An architectural rendering of a modern, multi-story apartment building. The building features a mix of light gray and dark gray exterior panels, numerous windows, and balconies with black railings. It is situated on a grassy area next to a body of water, with a paved path leading to the entrance. The sky is blue with scattered white clouds.

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

FOR SALE

The Alton Baker | 100 Units | Ready-to-Build

177 DAY ISLAND ROAD | EUGENE, OREGON 97401

CC - Community Commercial Zoning | 1.55 Acres (0.91 AC Useable) | \$4,250,000

CONTACT

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Eugene, OR 97401

Licensed in the
State of Oregon.

Executive Summary

THE ALTON BAKER
177 DAY ISLAND RD
EUGENE OR 97401



READY-TO-BUILD 100 UNIT APARTMENT BUILDING



- Six-story building with parking on the ground floor and units on floors 2-6
- Podium construction, fire retardant, treated wood framing
- Estimated pro forma, stabilized NOI of \$2,240,992 ("Estimated NOI. Buyer to do their own due diligence in regard to all financials")
- The sale of the property includes all plans, engineering entitlements and rights
- Permits have been issued by the City of Eugene and construction could start immediately
- Central Eugene location at the entrance to Alton Baker Park and close proximity to University of Oregon, Autzen Stadium, Downtown Eugene and Oakway Center
- Zoning is CC (Community Commercial)
- Metro-Wide (excluding student housing) Apartment Vacancy rate of 3.56% (source: MFNW Spring 2025 Report)
- Rents expected to increase in the coming years
- Total of 103,846 sf (permit record) | 58,765 sf of unit space

30

2-BED
2-BATH

30

1-BED
1-BATH

40

STUDIOS

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SUBJECT PROPERTY



Situated along the Willamette River in one of Eugene's most desirable corridors, **The Alton Baker** offers a premier location for apartment development with a rare combination of natural beauty, urban connectivity, and institutional demand.

Location

Located directly across the river from the University of Oregon and less than a 10-minute walk to Autzen Stadium, this site provides unmatched access to campus life, sporting events, and year-round activities that drive consistent rental demand.

Residents will enjoy close proximity to downtown Eugene, **Alton Baker Park**, Oakway Center and surrounding neighborhoods. Alton Baker Park—Eugene's signature riverfront park—is just steps away and offers trails, open green spaces, and recreational amenities that enhance livability and attract long-term tenants.

With direct access to I-105 and I-5, downtown Eugene, and major employment centers such as PeaceHealth and the University of Oregon, this location supports a diverse renter base including students, young professionals, healthcare workers, and university employees. Whether appealing to university-affiliated renters or those seeking an active, centrally located lifestyle, The Alton Baker is an ideal site for a high-occupancy, high-demand apartment community.



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Finished Project Financials

PROJECTED RENT ROLL

UNIT MIX			RENT			INCOME	
Unit Type	No. of Units	Average SF	Monthly Rental Range	Average Monthly Rent	Average Rent per SF	Monthly Income	Annualized Rents
Studio	40	364	\$1,383 - \$1,602	\$1,507	\$4.14	\$88,552	\$1,062,624
1 Bed 1 Bath	30	632	\$1,885 - \$2,456	\$2,239	\$3.55	\$71,093	\$853,116
2 Bed 2 Bath	30	915	\$2,918 - \$4,756	\$2,178	\$2.38	\$65,350	\$784,200
Totals	100					\$225,995	\$2,699,940



PRO FORMA OPERATING STATEMENT

GROSS RENTAL INCOME

Rent	\$2,699,940.00
Less Vacancy (4%)	(\$107,997.60)
Total Income	\$2,597,942.40
Total Expense Reimbursement	\$69,600.00
Other Income	\$87,750

TOTAL OPERATING INCOME **\$2,749,292.40**

OPERATING EXPENSES

Repairs & Maintenance	(73,000)
Management & Leasing	(103,200)
Utilities	(73,600)
Taxes & Insurance	(180,000)
General and Administrative	(78,500)

TOTAL OPERATING EXPENSES **(\$508,300)**

Net Operating Income **\$2,240,992.40**

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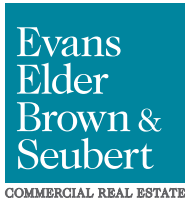
Planned Building Specifications

CONSTRUCTION INFORMATION

Building Construction	Podium Construction III-A Section 602.3 over I-A 602.2
	Fire retardant-treated wood framing
	Automatic Sprinkler System
Height	77' 2"
Parking	75 Spaces
Total SF (Permit Record)	103,846 Square Feet
Unit Space	58,765 Square Feet

THE ALTON BAKER AREA PER FL	
Floor	Square Feet
1st	20,333
2nd	18,789
3rd	16,181
4th	16,181
5th	16,181
6th	16,181
Total	103,846





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Demographics & Income Comparison



Demographic and Income Comparison Profile

177 Day Island Rd, Eugene, Oregon, 97401
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 44.05772
Longitude: -123.08048

