

Comparative Market Analysis

for

2066 SHERMAN AVE NORTH BEND OR 97459



2066 Sherman AVE
North Bend, OR 97459

Zoning: C

- Excellent Location
- Good Condition
- Strong Market Conditions

After careful review of the comparable active and sold Properties with a similar style, location, and condition we used county records for supporting data and adjustments to determine a competitive sales price matching current market value. Suggested Price opinion between \$250,000-\$275,000 with a recommended price of \$260,000 assuming a 90-120 day marketing time is expected.

Recommended Price: \$260,000 (\$250,000 - \$275,000)

Prepared By

Your "Commercial Specialist"

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Comparables to Your Home

237 S 7TH ST Coos Bay 97420 COM ACT \$269,000



MLS#: 22398086 Status: ACT PTax/Yr: \$1,751
 Prop Type: COMM Sale Inc: BLDG,BUSNS,LAND
 Area: 260 YrBuilt: 1950 / EXISTNG Gross SQFT: 1290
 #Stry / Bldg: 1 / Parking: /
 Present Use: RETAIL,OTHER Lot Size: 5K-6,999SF

Directions: S 7th Street, off Anderson

Remarks: Puppy Love is for sale! 40-year dog grooming and boarding business. Sales includes Real Estate, Business, Equipment, & Inventory. Serves approximately 25 clients per day but has served as many as 50. Do you love dogs? You are going to love Puppy Love!

2590 WOODLAND DR Coos Bay 97420 COM ACT \$269,000



MLS#: 23200454 Status: ACT PTax/Yr: \$2,798
 Prop Type: COMM Sale Inc: BLDG,LAND
 Area: 260 YrBuilt: 1958 / APPROX Gross SQFT: 1421
 #Stry / Bldg: / Parking: 9 /
 Present Use: MEDCL/DNTL,OFFICE,PROF-SV Lot Size: 10K-14,999SF

Directions: Corner of Thompson and Woodland

Remarks: Fantastic medical office building on large corner lot in excellent location adjacent hospital and other similar medical facilities. Currently operated as massage therapy however the medical-commercial zoning and layout allows for many uses. Nicely appointed with attractive fixture and finishes featuring large lobby area leading to four separate treatment rooms, bathroom, utility/kitchenette and storage area. Easy ingress and egress with nice parking area and ADA space with ramp. Priced to sell! Call today!

702 NEWMARK AVE Coos Bay 97420 COM SLD \$225,000



MLS#: 21346656 Status: SLD PTax/Yr: \$1,435
 Prop Type: COMM Sale Inc: BLDG,LAND
 Area: 260 YrBuilt: 1931 / REMOD Gross SQFT: 1250
 #Stry / Bldg: 1 / 1 Parking: /
 Present Use: BAR,TAVERN Lot Size: 0-2,999SF

Directions: West on Newmark to address, corner of N Wasson

Remarks: Great Value At \$225,000 w/a \$15,222 net income per year Clean, Remodeled Investment Opportunity for You - O'Bradi Tavern Building. Extensive remodel in 2007 included Electrical Panel & Wiring, Lighting, Flooring, Natural Gas Water Heater & Ceiling Heater. New Roof in 2009.

273 CURTIS AVE Coos Bay 97420 COM SLD \$240,000



MLS#: 21637854 Status: SLD PTax/Yr: \$1,409
 Prop Type: COMM Sale Inc: BLDG,LAND
 Area: 260 YrBuilt: 1951 / APPROX Gross SQFT: 1037
 #Stry / Bldg: 1 / 1 Parking: /
 Present Use: RESTRNT Lot Size: 0-2,999SF

Directions: Hwy 101 to Curtis to address (near intersection of Curtis and

Remarks: OPPORTUNITY KNOCKS! Looking for a Solid Commercial Building with many upgrades, in an Excellent location, just 1 1/2 blocks off of HWY 101? Walking Distance to Downtown, and amongst plenty of City Parking! Small Footprint Makes for Easy Operation of a small Restaurant, or other business in this well established and well-known location. Restaurant equipment not included at this price, but may be sold separately. *Don't Worry! Noster Kitchen is NOT going away-Stay Tuned for Details to come!

1096 VIRGINIA North Bend 97459 COM SLD \$250,000



MLS#: 22607614 Status: SLD PTax/Yr: \$1,813
 Prop Type: COMM Sale Inc: BLDG, LAND
 Area: 260 YrBuilt: 1929 / APPROX Gross SQFT: 2280
 #Stry / Bldg: 1 / 1 Parking: 1 /
 Present Use: OTHER Lot Size: 0-2,999SF

Directions: Corner of Virginia and Monroe

Remarks: Location, location? Commercial Building with Showroom space, warehouse space, office area and bathroom. Updates throughout including Roof, siding, electrical panel. Corner of Virginia with high visibility and steady traffic.

