

**THE MART**  
MARKETING PACKAGE FORMAT

Title	Ping Chen's Properties
Value	\$3,923,000
Equity	\$2,073,000
Fee	8% (50/50 split)
Have	9 properties with a large amount of equity with an owner willing to look at any offer
Location	Various locations throughout Longview and Kelso, WA (see attached Property Summary)
Benefits Offered	You get to pretty much name the terms

**Income & Expenses**

Actual Prior Year	Projected Current Year
Gross Income: _____	Gross Income: _____
-Vacancy: _____	-Vacancy: _____
Gross Operating Income: _____	Gross Operating Income: _____
Expense: _____	Expense: _____
Net Operating Income: _____	Net Operating Income: _____
Debt Service: _____	Debt Service: _____
Cash Flow: _____	Cash Flow: _____
Cap Rate: _____	Cap Rate: _____

**Loans**

	Balance	As of Date	Payment	Ann. Payments	Interest Rate %	Due Date
Loan 1	\$1,200,000 (906 Croy St)		\$16,000 / mo (interest only)		16%	Jan 2009
Loan 2	\$190,000		\$1,300 / mo		7%	May 2009
Others	\$460,000 (3 add'l loans)		\$4,175 / mo		Varies	Varies

Benefits Sought	Debt Relief, preservation of equity		
Motivation	Debt Relief (\$1.2 million note due in Jan 2008)		
Can Add	Nothing (everything is already on the table)		
Remarks	Owner will look at any and all offers		
Owner	Ping Chen		
Broker	Windermere Commercial Real Estate	Agent:	Paul Young
Address	842 Washington Way, Longview, WA		
Address			
Phone	360.575.6691	Fax:	360.636.0941
Email:	paulyoung@windermere.com		

**NOTICE**

Broker does not guarantee the accuracy of any information herein. The information is not in any way verified by Broker and it is subject to change, correction, error, omission, inaccuracy or withdrawal. This package is for broker to broker communication only. All parties must independently verify all facts and circumstances which may be of relevance to any matter concerning the information contained herein.

**Mart  
Portland Oregon  
11/13/2008**

**PKG #** \_\_\_\_\_

REE.com ID# 21901

**Value** \$1,500,000  
**Loans** \$0  
**Equity** \$1,500,000

**Molalla Commercial Land 9.91ac**

**Property:** Land - Commercial 31667 S Hezzie Lane, Molalla, Oregon

**Description:** 9.91 acres in Molalla Oregon. has two homes and two manf. homes producing income. Homes of no value. Land is flat and cleared. Utilities available in street. Property fronts Hwy 211.

**Benefits to New Owner:** City is willing to work with new owner. Property is flat and cleared and ready for development. Utilities available at lot line. Property has a small amount of income.

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

**Financial Comments:**

**Land Comments:** land uses could be big box, retail center, Storage units. Zoned C-2 allows for most retail uses.

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

**Loan Comments:** No loans

**Benefits Sought:** Owner is residential contractor and does not work to develop commercial. Will look at residential/multi-family subdivisions exchanges in the N.W.

**Motivation:** Property has circumstances beyond owner's ability to resolve

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

**Owner's Occupation:** Contractor **Name:**

**Presented By:** Robert Hibbs Prudential N W Properties Agent

**Address:** 6400 S E Lake Rd. Suite 200, Portland, Oregon 97222

**Telephone:** 503 212 2707 **FAX:** 503 520 2416 **Commissions:** 2.5 %

**eMail:** [bhibbs@pru-nw.com](mailto:bhibbs@pru-nw.com)

**Web Site:** <http://www.bhibbs.com>

**Add'l Web Site:** [bhibbs.com](http://bhibbs.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.

**THE MART**  
MARKETING PACKAGE FORMAT

Title Towne South, LLC

Value 1,150,000

Equity 345,000

Fee 28,750

Have \_\_\_\_\_

Location 3343 Crawford SE, Salem, OR 97302

Benefits Offered \_\_\_\_\_

**Income & Expenses**

**Actual Prior Year**

Gross Income: 124,080

-Vacancy: 3%

Gross Operating Income: 125,082

Expense: 51,354

Net Operating Income: 73,728

Debt Service: 56,246

17,482.00

Cash Flow: 17,482

Cap Rate: 6.4%

**Projected Current Year**

Gross Income: 130,284

-Vacancy: 3%

Gross Operating Income: 131,241

Expense: 52,895

Net Operating Income: 78,347

Debt Service: 61,058

Cash Flow: 17,289

Cap Rate: 6.81 %

**Loans**

	Balance	As of Date	Payment	Ann. Payments	Interest Rate %	Due Date
Loan 1	546,196.93	10/10/2008	4,687.13	56,245.56	5.75	2033
Loan 2						
Others						

