

MART
PORTLAND

June 14, 2007

Price: \$3,400,000.
Loan: \$1,750,000.
Equity: \$1,650,000.
Fee: 4% split.

PROPERTY: Dollar Tree; Sunnyside, WA

LOCATION: 2660 Yakima Valley Hwy, Sunnyside, WA 98944

PRICE: \$3,400,000.

LOANS: \$1,750,000.

INCOME: \$238,816. *7% cap*

WHY DOES NOT WANT: Wants to sell to pursue another opportunity.

WANTS: Possible 1031 into income property in Washington.

TAXES: Tenant pays.

IMPROVEMENTS: *141⁵⁰ per ft*
24,029/sf single tenant masonry retail building built in 1999. New roof in 2006. 2 acres of land.

COMMENTS: Next to Wal-Mart and other retail.

OWNER: Husband and wife partnership.

BROKER: Kerry Bates 503-243-7933

Note: All information is from source deemed reliable, but is not guaranteed by Agent. Package is subject to price change, correction, error, omission, prior date or withdrawal. This is confidential information and is intended for Agent use only.

83¢ per ft Rent

19,901 market value

MART MARKETING PACKAGE FORMAT

Title: 3.44 Acres overlaid for Med Density Resid in Longview, WA
5024 Ocean Beach Hwy, Longview, WA

Value : \$500,000

Loans : \$0.00

Equity : \$500,000

Fee : 6% Selling Price (Split 50/50)

Have : 3.44 acres overlaid for Med Density Residential in Longview, WA with SFR

Location : On the corner of Ocean Beach Hwy and 50th Ave in a high growth West Longview Location

Benefits

Offered : Zoning Allows up to 18 units / acre. Wide variety of housing types. Ability to Sub-divide and sell the house on the property. Frontage along 50th and OBHwy.

Income &

Expense: N/A

Loans:	Balance	As of Date	Payment	Ann. Pmts	Int. Rate%	Due Date
Loan 1	\$0.00	_____	_____	_____	_____	_____
Loan 2	\$0.00	_____	_____	_____	_____	_____
Other (s)						

Benefits

Sought : Property held in an estate by two brothers. Desire to Cash Out.

Motivation: Looking for path to cash

Can Add : N/A

Remarks : Owner will carry a small owner carry-back or with enough down will finance the balance

Owner : Toney

Broker : Windermere Commercial RE Phone: 360.575.6691

Agent : Paul Young Fax : 360.575.9463

Address : 1128 Broadway, Longview, WA E-mail: paulyoung@windermere.com

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