



Maple Street 8-Plex

123 - 137 Maple Street, Central Point, Oregon



123 - 137 Maple

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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

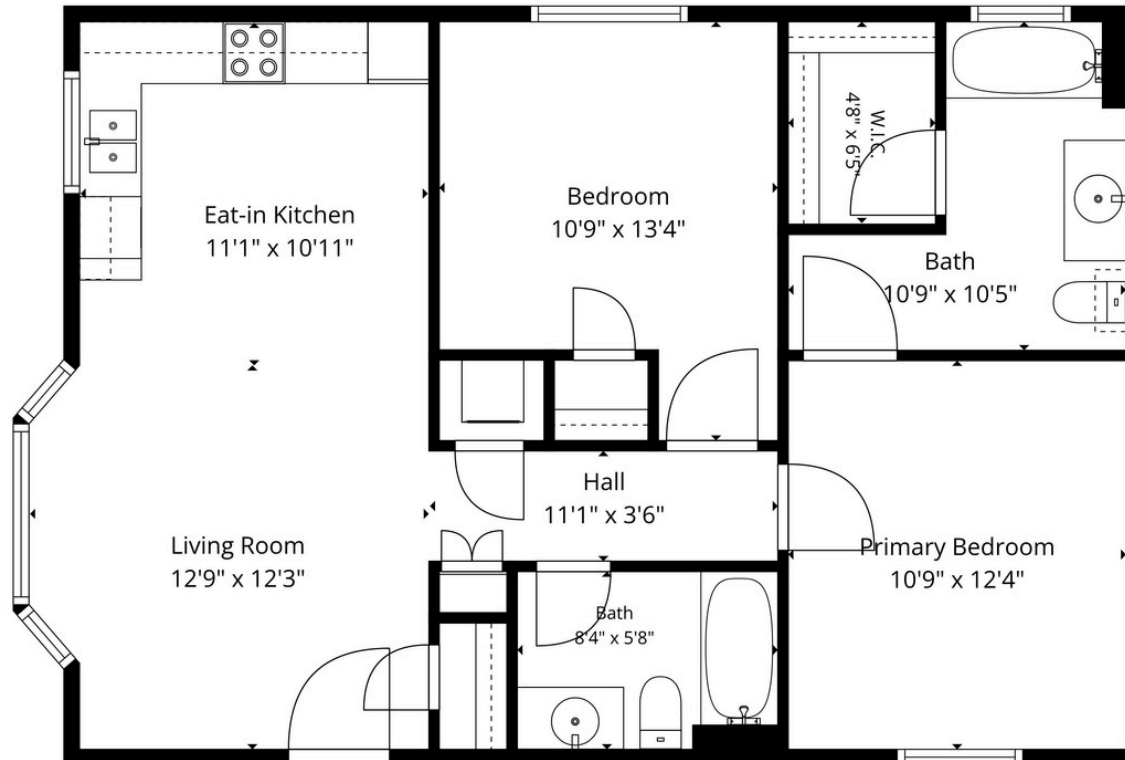
123 - 137 Maple Street

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

