



## Maple Street 8-Plex

123 - 137 Maple Street, Central Point, Oregon





**123 - 137 Maple**

Disclosures: All information herein is provided in good faith and is believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. Martin Outdoor Property Group and John L. Scott assume no liability for inaccuracy contained herein.



# WELCOME *123 - 137 Maple Street*

| Township | Range | Section | Tax Lot | Account # | Acres | Zoning | Taxes    |
|----------|-------|---------|---------|-----------|-------|--------|----------|
| 37S      | 2W    | 3DD     | 800     | 10140254  | 0.27  | CP-MMR | \$12,878 |

## **Maple Street 8-Plex | Multifamily Investment Property in Central Point, Oregon**

The Maple Street 8-Plex offers a well-maintained multifamily investment opportunity near the heart of Central Point. Built in 2004, the property consists of two 4-plex buildings totaling approximately 6,656 square feet with eight 2-bedroom, 2-bath residences arranged around an attractive central courtyard with mature trees and established landscaping. The property combines a clean overall presentation, practical tenant amenities, and convenient access to Central Point and the greater Rogue Valley.

### **Functional Floor Plans with Broad Rental Appeal**

Each residence features a practical 2-bedroom, 2-bathroom layout with a primary suite, private bathroom, walk-in closet, functional kitchen and living areas, and in-unit laundry. The efficient design provides flexibility for a variety of living arrangements while maintaining good separation between bedrooms and common areas. This highly usable configuration supports broad rental appeal and helps position the units competitively within the Central Point rental market.

### **Practical Tenant Amenities**

Each residence includes one covered carport parking space and a dedicated locked storage unit. The sale also includes refrigerators, ranges, range hoods, dishwashers, and stackable washer/dryer units for all eight residences. These features add everyday convenience for tenants and strengthen the overall functionality of the property.

# DESCRIPTION

*123 - 137 Maple Street*

## **Well-Maintained Multifamily Property**

The two buildings are positioned around a landscaped central courtyard that creates an attractive residential atmosphere and separation between the buildings. A new composition roof was installed in 2026, complementing the clean exterior presentation and consistently maintained grounds. Parking is accessed from the alley off North 1st Street.

The property is served by public water and sewer. Each residence has individually metered Pacific Power service and an Amana PTAC unit for heating and cooling. Internet is paid by tenants, while the landlord currently pays water, sewer, landscaping, garbage, and common-area electrical expenses.

## **Convenient Central Point Location**

Located near downtown Central Point, the property provides convenient access to schools, shopping, restaurants, parks, services, Highway 99, and Interstate 5. Downtown Medford is approximately 4.5 miles away, while the Rogue Valley International-Medford Airport is approximately 3.5 miles from the property.

## **Southern Oregon Investment Opportunity**

With eight consistent residences, strong tenant functionality, covered parking, private storage, mature landscaping, a new roof, and a convenient location, the Maple Street 8-Plex offers a well-rounded multifamily investment opportunity in Central Point. Its combination of practical features and established condition creates an asset with broad rental appeal and long-term ownership potential.









