

Value: \$24,000,000
Loans: \$ 7,500,000
Equity: \$16,500,000
Fee: 2.0%

Title: **Ridgeway Butte and Landing**

Have: 398-acre site with 2 distinct parcels. Ridgeway Butte, the hillside view property, consists of 326 acres and will come with a 282-lot subdivision of .25 acre to 4 acre estate parcels inside the city limits. Ridgeway Landing, a 72 acre riverfront piece has conceptual drawings for mixed use development.

Location: Berlin Road and Grant Street in Lebanon, Oregon – 80 miles south of Portland and 40 miles south of Salem (state capital). Eugene 45 miles to the south is home of Univ. of Oregon and 20 miles to the west is the campus of Oregon State University.

Benefits: Development opportunity for estimated 33.76% return on butte portion of project. Growing population and identified need by city for higher end housing. Lowe's has a 1,358,103 sf. West Coast Distribution center under construction in Lebanon. Area expects 2,000 new jobs within 24 months. Urban Renewal District funding available.

Motivation: Creative and capable principals looking to leave some development profit on the table and move on with other projects.

Can Adds: Principals have other projects they can add or can split the two projects and sell the butte portion for \$14,000,000 or the landing portion for \$10,000,000.

Owner: Ridgeway Butte, LLC

Broker: Rick Ely
Equity Network Services

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MART MARKETING PACKAGE FORMAT

Title: Two Income-Producing Properties in Longview, WA

Value : \$3,975,000
Loans : \$1,900,000 (\$1,400,000 on 1208 Wash & \$500,000 on 1401 Indust)
Equity : \$2,075,000
Fee : 5.0% (50/50 Split)

Have : One New Strip Center in Longview, WA (\$2,600,000 at a 6.79% CAP Rate)
One Mixed-Use / Industrial Building (\$1,375,000 at a 8.85% CAP Rate)

Location : 1208 Washington Way, Longview, WA (8,584 SF Strip Center)
1401 Industrial Way, Longview, WA (15,425 SF Mix-Use / Indust Building)

Benefits
Offered : Two income-producing properties with good CAP Rates

Income &

Expense:	1208 Washington Way	1401 Industrial Way
	Gross Income \$191,472	Gross Income \$132,000
	-Vacancy \$9,574	-Vacancy \$6,600
Gross Operating Income	\$181,898	\$125,400
Expense	\$5,457	\$3,762
Net Operating Income	\$176,441	\$121,638
-Debt Service	\$149,339	\$83,557
Cash Flow	\$32,559	\$40,418
Cap Rate	6.79%	8.85%

Loans:	Balance	As of Date	Payment	Ann. Pmts	Int. Rate%	Due Date
Loan 1						
Loan 2						
Other (s)						

Benefits

Sought : Cash to work on other projects or land for development, especially land zoned for retail.

Motivation: Desire to take equity and build a new building for their company. Much greater motivation to put something together for only 1401 Industrial Way.

Can Add : Cash

Remarks : Owner will Lease-back 8300 SF in 1401 Industrial Way for minimum of 12 months with two 6-month options to renew. Owner will lease-back any remaining space in either building for 12 months at market rents.

Owner : LMM LLC & Pacific Tech Construction, Inc.

Agent : Paul Young Phone: (360) 575-6691
Windermere Commercial RE Fax : (360) 636-0941
842 Washington Way E-mail : paulyoung@windermere.com
Longview, WA 98632

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HOUSE AND 8-PLEX FOR SALE PARKSIDE APARTMENTS

Value: \$650,000.00
 Loans: \$300,000.00
 Equity: \$350,000.00
 Fee: 3% to SB

Have: Two level home with bath + 1/2, 2 fireplaces, garage, family room, 3 bedroom, bonus room 1500 ± sq ft; 8-Plex with six 2-bedroom units, Two 1 bedroom units. Off street parking

Location: 3009 and 3011 Fruit Valley Road in Vancouver, Washington. Walk to park, school and bus to downtown. Quiet neighborhood with recent development focus.

Benefits

Offered: Near Vancouver Industrial areas with jobs. Always full. Bread and butter rents.

	Target 1 Jan	Current	Target 1 Jan
Rental Income	\$60,272	62,868	67,715
Less:			
RE Taxes	\$5258		
Insurance	1910		
Maintenance	2953		
Garbage	2152		
Water/Sewer	2916		
Accounting	700		
NOI	\$44,387	46,978	51,830
		7.2	8

Benefits

Sought: 1031 Exchange to real estate motivation: Increase number of units.

Can Add: Commercial 5500 sf building. Portland \$450,000 20-units, Vancouver ~~\$1,295,000~~

Remarks: Solid income producer.

Owner: TR, LLC