**Benefits Sought**

Motivation 1031 exchange up to 30 + units

Can Add \_\_\_\_\_

Remarks \_\_\_\_\_

Owner KerNors, LLC - Robert Poe - Real Estate Broker, Oregon

Broker Liz Carpenter Agent: \_\_\_\_\_

Address 9200 SE Sunnybrook Blvd., suite 450

Address \_\_\_\_\_

Phone 503.314.6498 Fax: 503.336.6538

Email: liz@prorre.net

**NOTICE**

Broker does not guarantee the accuracy of any information herein. The information is not in any way verified by Broker and it is subject to change, correction, error, omission, inaccuracy or withdrawal. This package is for broker to broker communication only. All parties must independently verify all facts and circumstances which may be of relevance to any matter concerning the information contained herein.

## Property Overview

### Los Verdes Apartments

**Property Type:** Residential Income - Apartments

**Last Updated:** 11/12/2008 6:18:37 PM EST

**Property #** 22759

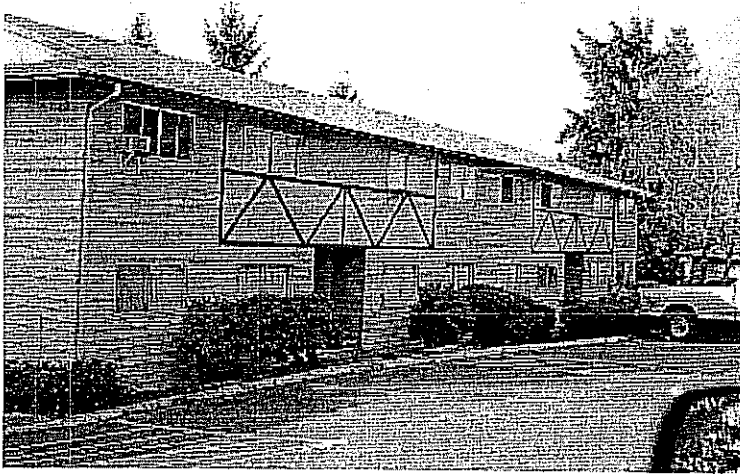
**Location:** Gladstone, Oregon 97027 USA

[View Address On Mapquest](#)

**Value:** \$3,200,000

**Loans:** \$2,000,000

**Equity:** \$1,200,000



#### Property Description:

Great Upside & Potential! On wooded lot, 80 parking spaces, swimming pool, three laundry rooms. 7% Cap & 6% cash-on-cash on current actual numbers.

#### Benefits to New Owner:

With an investment of about \$200,000, rents could be raised about \$100/unit. After rents are raised and stabilized, that would be \$5,300 per month or \$63,300 per year. At 7% cap, add'l value of \$900k!

#### Unit Mix

# Units	Bed/Bath	Approx. Sq. Ft.	Avg. Rent/mo.
9	1/1	475	\$525
9	1/1	700	\$550
35	2/1	800	\$620
<b>TOTALS</b>	<b>53</b>		

#### Annual Income & Expense

	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$369,600	100%	\$423,300
Less Vacancy (-)	\$11,088	3%	\$12,700
Other Income (+)	\$16,375	4%	\$16,350
Gross Operating Income	\$374,887	100%	\$426,950
Operating Expenses (-)	\$148,015	40%	\$148,015
Net Operating Income (=)	\$226,872	61%	\$278,935
Loan Payments (-)	\$165,505	45%	\$165,505
CASH FLOW (=)	\$61,367	17%	\$113,430
Capitalization Rate	7.09%		8.72%
Lot Size	3 Acres		
Zoning	Multifamily		
Yr. Built	1972		

#### Loans

	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$1,990,000	\$13,306	7	2016		NO
<b>TOTALS</b>	<b>\$1,990,000</b>	<b>\$13,306</b>				

#### Additional Information Available Upon Request

No Appraisal available at this time

Maps: Area & Plat

Photographs

Leases

APOD & Financial Data

Financial Statements

Doug F.