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	12,925	124,298	213,256
Households	6,064	54,758	89,510
Average Household Size	1.87	2.13	2.25
2025 Summary			
Population	13,799	128,361	219,783
Households	6,418	56,009	91,651
Families	1,752	24,489	46,135
Average Household Size	1.91	2.15	2.27
Owner Occupied Housing Units	1,249	22,253	44,851
Renter Occupied Housing Units	5,169	33,756	46,800
Median Age	27.1	35.0	38.3
Median Household Income	\$39,687	\$61,386	\$69,260
Average Household Income	\$68,009	\$88,957	\$94,383
2030 Summary			
Population	14,963	131,100	223,860
Households	6,977	57,059	93,093
Families	1,831	24,587	46,355
Average Household Size	1.92	2.16	2.28
Owner Occupied Housing Units	1,314	23,042	46,300
Renter Occupied Housing Units	5,663	34,018	46,794
Median Age	27.3	36.2	39.6
Median Household Income	\$42,028	\$70,566	\$78,332
Average Household Income	\$73,752	\$99,097	\$105,830
Trends: 2025-2030 Annual Rate			
Population	1.63%	0.42%	0.37%
Households	1.68%	0.37%	0.31%
Families	0.89%	0.08%	0.10%
Owner Households	1.02%	0.70%	0.64%
Median Household Income	1.15%	2.83%	2.49%

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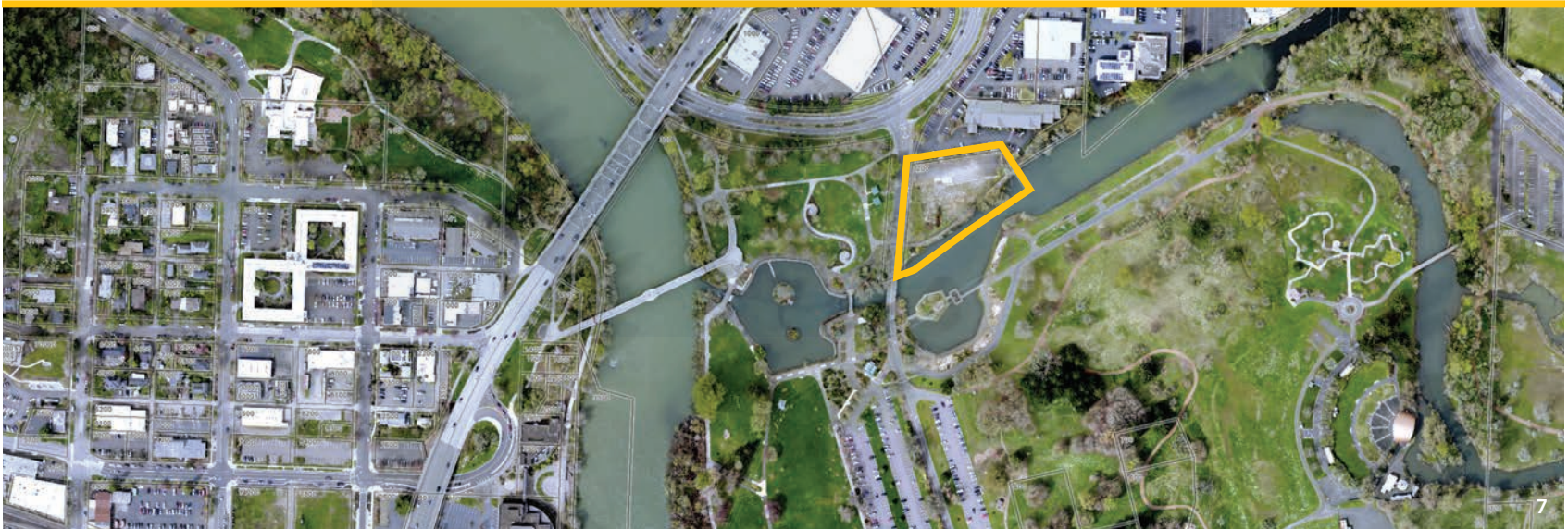
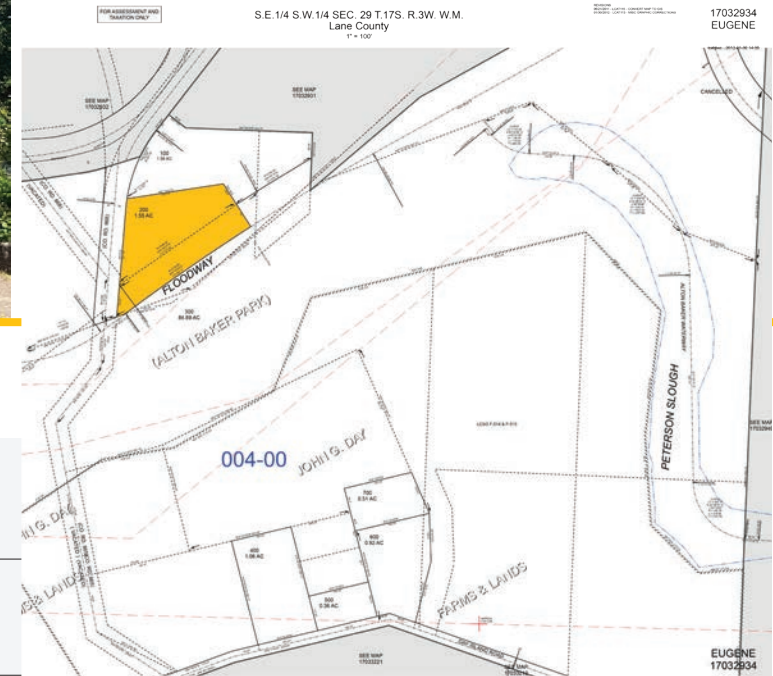
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ASSESSOR'S INFORMATION

Tax Map Lot Number	17-03-29-34 200
Lot Size	1.55 Acres 67,518 Square Feet

Project Site





Initial Agency Disclosure

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon.

This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent — Represents the seller only;

Buyer's Agent — Represents the buyer only;

Disclosed Limited Agent — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.