PROPERTY INFORMATION

123 Maple Street (Lower Unit)

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

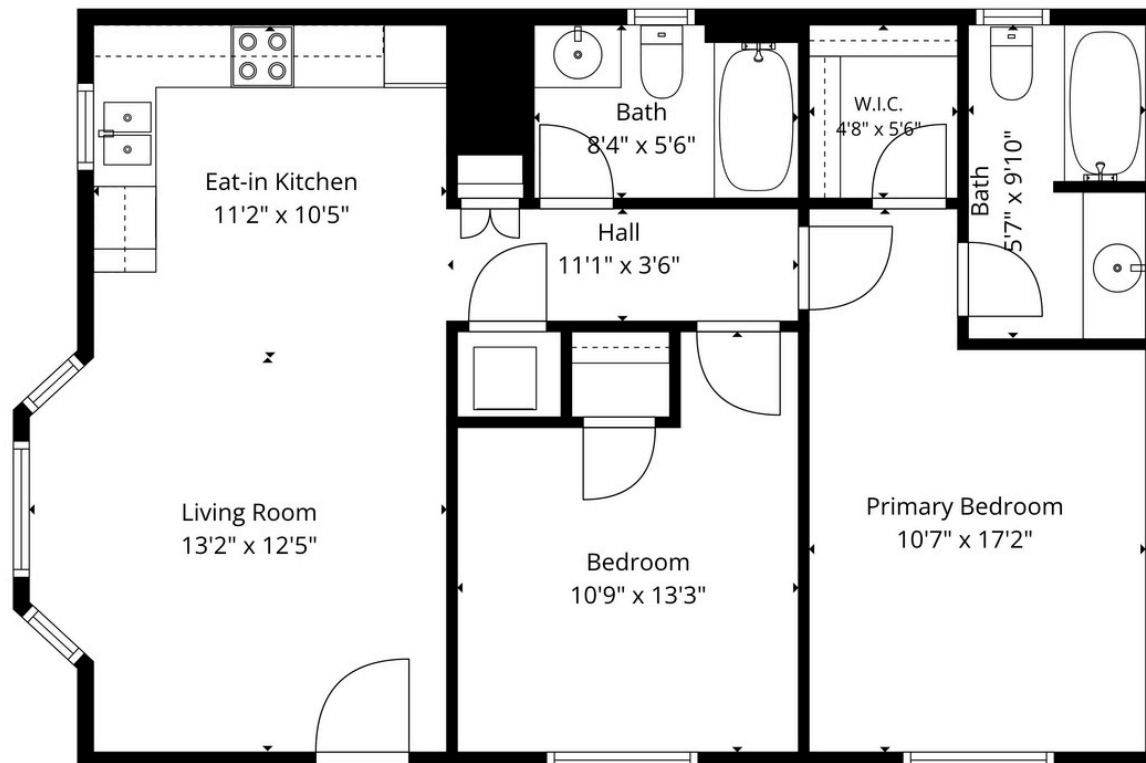




PROPERTY INFORMATION

125 Maple Street (Upper Unit)

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

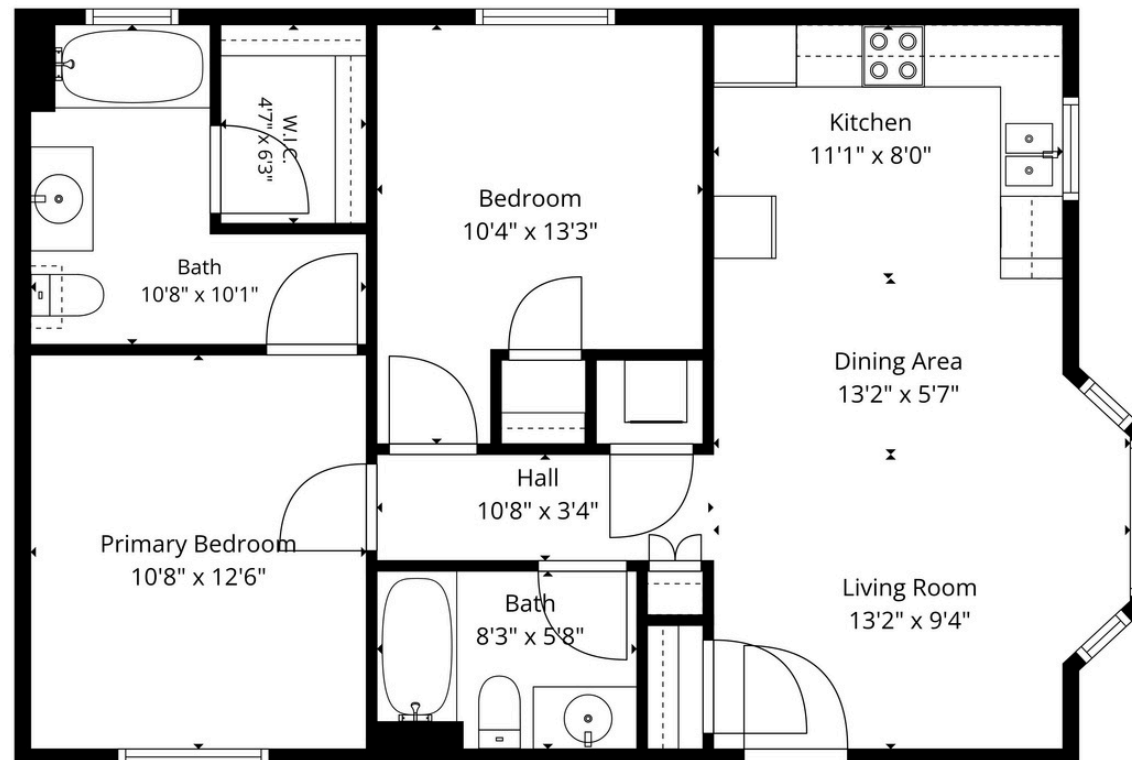