CAUTION  
ICY  
SURFACE



# PROPERTY INFORMATION

*123 - 137 Maple Street*

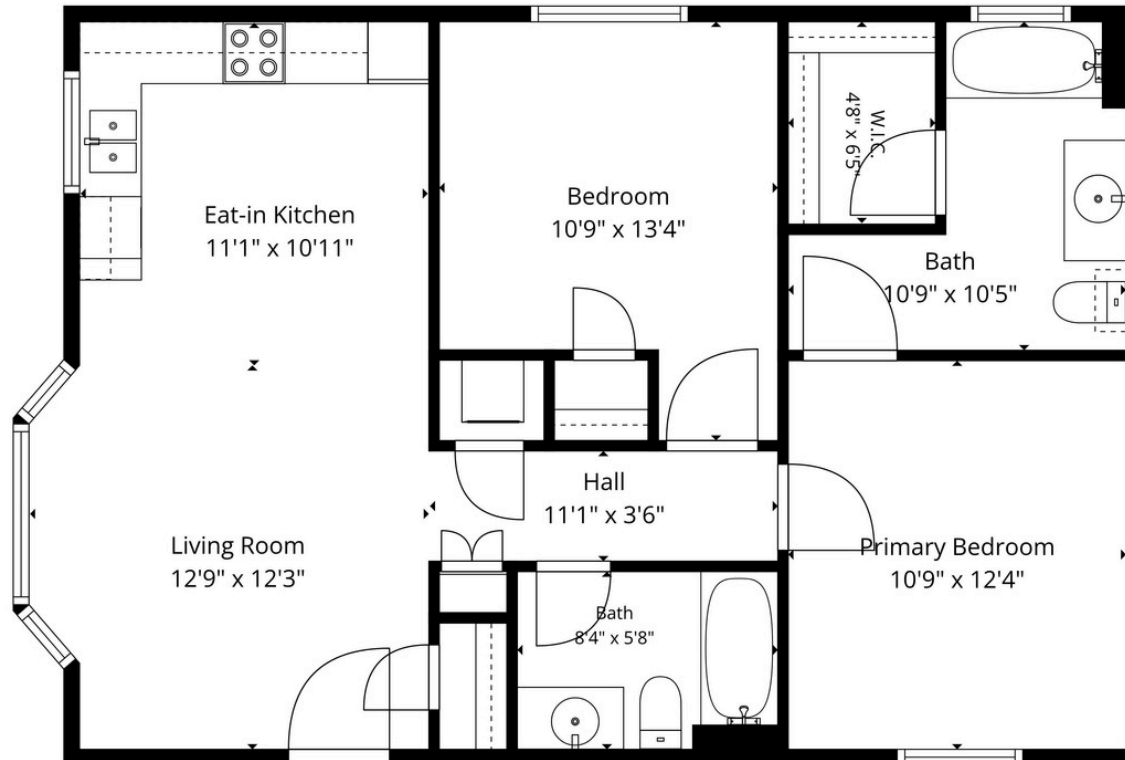
|                                   |                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------|
| <b>Access</b>                     | Parking lot accessed from alley off North 1st Street                                  |
| <b>Year Built</b>                 | 2004                                                                                  |
| <b># of Units</b>                 | 8                                                                                     |
| <b>Roof</b>                       | Composition - new in 2026                                                             |
| <b>Square Footage</b>             | 6,656                                                                                 |
| <b>Domestic Water</b>             | Public - paid by landlord                                                             |
| <b>Sanitation</b>                 | Public - paid by landlord                                                             |
| <b>Power Service</b>              | Pacific Power - each unit has their own meter                                         |
| <b>Gas/Propane</b>                | None                                                                                  |
| <b>HVAC</b>                       | PTAC units for each unit (Amana)                                                      |
| <b>Internet</b>                   | Paid by tenant                                                                        |
| <b>Landscaping</b>                | Paid by landlord                                                                      |
| <b>Other</b>                      | Garbage and common area electrical are paid by landlord                               |
| <b>Included Personal Property</b> | (8) refrigerators, ranges, range hoods, dishwashers, and stackable washer/dryer units |
| <b>Monthly Gross Income</b>       | \$6,980                                                                               |



# PROPERTY INFORMATION

*123 Maple Street (Lower Unit)*

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Approx. SF</b>       | 842 square feet                   |
| <b>Bed / Bath</b>       | 2 bedrooms / 2 bathrooms          |
| <b>Rent</b>             | \$760                             |
| <b>Lease Terms</b>      | Month to month                    |
| <b>Rental Increase</b>  | Effective as of September 1, 2026 |
| <b>Move in Date</b>     | 5/29/2013                         |
| <b>Security Deposit</b> | \$635                             |





