

Offering Memorandum

Large Duplex with Income Potential

248 Wimer / 369 Alta
Ashland, Jackson County, Oregon 97520



» **MOPG**
by John L. Scott

Welcome

In the Heart of Ashland

Located in the heart of Ashland, this thoughtfully designed duplex offers 2,831 square feet of comfort and flexibility in one of Southern Oregon's most desirable markets. With two 2-bedroom, 2-bath units, it's ideal for owner-occupants or investors seeking steady rental appeal.

A Main Home That Lives Large

The primary residence feels like a standalone home, featuring vaulted ceilings, hardwood floors, granite countertops, and a bright great-room layout with a fireplace. A spacious view deck extends the living area outdoors, perfect for relaxing or entertaining year-round.

Income Potential Built In

The second unit offers a functional single-level design with two bedrooms, two baths, and its own two-car garage—an uncommon find in Ashland. With a tenant already in place, buyers can enjoy immediate income and long-term flexibility.

Rogue Valley Lifestyle

Set in the scenic Rogue Valley, residents enjoy mountain views, wineries, and outdoor adventure. From downtown Ashland and the renowned Oregon Shakespeare Festival to trails in Lithia Park and skiing at Mt. Ashland, the location supports both everyday ease and weekend escape.

The Property

Tucked into the heart of Ashland, Oregon, this thoughtfully designed property offers a rare combination of comfortable living, rental income, and long-term flexibility. Built in 1996, it includes a 1,910 square foot main residence and a permitted 944 square foot attached ADU, creating an ideal setup for owner occupancy, multigenerational living, or investment use.

The main residence offers one bedroom, two full bathrooms, an office, and a spacious layout designed for everyday comfort and entertaining. An inviting foyer opens into a bright interior with vaulted ceilings, hardwood flooring, granite countertops, a kitchen island, and a breakfast bar. The living and dining areas flow together naturally, anchored by a gas fireplace that adds warmth and character.

A large view deck extends from the main living area, creating an easy indoor-outdoor connection for morning coffee, outdoor dining, or evening sunsets. Mountain and territorial views add to the setting and help distinguish the property from a typical income-producing residence.

The primary suite serves as a private retreat with its own gas fireplace and access to a separate deck. The spacious bathroom includes a soaking tub and separate shower. A generous laundry room, ample storage, and an oversized two-car garage with workshop space add valuable function to the home.

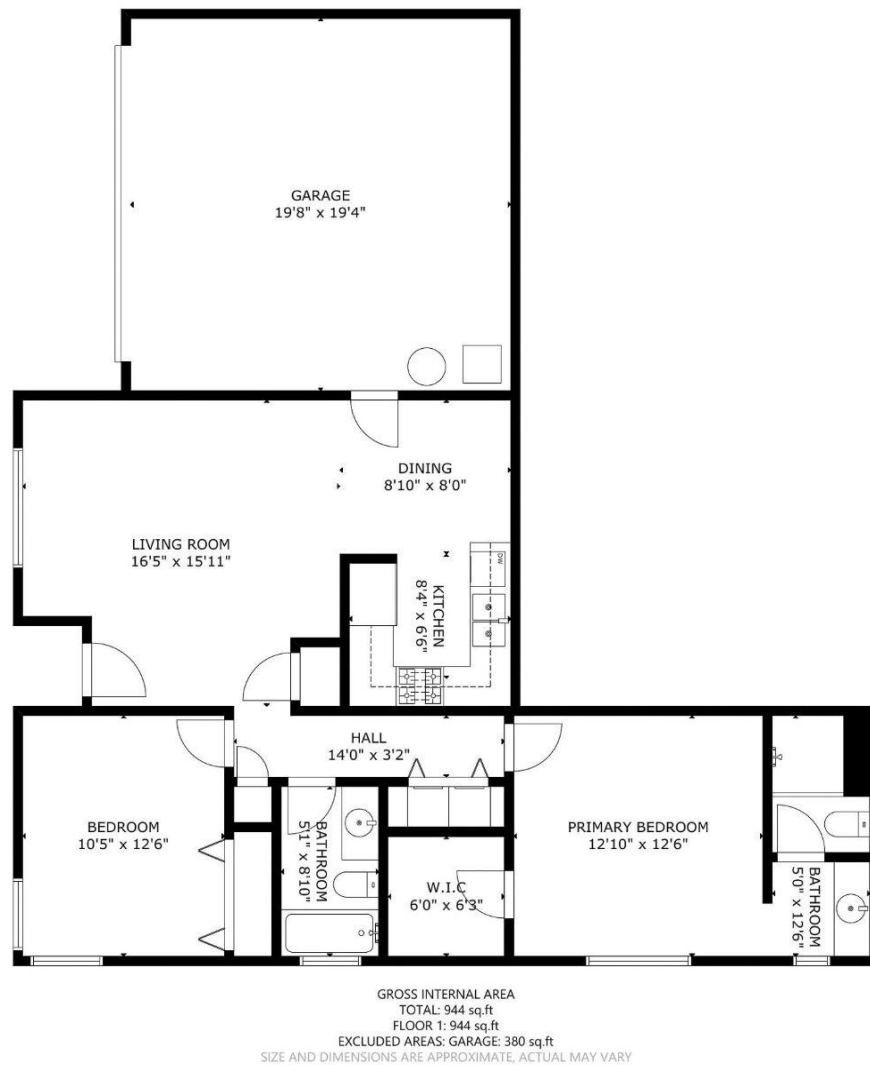
The attached 944 square foot ADU features a practical single-level layout with two bedrooms and two full bathrooms. It also includes its own two-car garage, an uncommon and desirable feature for an Ashland rental. The ADU is currently rented for \$1,400 per month on a month-to-month basis, providing immediate income potential while preserving flexibility for the next owner.