PROPERTY INFORMATION

127 Maple Street (Lower Unit)

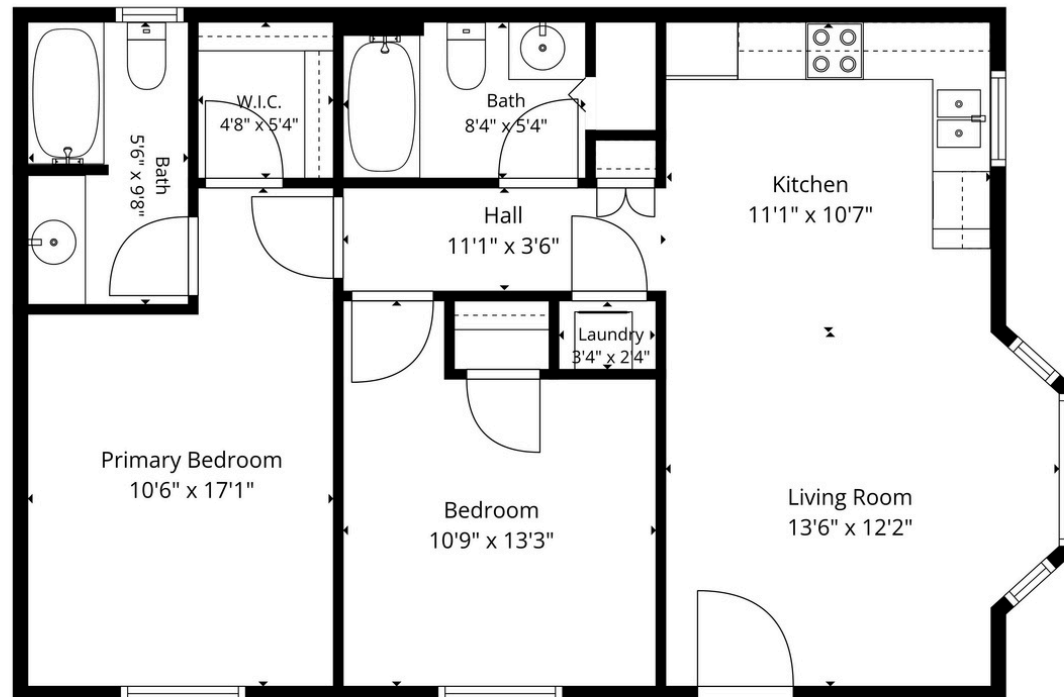
Approx. SF	822 square feet
Bed / Bath	2 bedrooms / 2 bathrooms
Rent	\$1,065
Lease Terms	Month to month
Rental Increase	Effective as of September 1, 2026
Move in Date	11/1/2023
Security Deposit	\$1,800