195 2ND ST SE Bandon 97411 COM SLD \$267,000



MLS#: 21187453 Status: SLD PTax/Yr: \$1,699
 Prop Type: COMM Sale Inc: BLDG
 Area: 260 YrBuilt: 1937 / Gross SQFT: 1800
 #Stry / Bldg: / Parking: 2 /
 Present Use: RETAIL Lot Size: 0-2,999SF

Directions: OLD TOWN BANDON

Remarks: OLD TOWN, HOT CORNER LOCATION! Here is your chance to own a top location in the Heart of Old Town Bandon! 1800 sqft building with rare owner parking onsite. An amazing opportunity to make it your own with some TLC. Inquire with City for improvement requirements. Listing agent related to seller.

1095 Alabama AVE SE Bandon 97411 COM SLD \$295,000



MLS#: 21403300 Status: SLD PTax/Yr: \$2,936
 Prop Type: COMM Sale Inc: BLDG
 Area: 260 YrBuilt: 1961 / APPROX Gross SQFT: 1968
 #Stry / Bldg: 1 / 1 Parking: /
 Present Use: MEDCL/DNTL Lot Size: 5K-6,999SF

Directions: E on 11th St to Alabama Ave, corner building on left side of street

Remarks: First time on the market and ready for your ideas! 1960's retro style commercial building with a corner location in heavy traffic area. Close to banks, medical facilities, salon, post office, grocery stores, schools and more! Building offers 6 separate rooms ranging in size from 7x14 to 10x15, 2 bathrooms, spacious reception area and parking to front and back of the building.