# Estate Builders, Inc.

*Investment Real Estate*

---

## 22 Space Flex Light Industrial Condo Spaces 4200 Block of SE Roethe Road, Milwaukie OR 97267

Price: \$1,800,000  
Debt: \$800,000  
Equity: \$1,000,000

Have: Fully approved permit ready 22, 1,800 SF manufacturing/warehouse flex spaces. One block off McLoughlin Blvd on 3.1 acres. The project consists of three separate single story steel buildings. Building A consists of ten units and 18,000 SF. Building B consists of 21,600 SF, two (2) rows of six for a total of twelve units with the ability to buy or lease 2 combined spaces with drive through capabilities. Building C consists of 750 SF free standing building, attached to the west end of building "A". Initially this space will serve as temporarily sales office and later convert to the unit owner association management office.

Exterior: Steel roof, standing seam 360, finish; decorative stemwall constructed with 8 inch split face CMU concrete block, fire sprinkler, mechanical rooms for all buildings. Vertical wall panels will be AB325 Granite stone or equivalent. Exterior face flat 24 GA. Sprayed stucco. Interior face Minor Rib. 125" 1.0" at 3.5" on center. Core foamed-in-place urethane 2.5" minimum thickness. Overhead door 12' X 14' high-insulated hand operated roll up. Man doors two each per condo, 3 X 6' 8".

Debt: \$800,000 sellers personal credit line and will need to be paid at closing.

Zoning: Light Industrial

Seller: Interested in debt relief and will consider partial trades.

Agent: Chris Fox CCIM

# THE MART

## MARKETING PACKAGE FORMAT

Title	12 acres (possible 4.5 acres of multi-family land) in Longview, WA
Value	\$500,000
Equity	\$400,000
Fee	6% (50/50 split)
Have	Estate property with multi-family land at half market value
Location	5005 Ocean Beach Hwy, Longview, WA
Benefits Offered	Excellent value (potentially half price MF land), estate executor will consider exchanges & owner financing

### Income & Expenses

#### Actual Prior Year

Gross Income:	_____
-Vacancy:	_____
Gross Operating Income:	_____
Expense:	_____
Net Operating Income:	_____
Debt Service:	_____
Cash Flow:	_____
Cap Rate:	_____

#### Projected Current Year

Gross Income:	\$12,000 (SFR @ \$1,000 / mo)
-Vacancy:	\$600 (5% Vacancy)
Gross Operating Income:	\$11,400
Expense:	\$1,710 (est 15%)
Net Operating Income:	\$9,690
Debt Service:	_____
Cash Flow:	_____
Cap Rate:	1.94%

### Loans

	Balance	As of Date	Payment	Ann. Payments	Interest Rate %	Due Date
Loan 1	\$100,000					
Loan 2						
Others						

Benefits Sought	Dissolution of estate, eventual distribution of proceeds to heirs	
Motivation	Cash out, Executor wishes to dispose of property so other heirs will stop complaining	
Can Add	_____	
Remarks	3 bd, 2 bth house currently on the property	
Owner	Hampton Estate	
Broker	Windermere Commercial Real Estate	Agent: Paul Young
Address	842 Washington Way, Longview, WA	
Address	_____	
Phone	360.575.6691	Fax: 360.636.0941
Email:	paulyoung@windermere.com	

### NOTICE

Broker does not guarantee the accuracy of any information herein. The Information is not in any way verified by Broker and it is subject to change, correction, error, omission, inaccuracy or withdrawal. This package is for broker to broker communication only. All parties must independently verify all facts and circumstances which may be of relevance to any matter concerning the information contained herein.

**Mt. St. Helens Cinedome**

**Value** \$750,000  
**Loans** \$200,000  
**Equity** \$550,000

**Property:** Commercial - Vacant 1239 Mt. St. Helens Way, Castle Rock, Washington

**Description:** Excellent condition - has been used as a movie theater. Floor is level slab, with built up wood seating which could be removed.