PROPERTY INFORMATION *129 Maple Street (Upper Unit)*

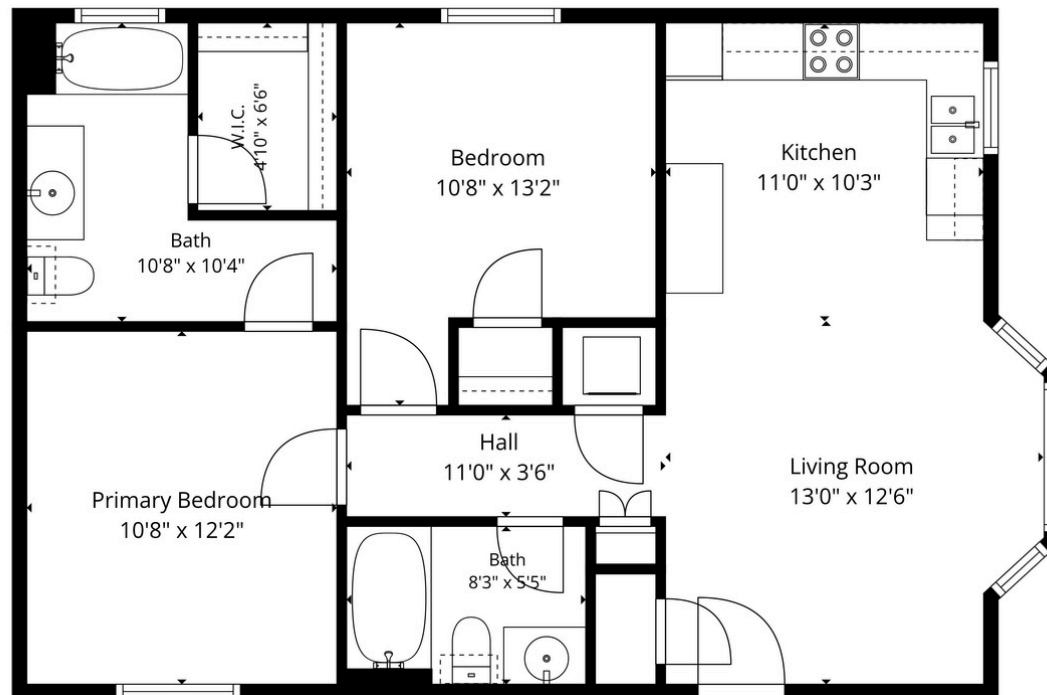
Approx. SF	828 square feet
Bed / Bath	2 bedrooms / 2 bathrooms
Rent	\$1,040
Lease Terms	Month to month
Rental Increase	N/A
Move in Date	6/26/2026
Security Deposit	\$1,800