Set on a landscaped 0.22 acre lot with public utilities, the property offers a versatile opportunity in one of Southern Oregon's most desirable communities. Ashland is known for its vibrant downtown, locally owned restaurants, parks, trails, cultural attractions, and access to year-round recreation. Lithia Park, the Oregon Shakespeare Festival, Mt. Ashland, local wineries, and the broader Rogue Valley lifestyle are all within easy reach.

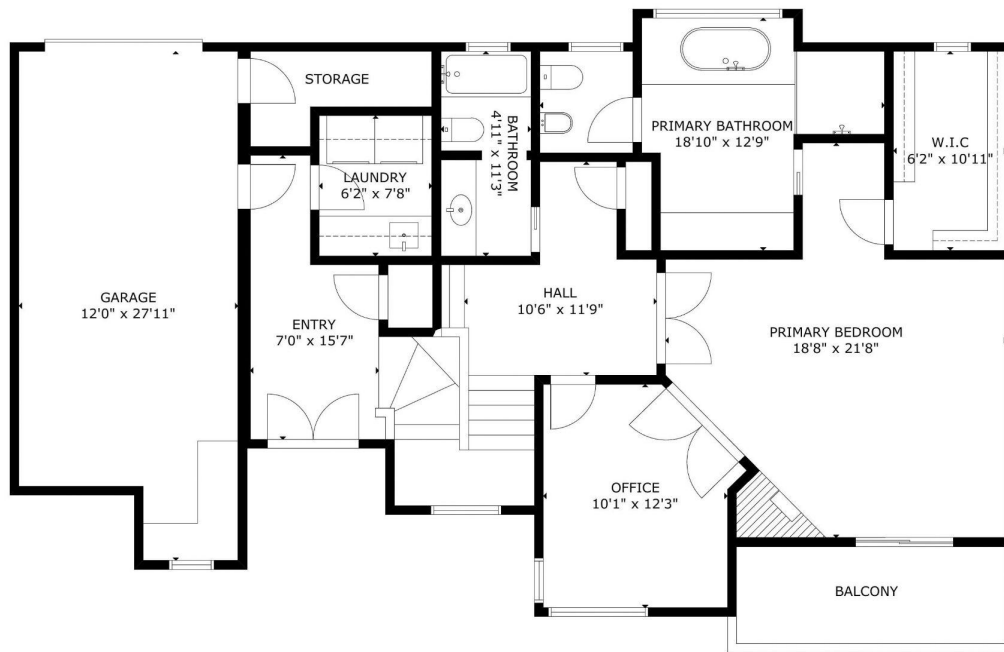
For buyers seeking an Ashland home with an ADU, an owner-occupied investment, or a property that combines personal living space with rental income, this is a distinctive and difficult-to-replace opportunity.

Duplex At a Glance

Year Built	1996
Total County SF	2,831 SF
Heating/Cooling	Gas furnace + electric central air
Foundation	Concrete perimeter
Roof	Composition
Unit Mix	Two 2 bedroom/2 bathroom units
Main Unit Description	Three levels, hardwood floors, granite countertops, chef's kitchen, great room with eating area, primary suite, full guest bedroom and bathroom, lower level laundry, two car garage, large view deck, private balcony off the primary bedroom
Second Unit Description	Single level, carpet and laminate floors, laminate countertops, efficient floorplan with kitchen, living, and eating area, primary suite, full guest bathroom and bedroom, laundry, two car garage, private entrance (currently rented for \$1,400 per month on a month-to-month agreement)



