September 11, 2026

Marcus & Millichap

$83 Million Sale of Two Oregon Multifamily Assets Brokered by Institutional Property Advisors

CORVALLIS, Ore.--(BUSINESS WIRE)-- Institutional Property Advisors (IPA), a division of Marcus & Millichap (NYSE:MMI) dedicated to serving the company's institutional clients, announced today the sale of Oak Vale, a 257-unit property in Corvallis, and 181-unit Anjou Club in Talent. The two Oregon multifamily assets traded for a total of $83 million.

"The quality of construction and maintenance of these two properties attracts and retains the most discerning renters, and previous ownership was meticulous in their upkeep and reinvestment," said Anthony Palladino, IPA senior director investments. "With an average occupancy rate of 96.5% over the last five years, Corvallis is often among the strongest apartment markets in the state. Talent, a suburb of Medford, benefits from the region's population growth, which by 2045 is expected to increase by over 31,000 new residents."

Palladino, Philip Assouad, Giovanni Napoli, Ryan Harmon, and Nick Ruggiero of IPA, in association with David Tabata, Marcus & Millichap's broker of record in Oregon, represented the seller, Bender Equities, and procured the buyer, Verdant Development Inc.

"Investor demand for well-located multifamily assets with durable operating fundamentals remains strong, particularly in markets where new supply is limited," said Andrew Leahy, national director of IPA Multifamily. "These transactions demonstrate the depth of capital seeking opportunities in established Pacific Northwest markets and investors' continued confidence in the long-term performance of the multifamily sector."

Oak Vale is a 31-building property built in 1973 and 1995 on more than 16 acres a short drive from Oregon State University. The community has a park-like setting with paved walking trails that connect to the Benton County park and trail system. Amenities include a lounge, game room, fitness center, movie theater, and outdoor sport court. The unit mix of one-, two- and three-bedroom apartments averages 767 square feet.

Anjou Club was completed in 1990 on nearly 14 acres near Southern Oregon University. The 22-building property has a mix of one-, two- and three-bedroom floor plans across three layout types: flats, townhomes, and garden flats. The average unit size is 950 square feet. Community amenities include a large clubhouse, heated outdoor swimming pool, tennis court, basketball court, play structure, and outdoor seating areas.

About Institutional Property Advisors (IPA)

Institutional Property Advisors (IPA) is a division of Marcus & Millichap (NYSE: MMI), a leading commercial real estate services firm in North America. IPA's combination of real estate investment and capital markets expertise, industry-leading technology, and acclaimed research offers customized solutions for the acquisition, disposition and financing of *institutional properties and portfolios. For more information, please visit www.institutionalpropertyadvisors.com*

About Marcus & Millichap, Inc. (NYSE: MMI)

Marcus & Millichap, Inc. is a leading brokerage firm specializing in commercial real estate investment sales, financing, research and advisory services, with offices throughout the United States and Canada. Marcus & Millichap closed 8,818 transactions with a sales volume of $50.8 billion in 2025. At year-end, the company had 1,808 investment sales and financing professionals in more than 80 offices providing investment brokerage and financing services to commercial real estate sellers and buyers. For additional information, visit www.MarcusMillichap.com.

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Source: Marcus & Millichap