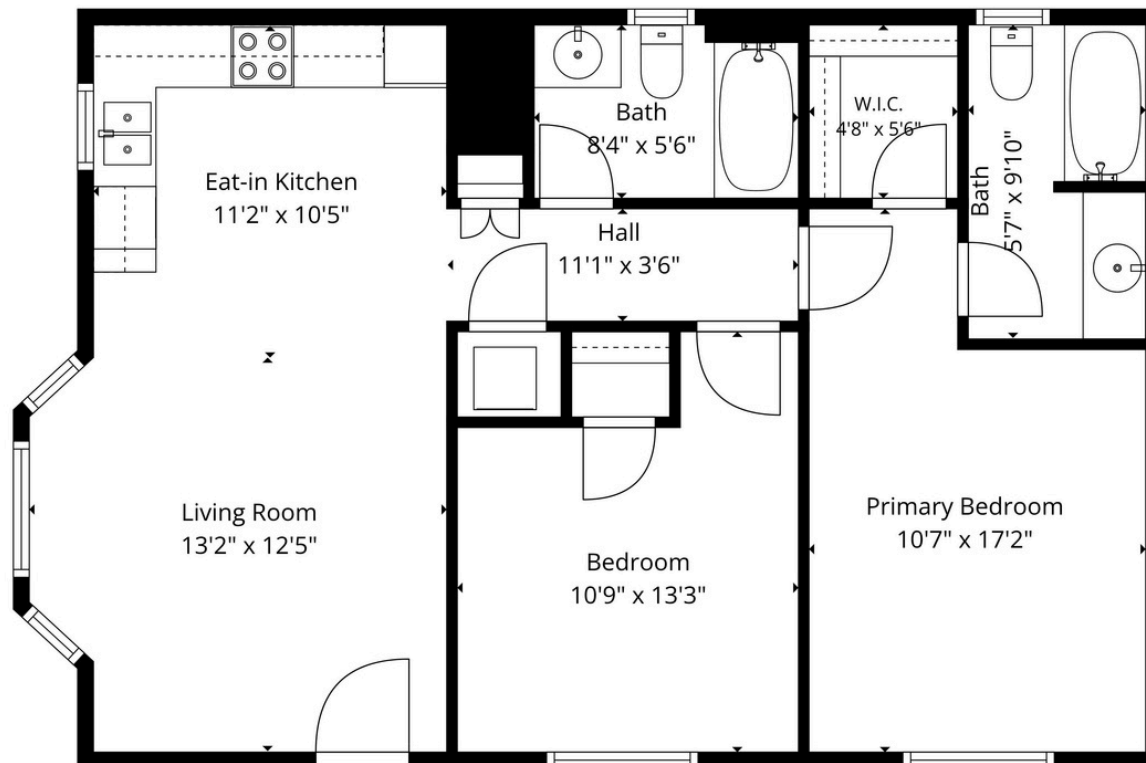




# PROPERTY INFORMATION

*125 Maple Street (Upper Unit)*

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Approx. SF</b>       | 834 square feet                   |
| <b>Bed / Bath</b>       | 2 bedrooms / 2 bathrooms          |
| <b>Rent</b>             | \$795                             |
| <b>Lease Terms</b>      | Month to month                    |
| <b>Rental Increase</b>  | Effective as of September 1, 2026 |
| <b>Move in Date</b>     | 9/1/2019                          |
| <b>Security Deposit</b> | \$650                             |





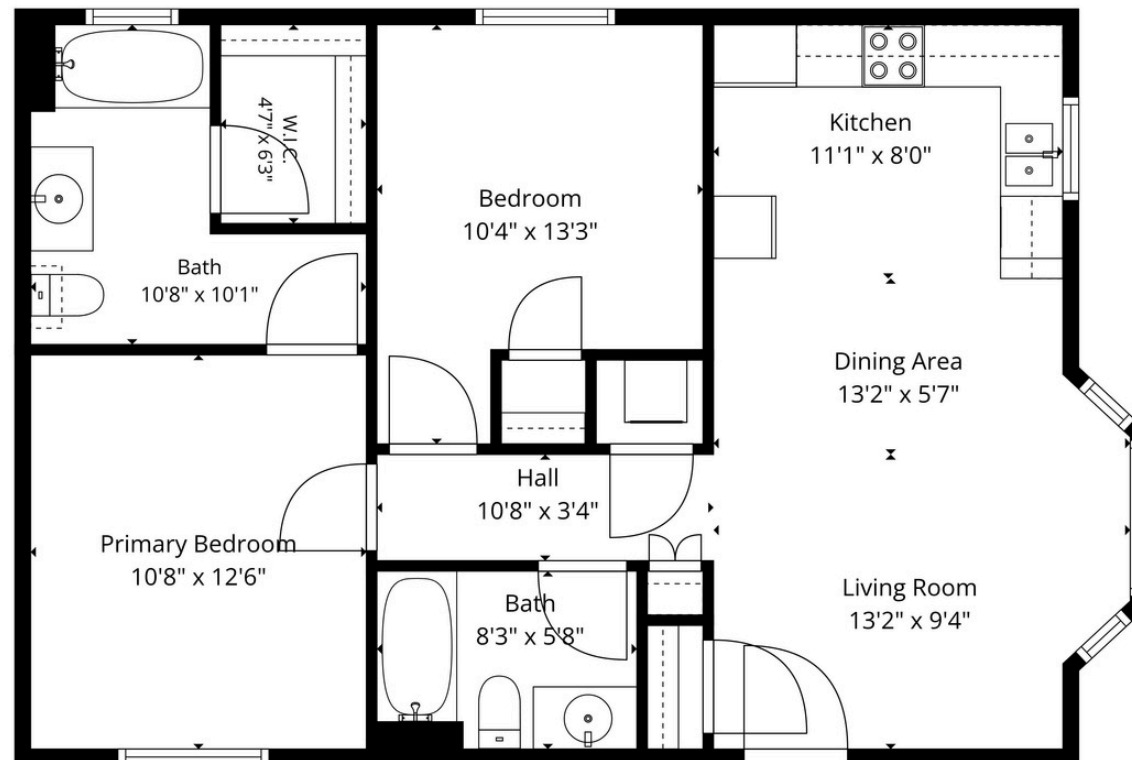




# PROPERTY INFORMATION

*127 Maple Street (Lower Unit)*

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Approx. SF</b>       | 822 square feet                   |
| <b>Bed / Bath</b>       | 2 bedrooms / 2 bathrooms          |
| <b>Rent</b>             | \$1,065                           |
| <b>Lease Terms</b>      | Month to month                    |
| <b>Rental Increase</b>  | Effective as of September 1, 2026 |
| <b>Move in Date</b>     | 11/1/2023                         |
| <b>Security Deposit</b> | \$1,800                           |



