



Debbie Sullivan Realty Advisors

Price: \$ 2,470,000

Debt: \$1,303,000

Equity \$1,167,000

LAKE IN THE WOODS

Bay Center, WA

On Willapa Bay

Have: A seventy-five lot subdivision with lots priced from \$85,000. to \$175,000 depending on lake frontage, view and sizes. None are smaller than 13,577 s/f and most have views. The infrastructure, paved streets, curbs and street lights are in ready to build on the first phase of twenty-five lots. There are currently four pending sales. **For sale is the first phase only.**

Debt: \$1,303,000 Clackamas County Bank, 8.3% interest only

Benefits

Sought: Debt relief, some action on the project. Houses to show.

Motivation: Primarily debt relief.

Can Add: Other properties Raymond, WA, Clatskanie, OR, or N. Bonneville, WA.

Will consider adding 2nd or 3rd Phase of Lake in the Woods.

Remarks: Lake in the Woods, LLC

Occupation: Brokers/Developers

Counselors: **Debbie Sullivan**

Realty Advisors

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PKG #

1514 12th Avenue

REE.com ID# 20839
Value \$650,000
Loans \$40,000
Equity \$610,000

Property: Commercial - Retail 1514 12th Avenue, Longview, Washington

Description: Spanning 4 tax parcels, 2 buildings totaling 10,000SF +/- building with 12,000SF paved parking lot. Property has commercial grade kitchen, with walk-in cooler.

Benefits to New Owner: Possible partial lease back to Owner.

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$5,000	100%	\$72,000
Less Vacancy (-)	\$250	5%	\$3,600
Other Income (+)	\$0	0%	
Gross Operating Income	\$4,750	100%	\$68,400
Operating Expenses (-)	\$0	0%	
Net Operating Income (=)	\$4,750	95%	\$68,400
Loan Payments (-)	\$0	0%	
CASH FLOW (=)	\$4,750	95%	\$68,400
Capitalization Rate	0.73%		10.52%
Lot Size	24,000		
Zoning	City		
Yr. Built	1948		

Financial Comments:

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$40,000	\$500	7.5	2010	Conventional	NO
TOTALS	\$40,000	\$500				

Loan Comments:

Benefits Sought:

Motivation: Owner's business no longer requires the property so it is excessive inventory, Want to take profit and move on

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

Owner's Occupation: Business **Name:** The Eagles

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>

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PKG #

302 E. Scott Avenue

REE.com ID# 21153

Value \$871,200

Loans \$0

Equity \$871,200

Property: Land - Industrial 302 E. Scott Avenue, Woodland, Washington

Description: 4 acres within the City of Woodland, owner will sell in 2 acre bundles. Excellent opportunities for signage with direct exposure to Interstate 5. Strong traffic counts & growing area demographics.

Benefits to New Owner: Good development site with excellent Interstate 5 frontage.

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: Property is vacant land, so there is currently no income to report.

Land Comments: A GIS Package is available, upon request.

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: Property is owned, free and clear.

Benefits Sought:

Motivation: Owner's business no longer requires the property so it is excessive inventory

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

Owner's Occupation: Retired **Name:** Zumpstein

Presented By: Todd Wade Woodford CRE Agent

Address: Suite 208, Longview, Washington 98632

Telephone: 360.501.5500 **FAX:** 360.501.6051 **Commissions:** 2.5 %

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Add'l Web Site: www.woodfordcre.com

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