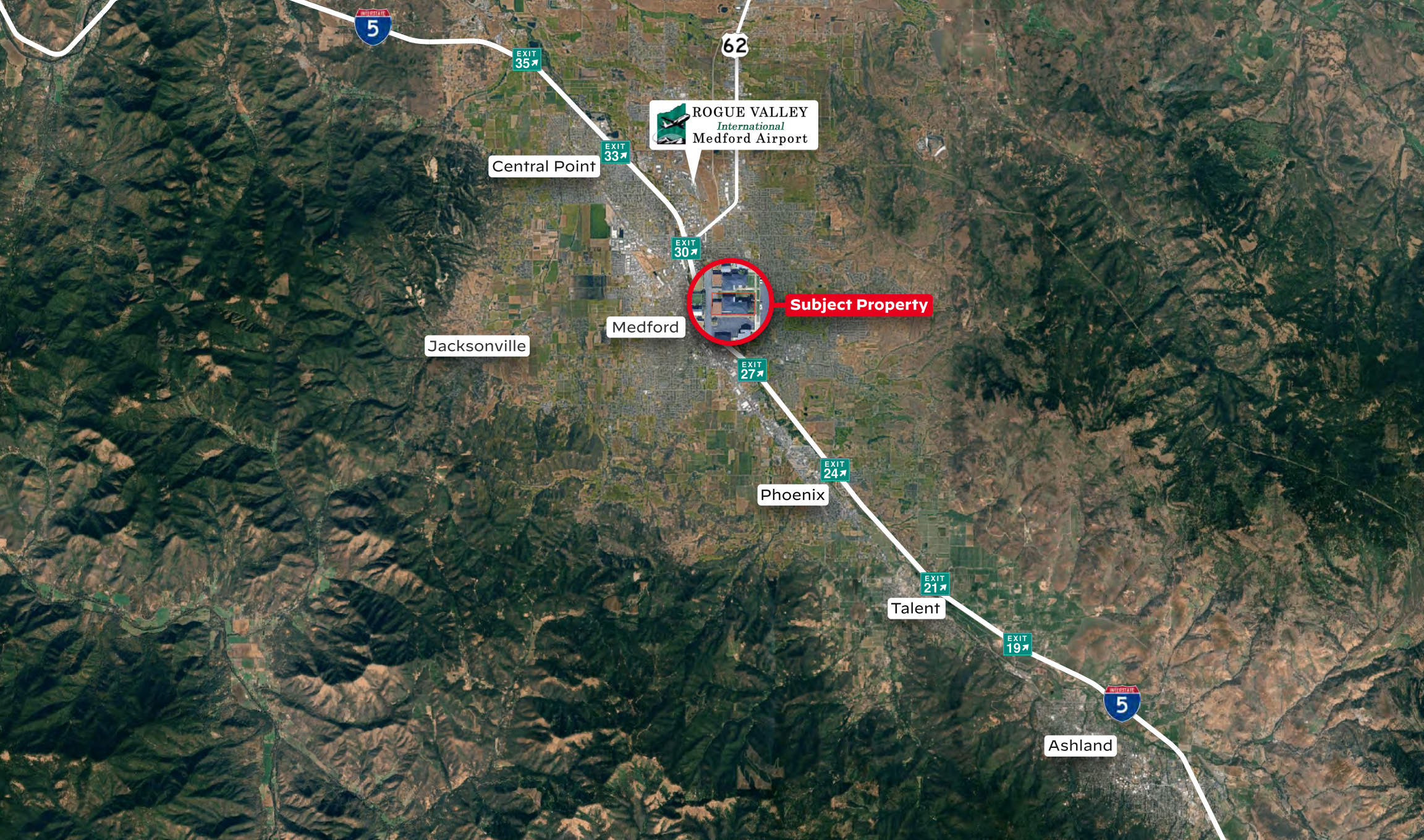
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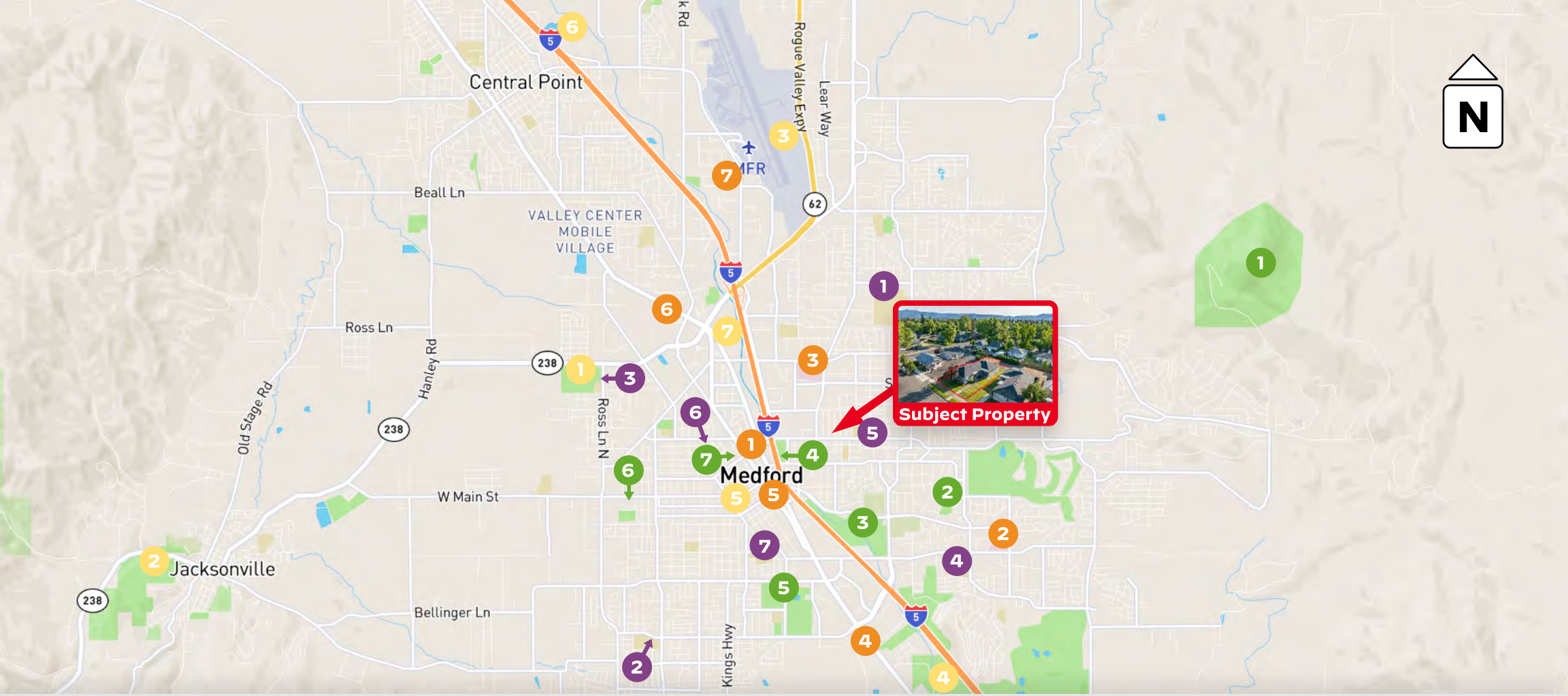
Subject Photos - Exteriors