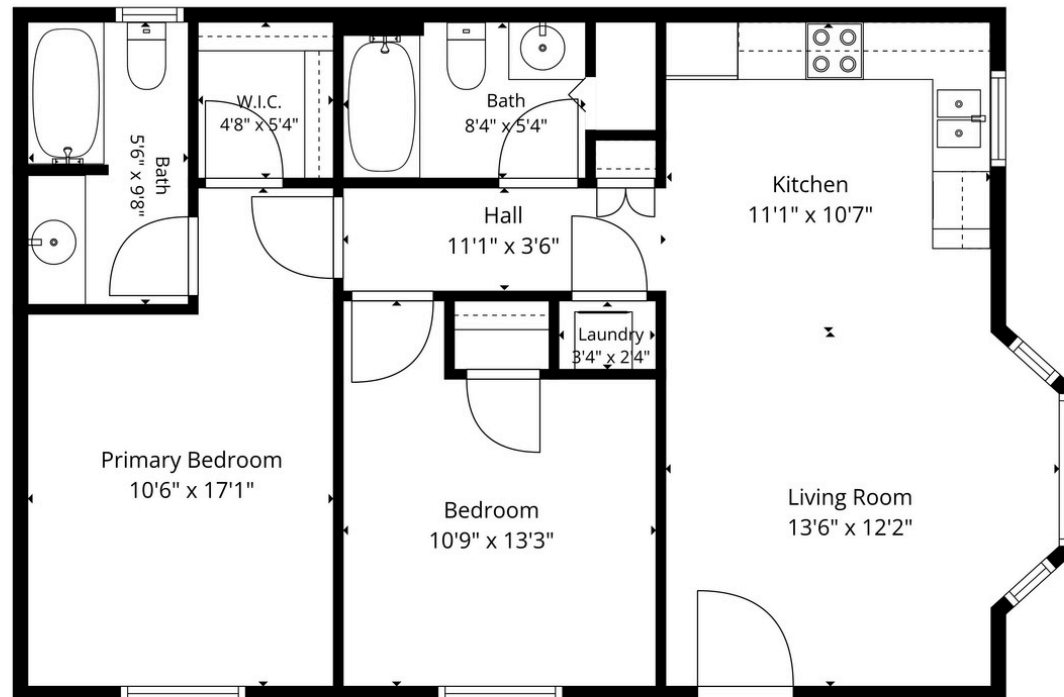






# PROPERTY INFORMATION *129 Maple Street (Upper Unit)*

|                         |                          |
|-------------------------|--------------------------|
| <b>Approx. SF</b>       | 828 square feet          |
| <b>Bed / Bath</b>       | 2 bedrooms / 2 bathrooms |
| <b>Rent</b>             | \$1,040                  |
| <b>Lease Terms</b>      | Month to month           |
| <b>Rental Increase</b>  | N/A                      |
| <b>Move in Date</b>     | 6/26/2026                |
| <b>Security Deposit</b> | \$1,800                  |