**Benefits to New Owner:** Possible front pad site on SR-505. Situated in growing area.

<b>Annual Income/Expenses:</b>	<b>Per/Year</b>	<b>% of G.I.</b>	<b>Projected/Year</b>
Gross Schedule Income	\$0	0%	
Less Vacancy (-)	\$0	0%	
Other Income (+)	\$0	0%	
<b>Gross Operating Income</b>	<b>\$0</b>	<b>100%</b>	
Operating Expenses (-)	\$0	0%	
<b>Net Operating Income (=)</b>	<b>\$0</b>	<b>0%</b>	
Loan Payments (-)	\$0	0%	
<b>CASH FLOW (=)</b>	<b>\$0</b>	<b>0%</b>	
Capitalization Rate	0.00%		0.00%
Lot Size	3.31 Acres		
Zoning	Comm - City		
Yr. Built	1993		

**Financial Comments:** Property is currently vacant.

<b>Loans:</b>	<b>Balance</b>	<b>Mo. Payment</b>	<b>% Rate</b>	<b>Year Due</b>	<b>Lender</b>	<b>Assumable</b>
Loan #1:	\$200,000	\$0			Conventional	MAYBE
<b>TOTALS</b>	<b>\$200,000</b>	<b>\$0</b>				

**Loan Comments:** Loan information to be confirmed by Seller.

**Benefits Sought:** Would like to cash out and retire. Cash flow from a contract sale

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

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

**Owner's Occupation:** Retired **Name:** Mr. G. Casey

**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](mailto:todd@woodfordcre.com)

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

**Add'l Web Site:** [www.woodfordcre.com](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.

**The Mart  
Shilo Airport  
November 13, 2008**

**PKG #** \_\_\_\_\_

REE.com ID# 21860

**Value** \$5,000,000  
**Loans** \$3,200,000  
**Equity** \$1,800,000

**The Heights at Thompson Falls**

**Property:** Land - Residential 1900 Lewis & Clark Rd, Seaside, Oregon

**Description:** 20 Breathtaking Lots in Seaside,OR Completed. 3 1/2 miles of panoramic whitewater ocean view & city skyline. Subdivision w/in the City Limits w/City Services. Tsunami Safe! Your Investment Protected

**Benefits to New Owner:** NW Coastal Property such as this can only become more valuable. Lots suited for Million \$\$ Homes. Seaside is active in the Construction arena and packed with Tourists. This Market is not Dead!

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

**Financial Comments:**

**Land Comments:** Lots average 12k sq ft, Site designed so no lot obscures the view of another. Building pockets are terraced & flat. Site elevation is at 110ft. Hand crafted entrance Monument. TSUNAMI SAFE ZONE

<b>Loans:</b>	<b>Balance</b>	<b>Mo. Payment</b>	<b>% Rate</b>	<b>Year Due</b>	<b>Lender</b>	<b>Assumable</b>
Loan #1:	\$2,626,168	\$21,075	9.63	2009	Conventional	NO
Loan #2:	\$550,000	\$0	7	2010	Conventional	NO
<b>TOTALS</b>	<b>\$3,176,168</b>	<b>\$0</b>				

**Loan Comments:** Loan #1 is an Acquisition/Development Loan. Current Lot Release is \$160K. Open for an exchange.

**Benefits Sought:** This is these Developers "Premier" Project. It is complete and ready to sell. Would like to move into waiting project. Also, could make a 1031 exchange if the project was right.

**Motivation:** Property has a loan coming due that owner does not care to or cannot refinance, Have taken property to potential and desire a new opportunity, Want to activate a nonproductive asset, Want to take profit and mov

<b>Can Add:</b>	<b>Property Type</b>	<b>Value</b>	<b>Loans</b>	<b>Equity</b>	<b>Cash Flow (Yr.)</b>
1	Residential Income/House(s)	\$168,000	\$100,000	\$68,000	\$0
2	Land/Commercial	\$850,000	\$425,000	\$425,000	\$0
	<b>CAN-ADD TOTALS</b>	<b>\$1,018,000</b>	<b>\$525,000</b>	<b>\$493,000</b>	<b>\$0</b>

**Owner's Occupation:** Developer **Name:** R&R Land Development, LLC

**Presented By:** Fred Rathbone -Prudential Northwest Properties Owner

**Address:** 1470 SW Willowbrook Court, Gresham, Oregon 97080

**Telephone:** 503-317-7285 **FAX:** 503-674-8898 **Commissions:** 6 %

**eMail:** FCRLEER@AOL.COM

**Web Site:**

**Add'l 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.