255 MICHIGAN AVE Bandon 97411 COM SLD \$299,000

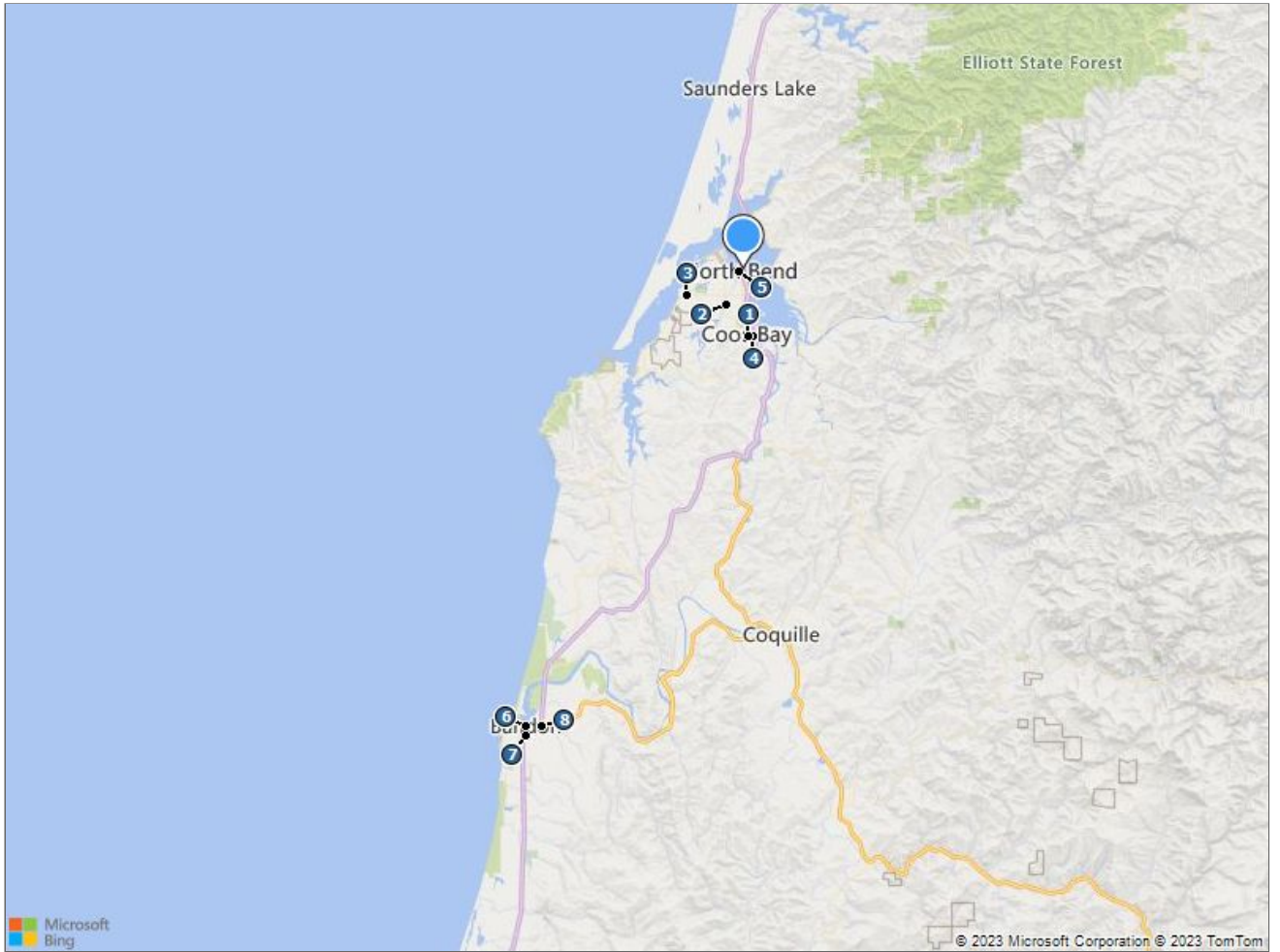


MLS#: 22604389 Status: SLD PTax/Yr: \$2,138
 Prop Type: COMM Sale Inc: BLDG
 Area: 260 YrBuilt: 1960 / Gross SQFT: 1600
 #Stry / Bldg: 1 / Parking: /
 Present Use: RETAIL Lot Size: 5K-6,999SF

Directions: Hwy 101 and Michigan Corner

Remarks: Busy Highway Corner Location! Very busy address 1600 square foot commercial building. Currently Home of Abandoned Goods. Business is also available. Let's talk!!!! Call Fred Gernandt

Map of Comparables to Your Home



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	22398086	237 S 7TH ST	2	23200454	2590 WOODLAND DR	3	21346656	702 NEWMARK AVE
4	21637854	273 CURTIS AVE	5	22607614	1096 VIRGINIA	6	21187453	195 2ND ST
7	21403300	1095 Alabama AVE	8	22604389	255 MICHIGAN AVE			

Adjustments to Comparables

				
Property Category:	COM	COM	COM	COM
Address:	2066 Sherman AVE	237 S 7TH ST	2590 WOODLAND DR	702 NEWMARK AVE
City, State:	North Bend, OR	Coos Bay, OR	Coos Bay, OR	Coos Bay, OR
Zip:	97459	97420	97420	97420
County:	Coos	Coos	Coos	Coos
MLS#:		22398086	23200454	21346656
Status:		ACT	ACT	SLD
SQFT:	1000	1290	1421	1250
List Price:	\$260,000	\$269,000	\$269,000	\$225,000
\$/SQFT:	\$260	\$208	\$189	\$180
Sale Price:				\$225,000
Sale \$/SQFT:		\$	\$	\$180
Sale Date:				08/16/2021
%SP/LP:		0%	0%	100%
%SP/OLP:		0%	0%	100%
Sold Terms:				OWNCRRY
DOM / CDOM:		276 /	4 /	38 / 331
	\$ Adj	\$ Adj	\$ Adj	\$ Adj
Current Use	BEAUTY	RETAIL, OTHER	MEDCL/DNTL, OFFICE, PROF-SV	BAR, TAVERN
Gross SQFT		1290	1421	1250
Property Type	COMM	COMM	COMM	COMM
Sale Includes	BLDG	BLDG, BUSNS, LAND	BLDG, LAND	BLDG, LAND
SQFT	1000	1290	1421	1250
Stories, Number of		1		1
Year Built	1924	1950	1958	1931
Zoning	C	MX	MP	C2
Total Adjustments:				
Adjusted Price:		\$269,000	\$269,000	\$225,000