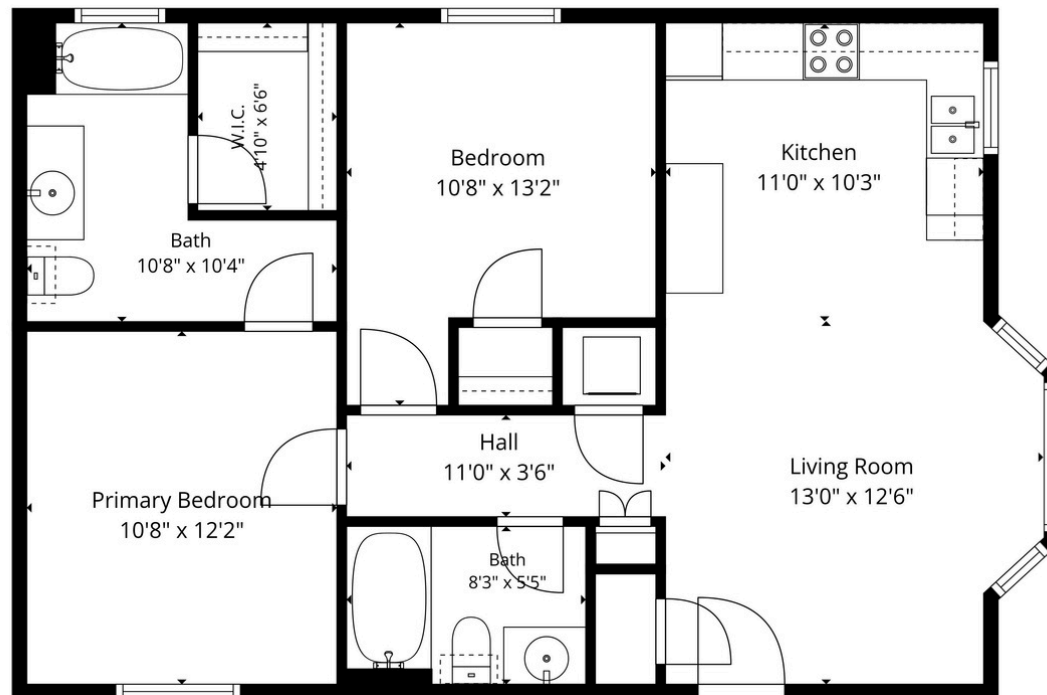






# PROPERTY INFORMATION *131 Maple Street (Lower Unit)*

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Approx. SF</b>       | 828 square feet                   |
| <b>Bed / Bath</b>       | 2 bedrooms / 2 bathrooms          |
| <b>Rent</b>             | \$720                             |
| <b>Lease Terms</b>      | Month to month                    |
| <b>Rental Increase</b>  | Effective as of September 1, 2026 |
| <b>Move in Date</b>     | 5/8/2007                          |
| <b>Security Deposit</b> | \$500                             |





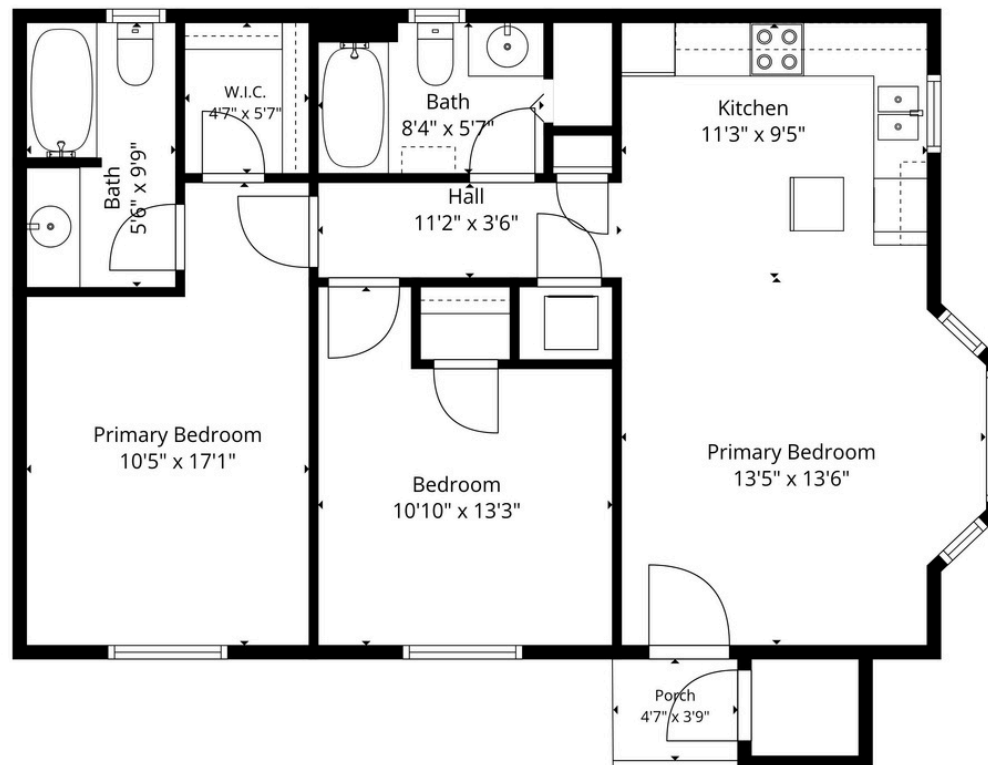




# PROPERTY INFORMATION

*133 Maple Street (Upper Unit)*

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Approx. SF</b>       | 837 square feet                   |
| <b>Bed / Bath</b>       | 2 bedrooms / 2 bathrooms          |
| <b>Rent</b>             | \$760                             |
| <b>Lease Terms</b>      | Month to month                    |
| <b>Rental Increase</b>  | Effective as of September 1, 2026 |
| <b>Move in Date</b>     | 11/16/2014                        |
| <b>Security Deposit</b> | \$650                             |