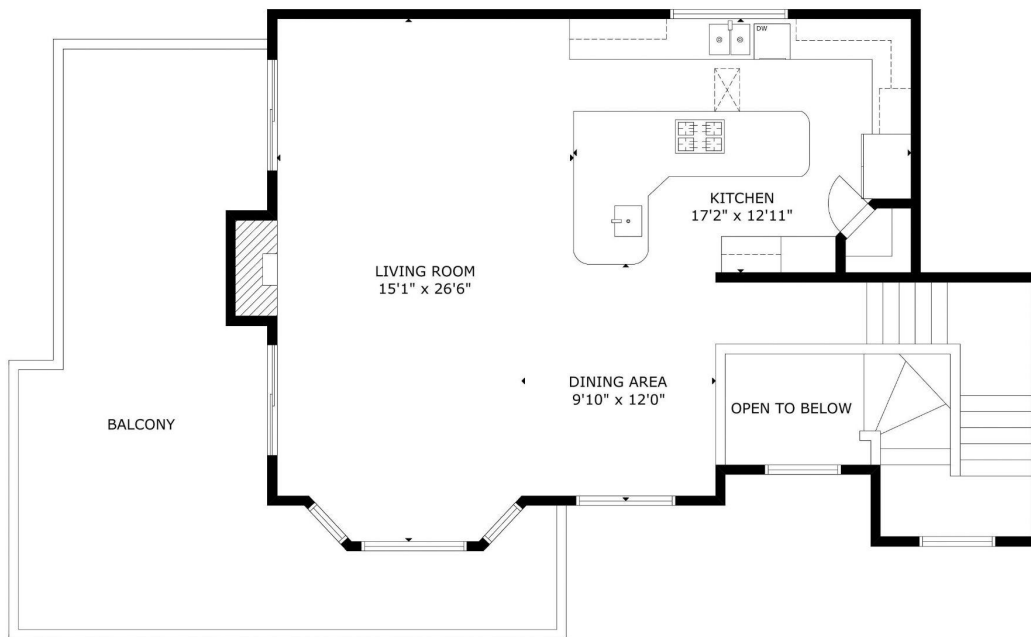
Secondary Unit Floor Plan



GROSS INTERNAL AREA
TOTAL: 1,910 sq.ft.
FLOOR 1: 1,057 sq.ft. FLOOR 2: 853 sq.ft.
EXCLUDED AREAS: GARAGE: 348 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Main Unit Main Level Floor Plan



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FLOOR 2

Main Unit Upper Level Floor Plan

Property Description							
Township	Range	Section	Tax Lot	Account #	Acres	Zoning	2025 Taxes
39S	1E	5DC	1800	10057718	<u>0.22</u>	R-1-7.5	\$9,296.28
				Total	0.22		

Address: 248 Wimer + 369 Alta in Ashland, OR 97520

Topography: Sloping

Elevation: Around 2,000'

Electric: Pacific Power; standard 200 amp service (separate meters)

Avista: Natural gas connection - services the gas furnace, stove in the main unit, and two fireplaces in the main unit

Internet & Phone: Spectrum

Domestic Water: City services (separate meters)

Sanitation: City services (separate meters)

Inclusions: Kitchen appliances and washer/dryer in main unit

Parking: Main unit has courtyard parking and access to two large garages (separated by a wall), and secondary unit has a two car garage and off street parking in front of the garage

Aerial Image



Location

Nearest Towns

Ashland blends everyday convenience with a refined, small-town atmosphere—local grocers, year-round farmers markets, boutique shops, restaurants, healthcare, and Southern Oregon University all within minutes. Lithia Park anchors the community, while I-5 provides direct access north to Medford and south into Northern California.

The Rogue Valley

Ashland sits at the southern gateway to the Rogue Valley, alongside Medford, Jacksonville, Talent, Phoenix, and Grants Pass. The region offers a four-season lifestyle shaped by vineyards, river corridors, mountain lakes, and expansive trail systems. Ashland is nationally known for the Oregon Shakespeare Festival and a vibrant arts culture, while Jacksonville's Britt Music & Arts Festival and historic district add to the Valley's character. Medford delivers major retail, medical services, and commercial air travel—creating a balanced mix of culture, recreation, and practical infrastructure.

Rogue Valley International—Medford Airport (MFR)

Located approximately 20–25 minutes from Ashland, MFR offers multiple daily nonstop flights to key West Coast hubs with seamless connections nationwide. The airport is easy to navigate, with efficient security, on-site rental cars, and straightforward freeway access—ideal for both business travel and weekend getaways.

Climate

At roughly 1,900 feet in elevation, Ashland rests near the convergence of the Siskiyou and Cascade mountain ranges. The area experiences four distinct seasons. Winters are cool, with periodic rain and occasional snowfall. Spring and fall are mild and colorful, while summers are warm and dry, with daytime highs frequently in the 80s and 90s tempered by cooler evenings. Annual precipitation averages around 20 inches, primarily from late fall through early spring, supporting lush landscapes without the prolonged dampness found west of the Cascades.

Disclosures

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EXHIBIT SECTION A

County Information

EXHIBIT SECTION B

Preliminary Title Report