

THE MART
MARKETING PACKAGE FORMAT

Title	Hillsboro Townhouses
Value	\$750,000
Equity	\$750,000
Fee	5%
Have	9 Spacious Townhouse Units
Location	1068 E. Main, Hillsboro, OR
Benefits Offered	Cash Flow, Rent Upside, Individual Townhome Sales Next Cycle

Income & Expenses

Actual Prior Year

Gross Income:	70,800
-Vacancy:	3,540
Gross Operating Income:	67,260
Expense:	26,464
Net Operating Income:	40,796
Debt Service:	0
Cash Flow:	40,796
Cap Rate:	5.44

Projected Current Year

Gross Income:	75,060
-Vacancy:	3,753
Gross Operating Income:	71,307
Expense:	27,031
Net Operating Income:	44,276
Debt Service:	38,280
Cash Flow:	5,997
Cap Rate:	5.9

Loans

	Balance	As of Date	Payment	Ann. Payments	Interest Rate %	Due Date
Loan 1	525,000	Acquisition	3,190	38,280	6.125	5 Years
Loan 2						
Others						

Benefits Sought	Property closer to his home and business, Appreciation, Cash Flow	
Motivation	Has owned for 10 years and wants to exchange to commercial/industrial/retail rental property	
Can Add	\$250,000 cash	
Remarks	Fresh exterior paint 7.08. Wants replacement property up to 1,500,000.	
Owner	MSP Investments	
Broker	Jim Lutz, CCIM, SEC	Agent: Jim Lutz, CCIM, SEC
Address	5440 SW Westgate Dr. Ste 350, Portland, OR 97221	
Address		
Phone	503-750-6388	Fax: 503-291-7851
Email:	jim@jllutz.com	

NOTICE

Broker does not guarantee the accuracy of any information herein. The information is not in any way verified by Broker and it is subject to change, correction, error, omission, inaccuracy or withdrawal. This package is for broker to broker communication only. All parties must independently verify all facts and circumstances which may be of relevance to any matter concerning the information contained herein.

Real Estate Marketing Printout
Printed August 13, 2008

PKG # _____
 REE.com ID# 21755
Value \$2,700,000
Loans \$1,600,000
Equity \$1,100,000

Bakers Corner Plaza

Property: Commercial - Shopping Center 5612-5618 Ocean Beac Hwy,
 Longview, Washington

Description: The Tenant in Building C (Fresenius Medical Care) will commence their rental payment in October, 2008. Property is made up of 3 buildings with an additional space to build up to 20,000SF.

Benefits to New Owner: Future development opportunities.

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$254,402	100%	
Less Vacancy (-)	\$12,720	5%	
Other Income (+)	\$0	0%	
Gross Operating Income	\$241,682	100%	
Operating Expenses (-)	\$12,242	5%	
Net Operating Income (=)	\$229,440	90%	
Loan Payments (-)	\$156,699	62%	
CASH FLOW (=)	\$72,741	29%	
Capitalization Rate	8.50%		0.00%
Lot Size	2.6 Acres		
Zoning	City - Longview		
Yr. Built	Various		

Financial Comments: The above financial information is based on an APOD, which is available upon request.

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$1,200,000	\$9,987	8.5	2010	Conventional	MAYBE
Loan #2:	\$200,000	\$2,500	15	2009	Private	YES
Other:	\$200,000	\$1,300	15	2009	Private	YES
TOTALS	\$1,600,000	\$13,787				

Loan Comments:

Benefits Sought:

Motivation: Reduce time and management of property, Want to simplify my estate and property(s) could be a problem for heirs

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
1	Land/Commercial	\$60,000	\$0	\$60,000	\$0
	CAN-ADD TOTALS	\$60,000	\$0	\$60,000	\$0