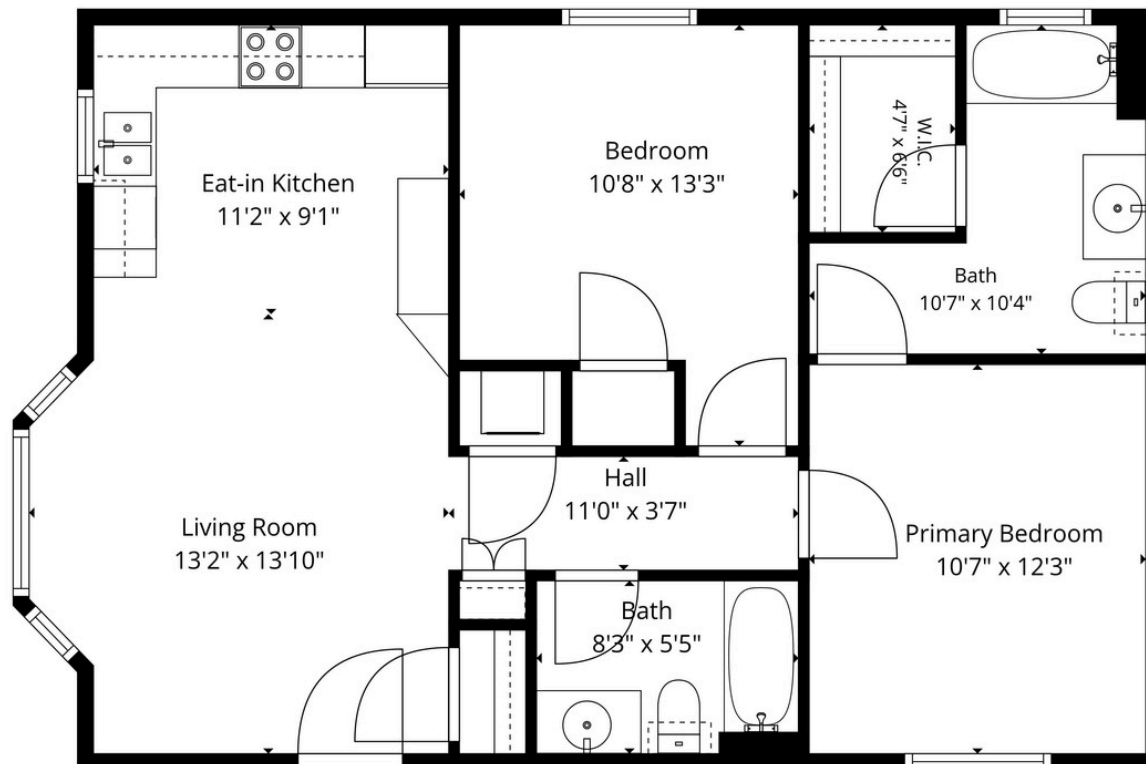




# PROPERTY INFORMATION

*135 Maple Street (Lower Unit)*

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Approx. SF</b>       | 829 square feet                   |
| <b>Bed / Bath</b>       | 2 bedrooms / 2 bathrooms          |
| <b>Rent</b>             | \$800                             |
| <b>Lease Terms</b>      | Month to month                    |
| <b>Rental Increase</b>  | Effective as of September 1, 2026 |
| <b>Move in Date</b>     | 11/1/2016                         |
| <b>Security Deposit</b> | \$675                             |





