

**Pacific Northwest Regional Marketing
Conference
Portland, Oregon
September 11th & 12th, 2008**

PKG # 102-E
REE.com ID# 14802
Value \$1,000,000
Loans \$317,500
Equity \$682,500

28-acre Residential Dev.

Property: Land - Residential SW Haley Street, Pendleton, Oregon

Description: 28 acres zoned R-1 which allows for single family or duplex on 6,000 sf minimum lots. Also condo/townhouse or manuf. homes allowed. Territorial views, utilities to site. Potential for approx. 120 lots

Benefits to New Owner: Opportunity for profit from phased development. Market is growing.

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: Nice land for future development in growing community. Flexible seller will consider all ideas. Will deliver free and clear.

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$167,500	\$0		2011	Private	NO
Loan #2:	\$150,000	\$0		2008	Private	NO
TOTALS	\$317,500	\$0				

Loan Comments: Loans are private and can be moved.

Benefits Sought: Split partnership assets and/or obtain some cashflow.

Motivation: Want to activate a nonproductive asset, Property has circumstances beyond owner's ability to resolve, Want to raise cash from an exchange, Want to take profit and move on

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
1	Land/Multifamily	\$300,000	\$0	\$300,000	\$0
	CAN-ADD TOTALS	\$300,000	\$0	\$300,000	\$0

Owner's Occupation: TIC Investors **Name:** Behrens & Palmer

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