Owner's Occupation: Investor / Developer **Name:** Lutze Investments, LLC

Presented By: Todd Wade Woodford CRE Agent

Address: Suite 208, Longview, Washington 98632

Telephone: 360.501.5500 **FAX:** 360.501.6051 **Commissions:** 2.0 %

eMail: todd@woodfordcre.com

Web Site: <http://www.woodfordcre.com>

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FOR SALE

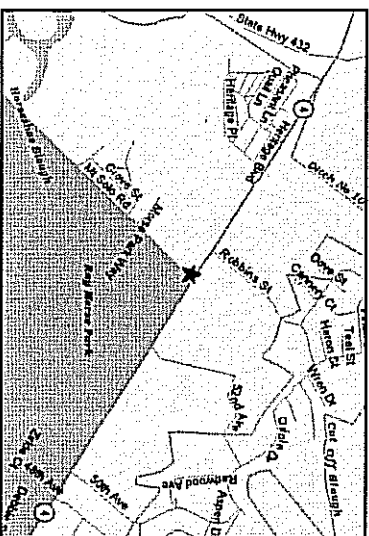
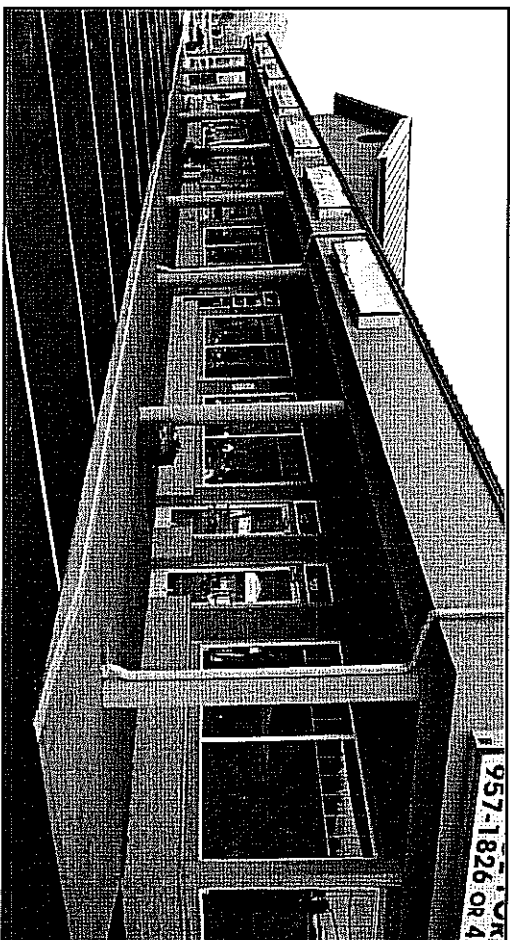
Bakers Corner Plaza
LONGVIEW WA 98632

PROPERTY DEMOGRAPHICS

BUILDING SIZE:	2 x 8,000 Square Feet Buildings 1 x 2,135 Square Foot Building
PRICE:	\$2,700,000 \$148.88/SF
LAND SIZE:	2.6 Acres 113,256 Square Feet
CAP RATE:	8.5% (Pro-Forma)
POPULATION:	16,756 - 3 Mile 48,577, - 5 Mile
HOUSEHOLD:	6,475 - 3 Mile 19,346 - 5 Mile
AVE. HH INCOME:	\$61,885 - 3 Mile \$59,529 - 5 Mile

PROPERTY FEATURES

- 18,000+ SF retail strip center on main artery of West Longview
- Close proximity to many new housing developments
- Good local & national tenant mix
- Room for development of a future 20,000SF building
- A full Executive Summary is available, upon request



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@ Woodford Commercial Real Estate.