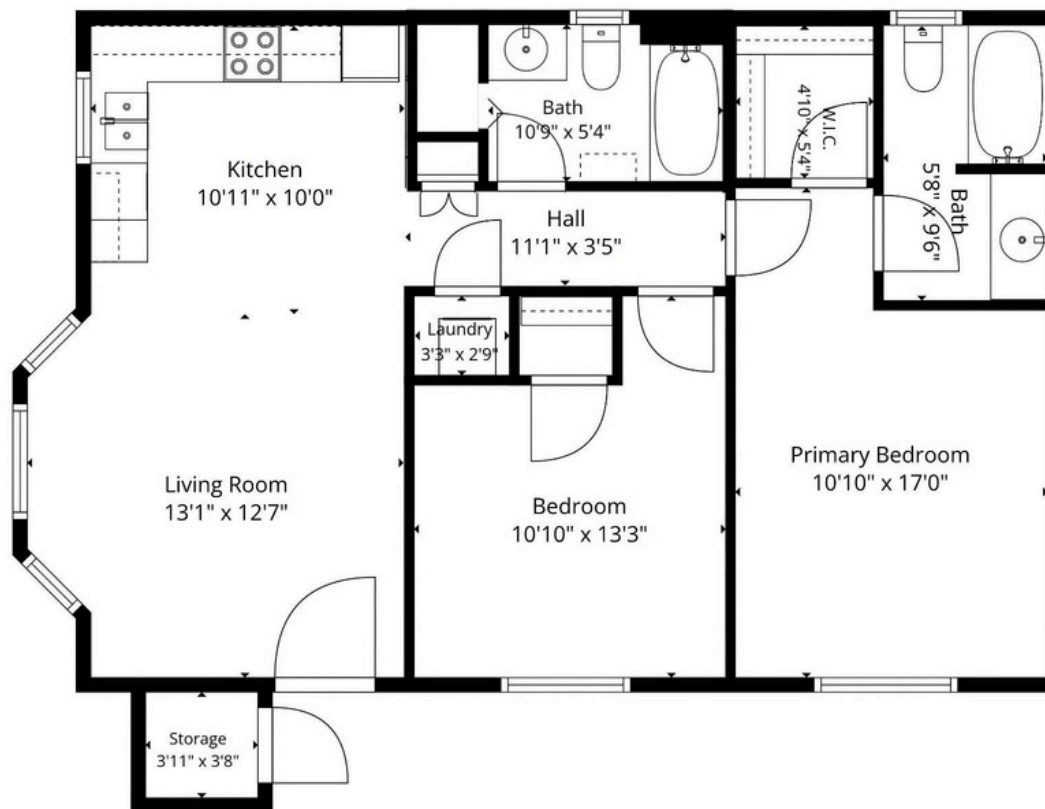




# PROPERTY INFORMATION

*137 Maple Street (Upper Unit)*

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Approx. SF</b>       | 826 square feet                   |
| <b>Bed / Bath</b>       | 2 bedrooms / 2 bathrooms          |
| <b>Rent</b>             | \$1,040                           |
| <b>Lease Terms</b>      | Month to month                    |
| <b>Rental Increase</b>  | Effective as of September 1, 2026 |
| <b>Move in Date</b>     | 1/15/2023                         |
| <b>Security Deposit</b> | \$1,500                           |









# MAP

123 - 137 Maple Street

## Central Point Location

Located near the heart of Central Point, the property offers convenient access to downtown businesses, restaurants, schools, parks, and everyday services. The established in-town setting also provides good connectivity to Highway 99 and Interstate 5.

## Rogue Valley Access

Central Point borders Medford and provides a practical home base for reaching employment centers, medical services, shopping, and the Rogue Valley International-Medford Airport. Jacksonville, Eagle Point, and other Rogue Valley communities are also within convenient distances.

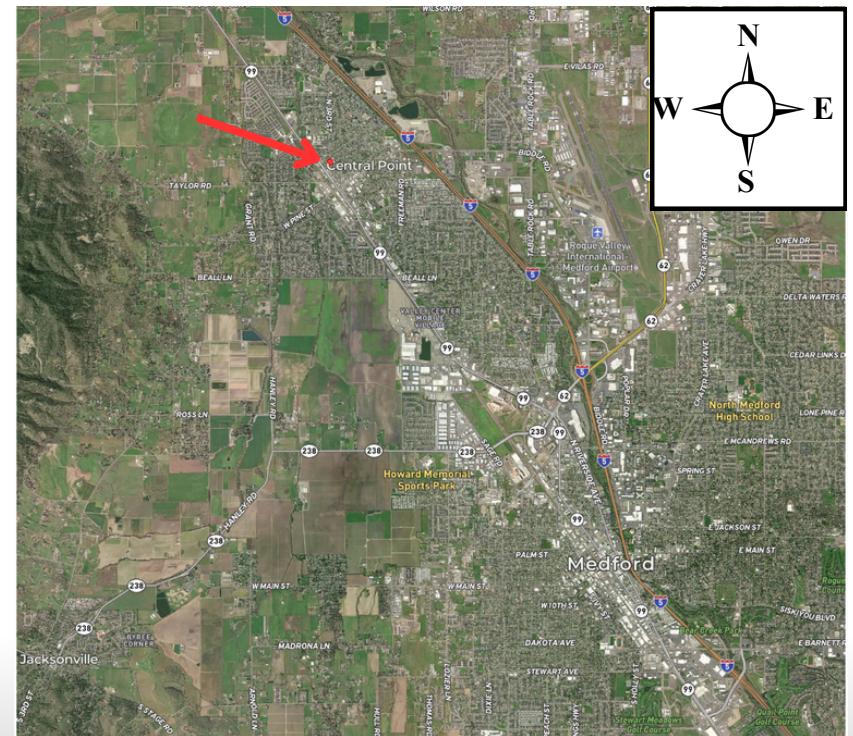
## Climate and Setting

Central Point enjoys the Rogue Valley's distinct four-season climate, with warm, dry summers and generally mild winters. The surrounding valley is known for its agricultural heritage, scenic mountain backdrop, vineyards, orchards, and locally produced food and wine.