Photos provided by property owner, and taken prior to current occupancy.

Interior Photos - Unit #309





Greenspace / Parks

- 1 Prescott Park/ Roxy Ann Peak
- 2 Holmes Park
- 3 Bear Creek Park
- 4 Hawthorne Park
- 5 Fichtner-Mainwaring Park
- 6 Lewis Park
- 7 Pear Blossom Park

Schools

- 1 North Medford High School
- 2 South Medford High School
- 3 Logos Public Charter School
- 4 St. Mary's School
- 5 Hedrick Middle School
- 6 McLoughlin Middle School
- 7 Oakdale Middle School

Major Employers

- 1 Lithia
- 2 Asante
- 3 Providence
- 4 Harry and David
- 5 Pacific Retirement Services
- 6 Roseburg Forest Products
- 7 C&K Market

Landmarks

- 1 Rogue X
- 2 Britt Gardens
- 3 Rogue Valley International Airport
- 4 U.S. Cellular Fields
- 5 Jackson County Courthouse
- 6 The Jackson County Expo
- 7 Rogue Valley Mall



Medford, OR History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.



Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

Southern Oregon is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

Multiple billion-dollar companies call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

Historically, the area's economy was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.



Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and San Francisco. The region's main airport, Rogue Valley International-Medford Airport (MFR) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

