

Real Estate Marketing Printout
Printed December 10, 2008

PKG # _____
 REE.com ID# 23116
Value \$3,920,400
Loans \$1,800,000
Equity \$2,120,400

Lexington Marketplace

Property: Land - Commercial Solomon Road, Kelso, Washington

Description: Property is plan approved retail shopping center & pad sites. Property also includes a 4 acre RV Storage site.

Benefits to New Owner: Developmental site.

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Operating Income	\$0	100%	
Operating Expenses (-)	\$0	0%	
Net Operating Income (=)	\$0	0%	
Loan Payments (-)	\$0	0%	
CASH FLOW (=)	\$0	0%	

Financial Comments:

Land Comments: Property is graded, filled & ready for construction. Off-sites are designed and must be built when traffic flows warrant.

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$1,800,000	\$0	6.0	2009	Conventional	MAYBE
TOTALS	\$1,800,000	\$0				

Loan Comments:

Benefits Sought: New project.

Motivation: Want off loan(s) to free-up credit line

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
	/	\$0	\$0	\$0	\$0
	CAN-ADD TOTALS	\$0	\$0	\$0	\$0

Owner's Occupation: Developer **Name:** Lands End of Cowlitz County

Presented By: Todd Wade Woodford CRE Agent

Address: Suite 208, Longview, Washington 98632

Telephone: 360.501.5500 **FAX:** 360.501.6051 **Commissions:** 3.0 %

eMail: todd@woodfordcre.com

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

This Marketing Printout was printed from the REE.com (REE.com) website. This information has not been verified therefore is not guaranteed by REE.com or Agent and is subject to change, withdrawal and errors.

MART
Shilo, Portland, Or
12/11/2008

Merrill Building

PKG #
 REE.com ID# 21916
Value \$655,000
Loans \$0
Equity \$655,000

Property: Commercial - Retail 1221-23-25 Commerce Ave, Longview, Washington

Description: Mixed retail building with long term tenancies. Potential upside in rents or accepting HUD tenants. Well maintained

Benefits to New Owner: Upside in rents. Low maintenance required. Stable rental history.

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$76,980	100%	\$83,820
Less Vacancy (-)	\$0	0%	\$4,125
Other Income (+)	\$0	0%	
Gross Operating Income	\$76,980	100%	\$79,695
Operating Expenses (-)	\$16,798	22%	\$25,000
Net Operating Income (=)	\$60,182	78%	\$54,695
Loan Payments (-)	\$0	0%	\$46,020
CASH FLOW (=)	\$60,182	78%	\$8,675
Capitalization Rate	9.19%		8.35%
Lot Size			
Zoning	C-1		
Yr. Built			

Financial Comments: Owner managed. New management available.

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$444,500	\$3,835	8	60mo		NO
TOTALS	\$444,500	\$3,835				

Loan Comments: Owner will carry with approval of financial statements and credit report.

Benefits Sought: Cash, cashflow, reduce life obligations

Motivation: 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	Personal Property/Cash	\$100,000	\$0	\$100,000	\$0
	CAN-ADD TOTALS	\$100,000	\$0	\$100,000	\$0

Owner's Occupation: Retiring real estate investor **Name:** Dean & Shirley Johnson Trust

Presented By: Hal Palmer Sharp Equity Management, a division of SPM, Inc. Agent

Address: P.O.Box G, Longview, Washington 98632

Telephone: 360-636-5277 **FAX:** 360-636-5233 **Commissions:** %: 025soc

eMail: hpalmer@pacifier.com

Web Site:

This Marketing Printout was printed from the REE.com (REE.com) website. This information has not been verified therefore is not guaranteed by REE.com or Agent and is subject to change, withdrawal and errors.

TIMBER-R-R-R-R

**HAVE: 83.17 ACRES - 868,000 BOARD FEET OF TIMBER ON
33 ACRES;
- 50 ACRES OF HAY GROUND.
- FARM HOUSE, LARGE SHOP, BARN**

ZONING; PF-76

**LOCATION: 68560 Whitney Rd., Ranier, Oregon 97048,
approximately six miles west of Goble, Oregon
and U.S Hy 30.**

PRICE: \$650,000

MOTO: Six heirs desire to liquidate family estate in a trust.

**REMARKS: The 33 acres of merchantable timber has a recent cruise,
predominately Douglas Fir with some Western Red
Cedar and Red Alder. Sizes: 12 inches to 30 inches DBH**

**Cruiser recommends reprod at 400 seedlings per acre.
Hay ground could also be planted.**

RMLS numbers 8111780 & 8111782

F5SO

For Further Information Call Carl Maier, ALC, EMS

Cellular 503 780 8020

John L. Scott Real Estate Office (503) 653-9720 • Fax (503) 653-8873

503 653 9720 X420

FAX 503 653 8873

carlm@johnlscott.com

Some offices are independently owned and operated.

Find your HOME on
www.JohnLScott.com

Home Office

503 439 8688

FAX 503 531 0934

carlmaier@comcast.net

MART
Shilo, Portland, Or
12/11/2008

PKG #

REE.com ID# 22910

Value \$134,900

Loans \$0

Equity \$134,900

Pacific Playhouse

Property: Residential Income - House(s) 17 Campbell Lane, Pacific Beach, Washington

Description: Remodeled home at the beach. Clean, nice and fresh looking. This cabin is located at the end of the road. Short walk from Analyde beach. Zoned for nightly rentals.

Benefits to New Owner: Use when you want, put in the rental pool when you want. 2 local companies can mange.

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$0	0%	\$11,700
Less Vacancy (-)	\$0	0%	\$3,510
Other Income (+)	\$0	0%	
Gross Operating Income	\$0	100%	\$8,190
Operating Expenses (-)	\$0	0%	\$4,000
Net Operating Income (=)	\$0	0%	\$4,190
Loan Payments (-)	\$0	0%	
CASH FLOW (=)	\$0	0%	\$4,190
Capitalization Rate	0.00%		3.11%
Lot Size			
Zoning			
Yr. Built			

Financial Comments: \$75/night For 3 Nights A Week.

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$0	\$0	0			
Loan #2:	\$0	\$0	0			
TOTALS	\$0	\$0				
Proposed:	\$0	\$0	0			

Loan Comments:

Benefits Sought: Activate equity; Take on another project

Motivation: Have taken property to potential and desire a new opportunity, Want to move assets to another state, Want to consolidate into larger investment

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
1	Residential Income/Condo(s)	\$250,000	\$0	\$250,000	\$0
2	Land/Subdivision	\$120,000	\$0	\$120,000	\$0
	CAN-ADD TOTALS	\$370,000	\$0	\$370,000	\$0

Owner's Occupation: IRA Investors **Name:** Cypress Duplexes, LLC

Presented By: Hal Palmer Sharp Equity Management, a division of SPM, Inc. Agent

Address: P.O.Box G, Longview, Washington 98632

Telephone: 360-636-5277 **FAX:** 360-636-5233 **Commissions:** %: 3 to SO

eMail: hpalmer@pacifier.com

Web Site:

This Marketing Printout was printed from the REE.com (REE.com) website. This information has not been verified therefore is not guaranteed by REE.com or Agent and is subject to change, withdrawal and errors.