				
Property Category:	COM	COM	COM	COM
Address:	2066 Sherman AVE	273 CURTIS AVE	1096 VIRGINIA	195 2ND ST SE
City, State:	North Bend, OR	Coos Bay, OR	North Bend, OR	Bandon, OR
Zip:	97459	97420	97459	97411
County:	Coos	Coos	Coos	Coos
MLS#:		21637854	22607614	21187453
Status:		SLD	SLD	SLD
SQFT:	1000	1037	2280	1800
List Price:	\$260,000	\$249,000	\$299,000	\$275,000
\$/SQFT:	\$260	\$240	\$131	\$152
Sale Price:		\$240,000	\$250,000	\$267,000
Sale \$/SQFT:		\$231	\$109	\$148
Sale Date:		01/10/2022	07/13/2022	11/28/2022
%SP/LP:		96%	84%	97%
%SP/OLP:		100%	84%	89%
Sold Terms:		CASH	CASH	OTHER
DOM / CDOM:		12 / 12	1 / 1	377 / 377
		\$ Adj	\$ Adj	\$ Adj
Current Use	BEAUTY	RESTRNT	OTHER	RETAIL
Gross SQFT		1037	2280	1800
Property Type	COMM	COMM	COMM	COMM
Sale Includes	BLDG	BLDG, LAND	BLDG, LAND	BLDG
SQFT	1000	1037	2280	1800
Stories, Number of		1	1	
Year Built	1924	1951	1929	1937
Zoning	C	C-1	CM	C-1
Total Adjustments:				
Adjusted Price:		\$240,000	\$250,000	\$267,000

				
Property Category:	COM	COM	COM	
Address:	2066 Sherman AVE	1095 Alabama AVE SE	255 MICHIGAN AVE	
City, State:	North Bend, OR	Bandon, OR	Bandon, OR	
Zip:	97459	97411	97411	
County:	Coos	Coos	Coos	
MLS#:		21403300	22604389	
Status:		SLD	SLD	
SQFT:	1000	1968	1600	
List Price:	\$260,000	\$299,000	\$299,000	
\$/SQFT:	\$260	\$151	\$186	
Sale Price:		\$295,000	\$299,000	
Sale \$/SQFT:		\$149	\$186	
Sale Date:		10/05/2021	01/31/2023	
%SP/LP:		99%	100%	
%SP/OLP:		75%	70%	
Sold Terms:		CASH	CASH	
DOM / CDOM:		188 / 188	240 / 240	
		\$ Adj	\$ Adj	\$ Adj
Current Use	BEAUTY	MEDCL/DNTL	RETAIL	
Gross SQFT		1968	1600	
Property Type	COMM	COMM	COMM	
Sale Includes	BLDG	BLDG	BLDG	
SQFT	1000	1968	1600	
Stories, Number of		1	1	
Year Built	1924	1961	1960	
Zoning	C	C-2	c 2	
Total Adjustments:				
Adjusted Price:		\$295,000	\$299,000	

Summary of Comparable Listings

Active Listings

Cat	MLS#	Area	Type	Address	City	Zoning	Terms	Price
COM		260	COMM	2066 Sherman AVE , North Bend, OR 97459	North Bend	C		\$260,000
COM	22398086	260	COMM	237 S 7TH ST	Coos Bay	MX		\$269,000
COM	23200454	260	COMM	2590 WOODLAND DR	Coos Bay	MP		\$269,000

Sold Listings

Cat	MLS#	Area	Type	Address	City	Zoning	Terms	Price
COM		260	COMM	2066 Sherman AVE , North Bend, OR 97459	North Bend	C		\$260,000
COM	21346656	260	COMM	702 NEWMARK AVE	Coos Bay	C2	OWNCRRY	\$225,000
COM	21637854	260	COMM	273 CURTIS AVE	Coos Bay	C-1	CASH	\$240,000
COM	22607614	260	COMM	1096 VIRGINIA	North Bend	CM	CASH	\$250,000
COM	21187453	260	COMM	195 2ND ST SE	Bandon	C-1	OTHER	\$267,000
COM	21403300	260	COMM	1095 Alabama AVE SE	Bandon	C-2	CASH	\$295,000
COM	22604389	260	COMM	255 MICHIGAN AVE	Bandon	c 2	CASH	\$299,000

Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
ACT	2	\$269,000	\$269,000	\$269,000	\$269,000	1,356	1,356	\$199	N/A	N/A
SLD	6	\$225,000	\$262,667	\$258,500	\$299,000	1,656	1,700	\$159	192	214

Total Listings: 8 Sold Properties closed averaging 95.75% of their Final List Price.

	Amount	\$/Sqft
Min. List Price:	\$225,000	\$180
Avg. List Price:	\$273,000	\$173
Max. List Price:	\$299,000	\$152
Average Sale Price:	\$262,667	\$159
Recommended List Price		
Min:	<u>\$250,000</u>	<u>\$250</u>
Max:	<u>\$275,000</u>	<u>\$275</u>
Recommended:	<u>\$260,000</u>	<u>\$260</u>

**Note: Comparable listings with SQFT=0 are excluded from all Price/SQFT calculations

How the Recommended Price Looks in the Market