Woodford

Commercial Real Estate

For Further Information

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Annual Property Operating Data

Property Name	Bakers Corner Plaza
Location	Longview WA
Type of Property	Retail Center
Size of Property	18000 sqft (Sq. Ft./Units)
Purpose of analysis	Pro Forma

Purchase Price	2,700,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	18,900
Less Mortgages	1,890,000
Equals Initial Investment	828,900

Assessed/Appraised Values		
Land	405,000	15%
Improvements	2,295,000	85%
Personal Property	0	0%
Total	2,700,000	100%

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$1,890,000	\$13,058	12	6.75%	25	10
2nd			12			

Adjusted Basis as of 13-Aug-08 \$2,700,000

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME	18,000		254,402	
2 Less: Vacancy & Cr. Losses		(5.0% of PRI)	12,720	
3 EFFECTIVE RENTAL INCOME			241,682	
4 Plus: Other Income (collectable)			-3,600	Under Charged NNN
5 GROSS OPERATING INCOME			238,082	
OPERATING EXPENSES:				
7 Real Estate Taxes				
8 Personal Property Taxes				
9 Property Insurance				
10 Off Site Management		3.00%	7,142	
11 Payroll				
12 Expenses/Benefits				
13 Taxes/Worker's Compensation				
14 Repairs and Maintenance				
Utilities:				
15				
16				
17				
18				
19 Accounting and Legal			500	
20 Licenses/Permits				
21 Advertising			1,000	
22 Supplies				
23 Miscellaneous Contract Services:				
24				
25				
26				
27				
28				
29 TOTAL OPERATING EXPENSES			8,642	
30 NET OPERATING INCOME			229,439	
31 Less: Annual Debt Service			156,699	
32 Less: Participation Payments				
33 Less: Leasing Commissions				
34 Less: Funded Reserves				
35 CASH FLOW BEFORE TAXES			\$72,741	

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Prepared for: Investor

Prepared by: Woodford CRE

MART MARKETING PACKAGE FORMAT

Title: Commercial Development Land

Value : \$1,500,000
Loans and payoffs \$00
Equity: \$1,500,000
Fee : 2.5%

Have : 9.91 Acres commercial zoned land inside Molalla City Limits

Location: 31667 S Hezzie Ln. Molalla Oregon 97038 Land faces Hwy 211

Benefits: C-2 zoning on State Route 211. Inside city limits, all utilities available.
2 manf. And 2 stick built homes on property rented with income (of no value)

Income & Expense: Actual-Prior year

Gross Income:	\$31,800
Vacancy	
Gross Operating income:	\$31,800
Expense:	\$ 5,152
Net Operating Income:	\$26,648
Cap Rate:	1.7%

Benefits Sought : Would Like to find residential or Multi-family land to develop with
Greater Portland Metro area.

Motivation: Is not a commercial developer.

Can Add : 00

Remarks : good traffic counts, flat level land, land was cleared and no only has brush

Property Presented by Prudential N W Properties
6400 S E Lake Rd. Suite 200
Portland, Oregon 97222
503 652 1235 Office
Bob Hibbs Broker
503 212 2707 Direct
503 703 0684 Cell
503 529 2416 Fax
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WYCLIFFE

THE PROPERTY OF WYCLIFFE BIBLE TRANSLATORS
Formerly WESTERN EVANGELICAL SEMINARY.
On 1.71 Acres of R-10 land.

LOCATION: 4200 SE Jennings, Milwaukie, OR; From SE McLaughlin, (US 99E
W across River Rd two blocks to property on the left.

PRICE: \$1,650,000

REMARKS: Site is level and features three buildings:
Main building, 4700+ Sq Ft, "in-the-round" design;
Currently configured in 12 offices, meeting room, rest
rooms and a central reception area.

Second Bldg, 7400+ Sq Ft, featuring three living quarters,
community kitchen, offices, meeting room and a lot of storage.
This building is also identified as a Resource Building.

Shop, Garage, 1137 Sq Ft, roll-up doors, half bath with
shower. Plus extra land, extra parking or develop three
residences.

Parking for 104 with parking spaces between the main building and
behind the shop area. The shop area and adjacent parking area is
fenced for security.

The properties appear to be well maintained. The subject is well
Situated on the land and has potential for additional improvements.

We are pleased to offer this exceptional property for sale. Call Carl for an
appointment to inspect during office hours.

F2.5SO

For Further Information Call Carl Maier, ALC, EMS
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