

HOUSE AND 8-PLEX FOR SALE PARKSIDE APARTMENTS

Value: \$750,000.00
 Loans: \$404,000 @ 8.5%
 Equity: \$346,000
 Have: Two level home with bath + 1/2, 2 fireplaces, garage, family room, 3 bedrooms, bonus room; 8-Plex with six 2-bedroom units, Two 1 bedroom units, hookups, patios/balconies, appliances.
 Location: 3009 - 3011 Fruit Valley Road, Vancouver, Washington. Park, school, bus to downtown, quiet neighborhood with recent development focus.
 Benefits Offered: Walk to Industrial Area (Jobs), always full. Bread and butter rents with upside.

	Target	1 Jan 07	1 May 07	1 Jan 08	2007	1 Sept 08
Rental Income:		60,272	62,868	67,715	2007	70,380
Less:						
RE Taxes	\$4258				5899.88	
Insurance	1910				3030.78	
Maintenance	2953				3385.75	
Garbage	2152				3150.00	
Water/Sewer	2916				3508.85	
Accounting	700				<u>900.00</u>	
NOI		44,387	46,979	51,830		53,704
CAP	6	6.3	6.3	6.9		7.2

Benefits Sought: A way to greater number of units.
 Can Add: 5500 sf commercial building \$450,000.
 Remarks: Solid income producer with upside potential and vacant land adjoining. Record of continued increasing income.
 Owner: TR,LLC
 Broker: Investors Group Realty
 Agent: Ron Fragner
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Notice

Broker does not guarantee the accuracy of any information herein. The information is not in any way verified by the broker to broker communications only. All parties must independently verify all facts and circumstances which may be of relevance to any matter concerning the information contained. The package can be reproduced online at the Packages Outline web sites.

FREE & CLEAR

Single Family Home

Camas, Washington



LIST PRICE: \$ 288,500

DEBT: \$ f/c

EQUITY: \$ 288,500

DATE: Feb 2008
.05

Have: New construction. 1945 sf single family home. 4 bedroom, 2.5 bath with all the designer touches throughout. Hardwood floors, stainless steel appliances, etc. Fully fenced and landscaped.

Location: 719 NW Hill Street, Camas, Washington

List Price: \$288,500

Debt: F&C.

Terms: Cash or exchange.

Wants: Cash, building lots, or development opportunity. Will take smaller home in trade or trade up in to your project.

Can Add: Custom view home on Prune Hill with \$450k equity. Father will JV with leased homes in Clark County. Building lots. Condos. Development projects.

Remarks: Great property to crank cash or use as a down on your project. Son-in-law wants to use this to get started in land development or home construction .

Owner: David and Angie Gohl (daughter)

Agent: Mark H. Zoller (father)
M H Zoller Company, LLC

M H Zoller Company, LLC 415 E. Mill Plain Blvd
www:mhzoller.com 360 693-6167, Fax 360 693-2450 Vancouver, WA

Portland Commercial/Industrial Ground

LIST PRICE: \$ 3,500,000

DATE: February 2008
F.05/10

DEBT: \$ 2,100,000

EQUITY: \$ 1,400,000

Have: 1.11 acres (48,432 sf). Six tax parcels. Zoned General Commercial (C1).
.71 acres (30,905 sf). One tax parcel. Zoned Industrial (EG2). Located few blocks apart on 82nd Avenue in SE Portland. Current use Auto Car Lot, residential, and vacant ground. Over \$10k monthly income.

Location: 6302 SE 82nd Ave, Portland, Oregon
7227 SE 82nd Ave, Portland, Oregon

List Price: \$3,500,000 for both parcels.

Debt: \$2,100,000 Private

Equity: \$1,400,000

Terms: Cash, terms, or exchange.

Wants: Cash, paper, development opportunity, or income property. Timber land and development projects are good possibilities.

Can Add: Cash, hard money financing, signature strength, other property.
2.5 acres 122nd and Division zoned R2 (92+/- units) \$1mm equity; 14 ac zoned Commercial, St Helens, Or \$4.5mm equity; 2.5 ac zoned commercial Waldport, Or \$120k equity; 4 lots zoned Commercial, Depot Bay \$350k equity.

Remarks: Clients are deal makers and willing to add the cash and talent needed to help make our deal. All these properties are "Now Dirt" with excellent retail/industrial opportunity. Very high exposure and traffic counts (35,000 per day).

Owner: TIMBR joint venture

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