

BRENTWOOD OFFICE Salem, Oregon

FEE: 2% Selling Office

PRICE: \$3,999,950

DATE OF PACKAGE: May 8, 2008

LOANS: \$2,000,000±

EQUITY: \$2,000,000

HAVE: Two story, 20,000 square foot office occupied by Department of Corrections

LOCATION: 1793 13th St. SE, Salem, Oregon, and an additional parking lot across 13th St.

LEGAL: To Follow

INCOME: First year income \$335,136 (\$27,928 monthly) with 3% annual increases.
Projected first year NOI \$291,000.

PROPERTY BENEFITS: Excellent condition building. Recently painted, recently reroofed, several new HVAC units installed. Department of Corrections has been an excellent tenant and has expressed long term satisfaction with the property. Over 5:1 parking ratio.

MOTIVATION: Diversification of income properties

WANTS: Triple net in any metropolitan location; ten years or more on existing lease.

CAN ADD: 35,000 sf Commercial development site (will build to suit) in Forest Grove, Oregon;

OWNER: Ingram Properties LLC

REMARKS: Sale subject to finding a suitable §1031 exchange property. New 5 year lease December, 2007. Five year IRR with sale at 7.28%: 16.66%

BROKER: Prime Properties Realty Inc.
5390 SE Byron Drive
Portland, Oregon 97267

PHONE: 503.659.9556
FAX: 503.659.0330
USA 877.700.1031

COUNSELOR: Keith Nakayama, CCIM

E-MAIL keith@ccim.net

For more information on this property a back up package is available by email.

This information offered by Prime Properties Realty Inc. is for Broker use only and is from sources deemed to be reliable but is subject to change, correction, withdrawal, error, or omission. No warranty for the information is given nor implied. Any agent, buyer or investor should independently verify all information contained herein. Property is subject to prior sale.

Real Estate Marketing Printout
Printed May 7, 2008

PKG #

REE.com ID# 20839

Value \$650,000
Loans \$40,000
Equity \$610,000

1514 12th Avenue

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

Description: Spanning 4 tax parcels, 10,00SF +/- building with 12,000SF paved parking lot. Property has commercial grade kitchen, with walk-in cooler. Some remodeling has been completed.

Benefits to New Owner: Rental income from leasing. Use for business.

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
Loan #2:	\$487,500	\$3,602	7.5			NO
TOTALS	\$527,500	\$4,102				

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>

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.

CAP RATE & CASH ON CASH WORKSHEET

PROPERTY
1514 12th Ave.
Longview WA 98632

PREPARED FOR
Buyer

SUMMARY	
Loan Amount	\$487,500
Annual Interest Rate	7.50%
Loan Period (Years)	25
Loan Start Date	05/30/2008
Monthly Payment	\$ 3,602.58

All Amounts Are Annual

Scheduled Rents		\$72,000	
Plus Misc. Income		\$0	
Minus Vacancy	5.00%	\$3,600	
<hr/>			
Equals Gross Rental Income		\$68,400	
Minus Expenses (Except Debt)		\$3,420	
<hr/>			
Equals Net Operating Income (NOI)		\$64,980	
<hr/>			
Divided by Sales Price		\$650,000	
<hr/>			
Equals Capitalization Rate (Cap Rate)		10.00%	
Sales Price	\$650,000		
Less Down Payment	\$162,500		
<hr/>			
Equals Loan Amount	\$487,500	Annual Mortgage payments of	\$43,231
NOI		\$64,980	
Less Mortgage Payments		\$43,231	
<hr/>			
Equals Cash Flow Before Tax (CFBT)		\$21,749	
CFBT		\$21,749	
Divided by Down Payment		\$162,500	
<hr/>			
Equals Cash on Cash Return		13.38%	

Cap Rate and Cash on Cash are the two most widely used measures of value. Only Internal Rate of Return (IRR) is more comprehensive

If the interest rate on the mortgage is less than the Cap Rate, it's called a **Positive Leverage** and you should borrow as much as possible. If the interest rate is higher than the Cap Rate, it's a **Negative Leverage** and you should borrow as little as possible.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

East-West Building Portland, Oregon

FEE: 2% Selling Office

PRICE: \$3,699,950

DATE OF PACKAGE: May 8, 2008

LOANS: \$1,800,000±

EQUITY: \$1,900,000

HAVE: Three story, 21,577± square foot office occupied by three tenants: Providence Healthcare, Lifeworks, and House Calls Inc. Each of the tenants have a medical use.

LOCATION: 4531 SE Belmont, Portland, Oregon

INCOME: First year income \$305,000 with 3% increases. Projected first year NOI \$241,000.

PROPERTY BENEFITS: The building is in very good condition having been recently renovated. A new sidewalk was completed as part of the renovation. The exterior is brick that is low maintenance; landscaping is simple and low maintenance. Well located at 4531 SE Belmont, the property enjoys proximity to Providence Hospital, Laurelhurst shops, and Mt. Tabor, a desirable residential area.

MOTIVATION: Diversification of income properties

WANTS: Way to cash

CAN ADD: None

OWNER: East-West Building LLC

REMARKS: Nice low maintenance brick office building.

BROKER: Prime Properties Realty Inc.
5390 SE Byron Drive
Portland, Oregon 97267

PHONE: 503.659.9556
FAX: 503.659.0330
USA 877.700.1031

COUNSELOR: Keith Nakayama, CCIM

E-MAIL keith@ccim.net

**The MART
Portland, OR
May 8, 2008**

PKG #

REE.com ID# 20838

Value \$380,000

Loans \$0

Equity \$380,000

XXX 3rd Avenue

Property: Land - Commercial XXX 3rd Avenue, Longview, Washington

Description: 0.86 acres of development land in Longview City Limits. Zoned for retail or light industrial use.

Benefits to New Owner: Excellent development opportunity.

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:

Utilities Available:

Water Gas Sewer/Septic
Phone Cable Electricity

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 & clear.

Benefits Sought:

Motivation: Reduce negative cash flow, 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:** The Teuscher, LLC

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.

Portland Multi-Family Ground

DATE: May 2008
F .05/10

LIST PRICE: \$ 2,500,000
DEBT: \$ 1,100,000
EQUITY: \$ 1,400,000

Have: 2.85 acres; Vacant multi-family dirt. Zoned R-1. Currently occupied with 5 rental homes plus advertising billboard. Preliminary layout for 125 units (900 sf each). Gross income: \$2654 monthly.

Location: 2718 SE 122nd Ave
2800 SE 122nd Ave
2706 SE 122nd Ave, (mobile homes)

List Price: \$2,500,000 for both parcels.

Debt: \$1,100,000 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.
82nd ave commercial \$3,5mm; 14 ac zoned Commercial, St Helens, Or \$6mm; 2.5 ac zoned commercial Waldport, Or \$250k; 4 lots zoned Commercial, Depot Bay \$750k.

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.

Owner: TIMBR joint venture

Agents: Mark H. Zoller, broker mark@mhzoller.com Office phone 360 693 6167
Keith Nakayama ALC, CCIM Prime Properties Realty, Inc.
Email: primeprop@comcast.net Office phone: 503 659 9556

M H Zoller Company, LLC

www:mhzoller.com 360 693-6167, Fax 360 693-2450 PO Box 288 Washougal, WA