PROPERTY INFORMATION *131 Maple Street (Lower Unit)*

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

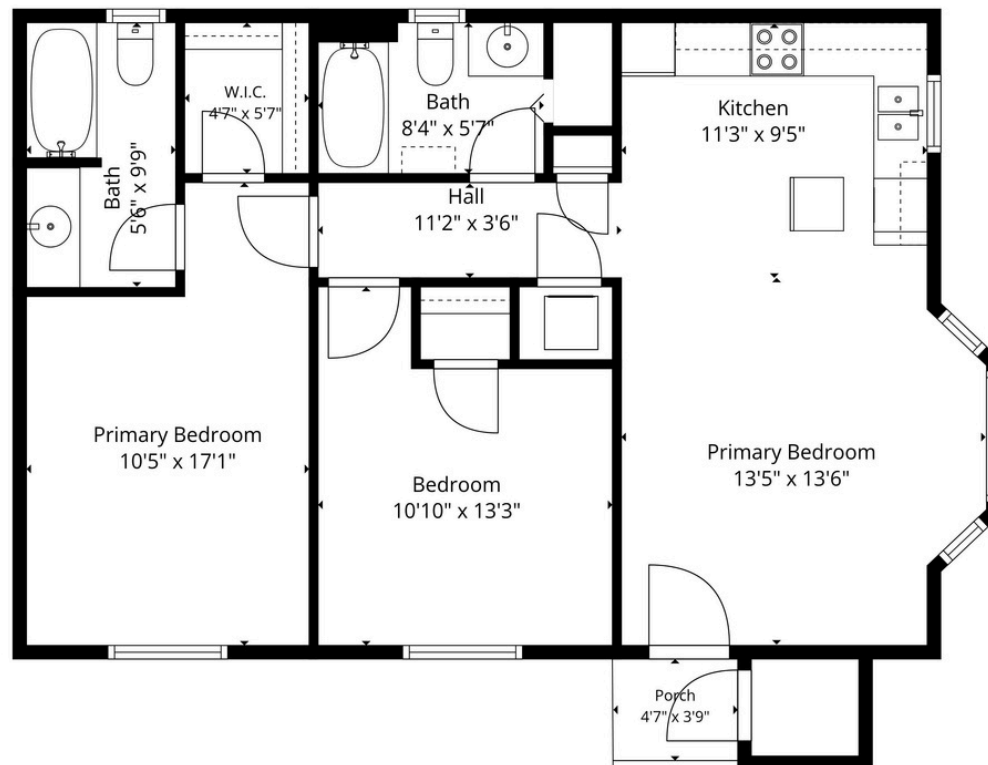




PROPERTY INFORMATION

133 Maple Street (Upper Unit)

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

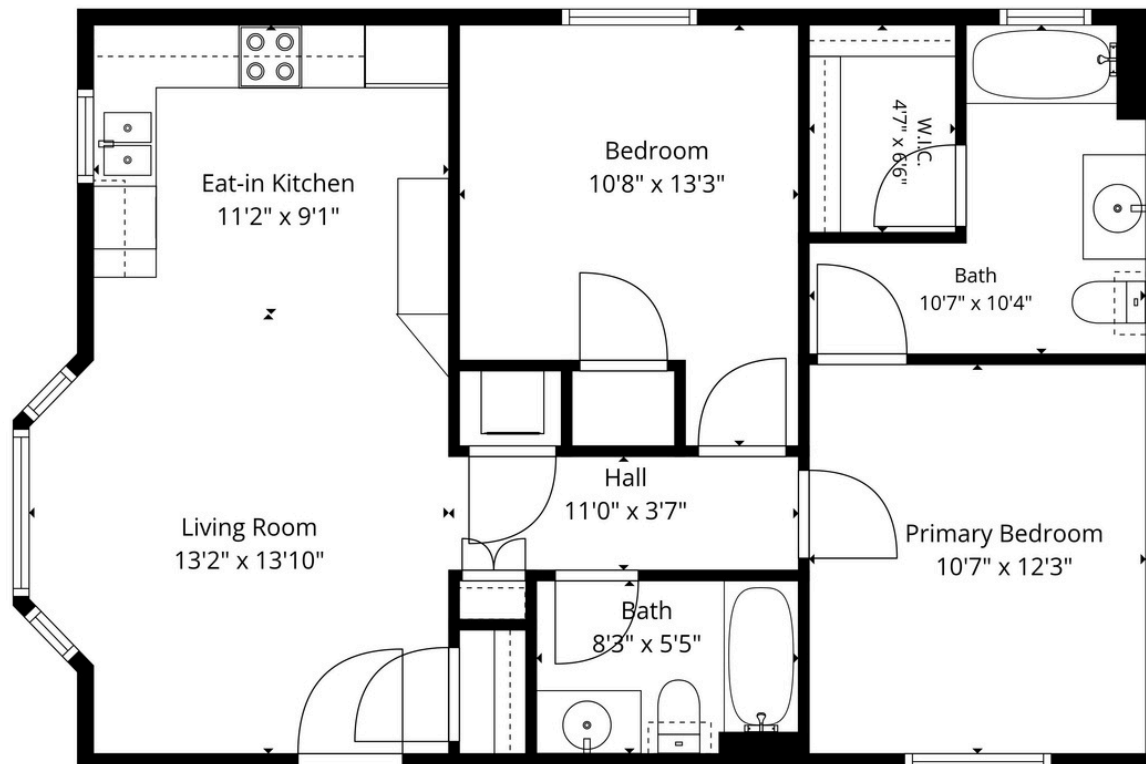




PROPERTY INFORMATION

135 Maple Street (Lower Unit)