## Recreation and Community

Residents enjoy access to neighborhood parks, community events, the Jackson County Expo, and the Bear Creek Greenway, which provides opportunities for walking, bicycling, and outdoor recreation. The surrounding region offers additional access to rivers, lakes, trails, golf courses, wineries, and public lands.

| Destination                        | Approx. Drive |
|------------------------------------|---------------|
| Downtown Cental Point              | ~ 0.5 Miles   |
| Rogue Valley International Airport | ~ 3.5 Miles   |
| Downtown Medford                   | ~ 4.5 Miles   |
| Downtown Ashland                   | ~ 17.5 Miles  |
| Grants Pass                        | ~ 25 Miles    |





# MAP

*123 - 137 Maple Street*

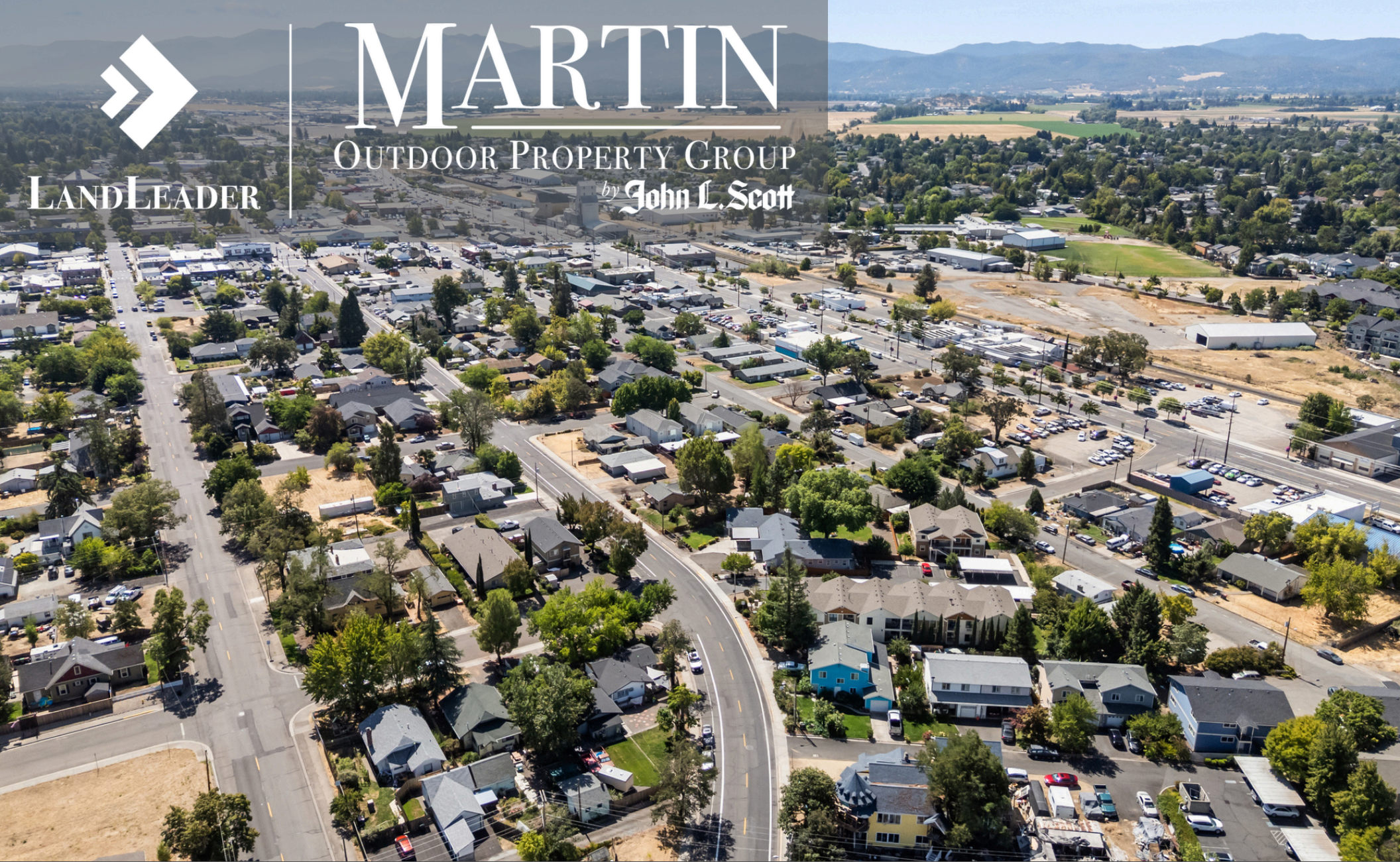






# MARTIN

OUTDOOR PROPERTY GROUP  
*by John L. Scott*



CHRIS MARTIN | ASHLEY LACER | ALEX LARSON | SHANNON FORREST

*541.660.5111 - Team@MOPG.com / Licensed Brokers in the State of Oregon*