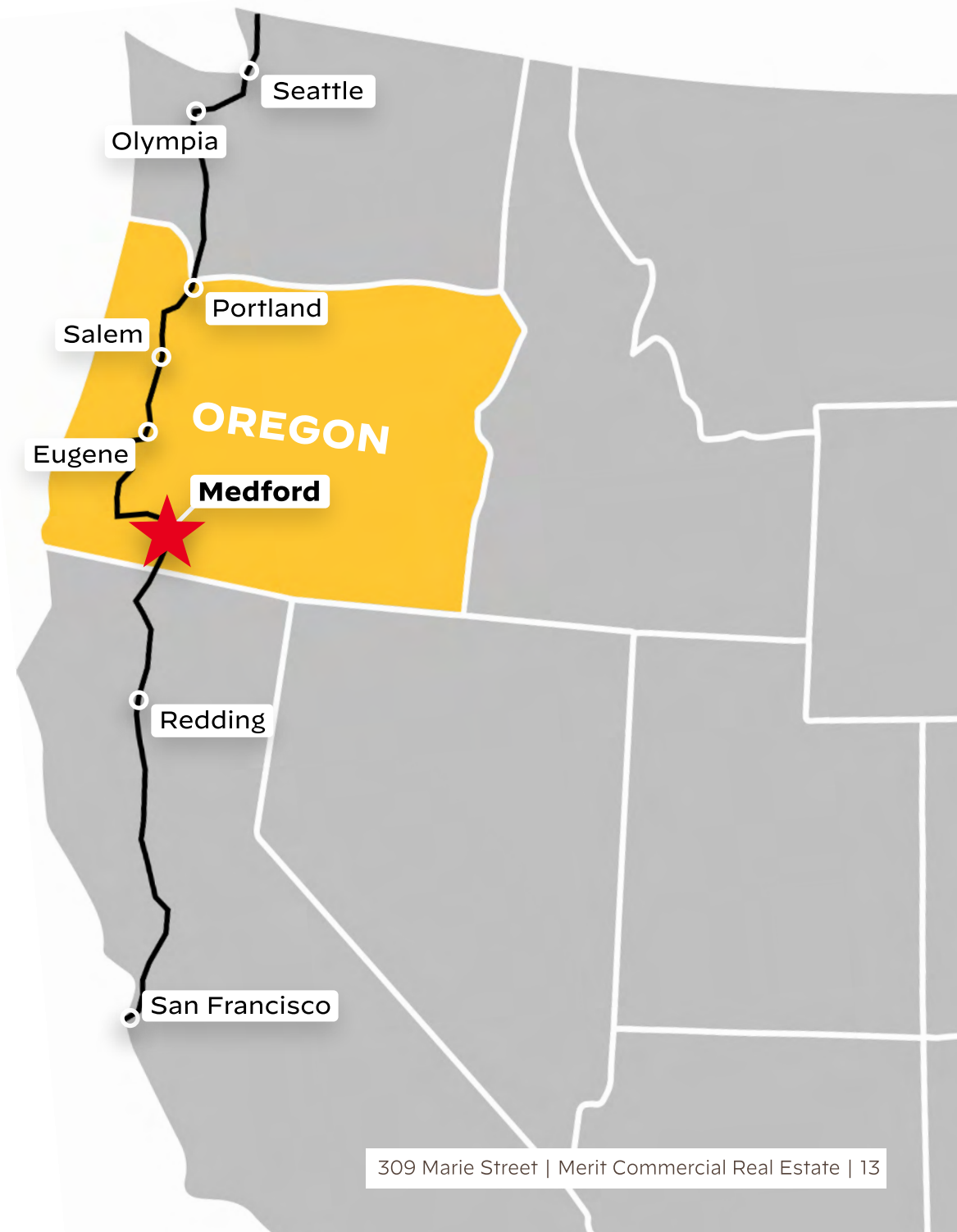
Medford enjoys short, \pm 1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with it's strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's dryer, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the Summer months.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Transaction Guidelines

309-311 Marie Street is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Please, do not disturb tenants at any time. At the time of listing, the Property owner has requested that no tours are completed prior to an accepted, bona fide offer. Seller reserves the right to modify tour guidelines at any time without notice. For any tours or access during escrow, a minimum of 24-hour notice is required.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers for additional information.

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Oregon Rent Increases & Regulations

SB 608 & SB 611 Summary

Per SB 608, enacted in February of 2019, the state of Oregon mandates the maximum annual rent increases for applicable multifamily properties. On July 6th, 2023, the State of Oregon passed SB 611, which, effective immediately, caps all future rent increases to a maximum of 10%, or 7% plus the Consumer Price Index for All Urban Consumers, West Region (All Items), as published by the Bureau of Labor Statistics, whichever is lower. However, the exact future rent increase maximums are not yet determined, and are typically published in Q4 of the preceding calendar year. The maximum annual rent increase for 2025 is 10.0%. Future rent increase maximums are not yet determined, and are typically published in Q4 of the preceding calendar year.

If a rental housing provider happens to increase the rent above the maximum amount allowed, SB 608 specifies a penalty of 3 months' rent, actual damages sustained by the tenant, and potential attorney fees and legal costs.

The only exemptions to this maximum rent increase limit are:

- Properties with a certificate of occupancy less than 15 years old, or
- Properties providing reduced rent to the tenant as part of any federal, state or local program or subsidy (Section 8 Housing Choice Vouchers not applicable).

Sources: MultiFamily NW, Oregon Dept of Administrative Services.

Buyer must complete any and all due diligence regarding rent increases and exemptions. All info regarding rent increases is subject to change at any time without notification to buyers or sellers.



Contact listing brokers for additional information

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