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

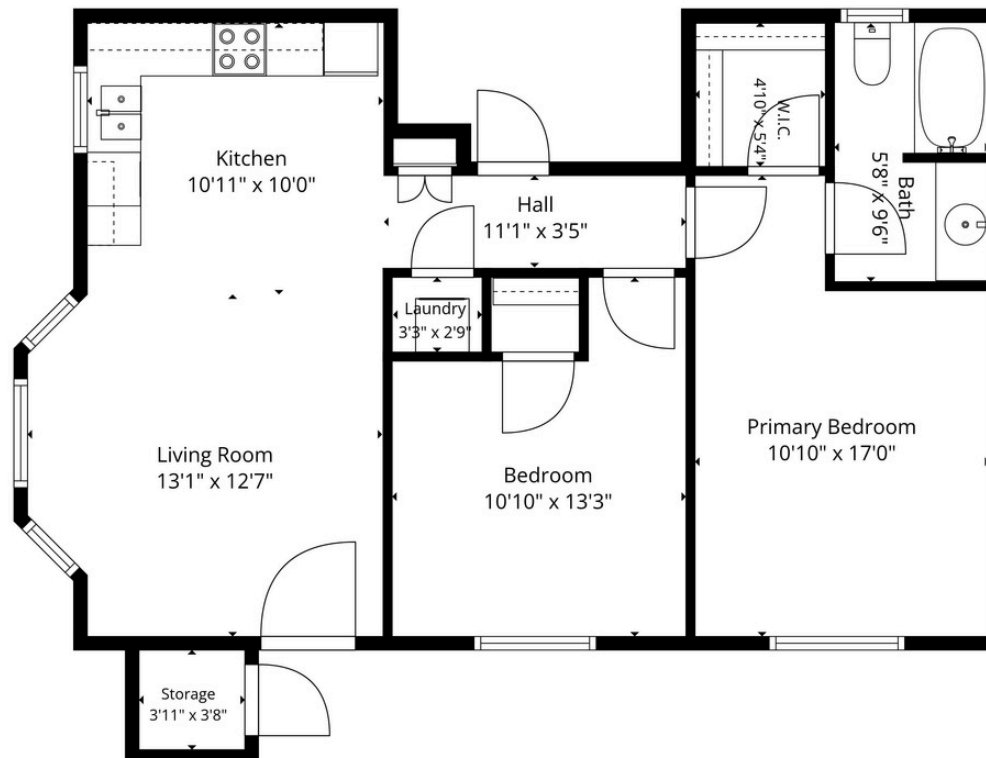




PROPERTY INFORMATION

137 Maple Street (Upper Unit)

Approx. SF	771 square feet
Bed / Bath	2 bedrooms / 2 bathrooms
Rent	\$1,040
Lease Terms	Month to month
Rental Increase	Effective as of September 1, 2026
Move in Date	1/15/2023
Security Deposit	\$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.

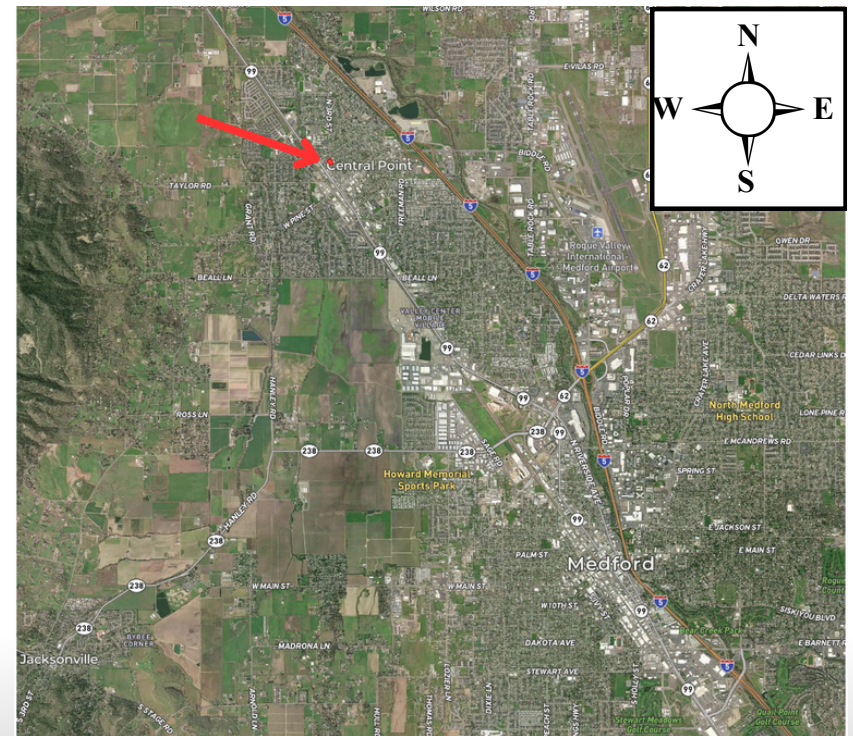
Climate and Setting

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

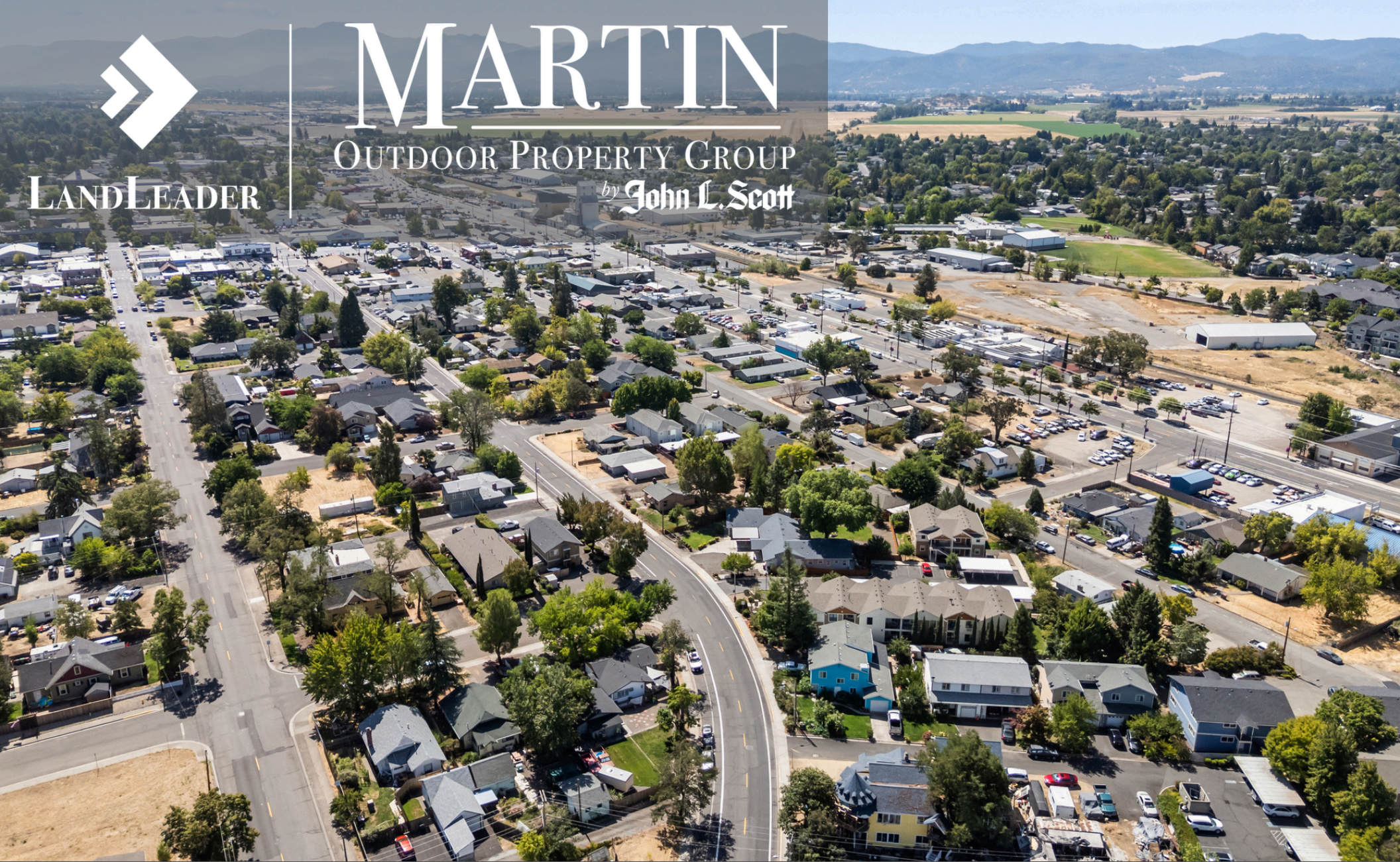
123 - 137 Maple Street





MARTIN

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