

October 08

Brentwood Office Offering
Salem, Oregon

BRENTWOOD OFFICE

FEE: 2% Selling Office

PRICE: \$3,850,000

LOANS: \$1,850,000±

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.

INCOME: 2009 year income \$345,190 (\$28,765 monthly) with 3% annual increases. Projected 2009 NOI \$300,334.

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; Cash

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 7.75%: 16.44%

Five Year Cash on Cash

Year	2009	2010	2011	2012	2013*
Cash Flow	\$118,043	\$127,708	\$137,691	\$147,940	\$158,533
Cash on Cash	9.44%	10.22%	11.01%	11.84%	12.68%

*Seller is confident that tenant will renew the lease and will guarantee debt payments for one year if tenant does not.

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



Real Estate Marketing Printout

Printed October 8, 2008

PKG # 2650

REE.com ID# 22060

Value ~~\$2,650,000~~ 2,590,000
 Loans \$2,100,000
 Equity \$550,000

Reduced!

USFG Bldg

Property: Commercial - Office 14300 SE 1st Street, Vancouver, Washington

Description: Excellent Corporate Headquarters location Ample parking on a beautiful 1.8 wooded acres, surrounded by many amenities within 5 minutes. Plug and play, fully furnished with large bull pen area

Benefits to New Owner: Excellent opportunity to get into an A- or B+ office building at 25% below replacement cost on a beautiful wooden setting. Located adjacent to in progress 340,000 retail mx use development

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$211,860	100%	\$2,009
Less Vacancy (-)	\$10,593	5%	\$5
Other Income (+)	\$0	0%	
Gross Operating Income	\$201,267	100%	\$2,004
Operating Expenses (-)	\$0	0%	
Net Operating Income (=)	\$201,267	95%	\$2,004
Loan Payments (-)	\$165,462	78%	
CASH FLOW (=)	\$35,805	17%	\$2,004
Capitalization Rate	7.32%		0.07%
Lot Size	1.88 Acres		
Zoning	Oci		
Yr. Built	1992		

Financial Comments: Building is currently vacant. Excellent owner user opportunity

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$2,067,354	\$13,788	6.87	2012	Conventional	YES
TOTALS	\$2,067,354	\$13,788				

Loan Comments: 1% assumption fee. Seller has a pre-pay to consider

Benefits Sought: Your Non-Productive asset, will entertain free and clear lots/condo/house/boat/jewelry - need immediate debt relief. Cannot assume your debt

Motivation: Reduce negative cash flow

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
1	Owner Occupied/House	\$775,000	\$350,000	\$425,000	\$0
2	Residential Income/Other	\$950,000	\$750,000	\$200,000	\$0
3	Residential Income/House(s)	\$925,000	\$700,000	\$225,000	\$0
	CAN-ADD TOTALS	\$2,650,000	\$1,800,000	\$850,000	\$0

Owner's Occupation: Networker **Name:** Gregg Fowler

Presented By: Kevin Wingate-Pearse Coldwell Banker Commercial Jenkins-Bernhardt Assoc Agent

Address: 1500 D St, Vancouver, Washington 98663

Telephone: 360-823-5131 **FAX:** 360 823-5138 **Commissions:** 2.5 %

eMail: kwp@cbnorthwest.com

Web Site: <http://www.cbnorthwest.com>

Add'l Web Site: www.cbnorthwest.com

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**The MART
Portland, Oregon
October 9, 2008**

828 Goerig Street

PKG # _____
REE.com ID# 22323
Value \$1,200,000
Loans \$0
Equity \$1,200,000

Property: Land - Commercial 828 Goerig Street, Woodland, Washington

Description: 2.42 acres of level commercial land within City limits of Woodland.
 Property contains 5,432SF building which could be easily converted to office.

Benefits to New Owner: Excellent hotel / commercial development site with exposure to Interstate 5.

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: 2 Acres Can Be Sold Separately At \$700k With The Building To Be Sold At \$500k.

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: Want to simplify my estate and property(s) could be a problem for heirs

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:** Mr. K. Dahl

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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THE MART

MARKETING PACKAGE FORMAT

Title	Former Movie Gallery on Ocean Beach Hwy in Longview, WA
Value	\$950,000
Equity	\$900,000
Fee	5% (50/50 split)
Have	Large equity stake in Longview, WA retail building and willing to trade
Location	1940 Cascade Way, Longview, WA
Benefits Offered	Large amount of equity willing to trade, potential future upside

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:	\$94,608 (\$18/SF, NNN)
-Vacancy:	\$4,730 (5% Vacancy)
Gross Operating Income:	\$89,878
Expense:	\$0.00 (NNN Leases)
Net Operating Income:	\$89,878
Debt Service:	\$60,430
Cash Flow:	\$29,448
Cap Rate:	9.46%

Loans

	Balance	As of Date	Payment	Ann. Payments	Interest Rate %	Due Date
Loan 1	\$50,000					
Loan 2						
Others						

Benefits Sought Cash flow, free up equity

Motivation Owner wants to put equity to work

Can Add _____

Remarks Owner can deliver free and clear if necessary

Owner D and K Properties

Broker Windermere Commercial Real Estate Agent: Paul Young & Lance Brown

Address 842 Washington Way, Longview, WA

Address _____

Phone 360.575.6691

Fax: 360.636.0941

Email: paulyoung@windermere.com

NOTICE

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Real Estate Marketing Printout

Printed October 8, 2008

PKG # _____

REE.com ID# 17737

Value \$1,000,000**Loans** \$431,000**Equity** \$569,000**Aumsville Highway Farm****Property:** Land - Farm / Ranch Aumsville Highway, Salem, Oregon**Description:** 79.67 acre Christmas tree farm located 1 mile from the UGB in Salem. Noble and Douglas Fir trees planted and ready to harvest over next 2 years.**Benefits to New Owner:** Income producing from tree inventory. Alternate crops such as grapes or nursery stock potential in fertile Willamette Valley

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Operating Income	\$140,000	100%	
Operating Expenses (-)	\$25,000	18%	
Net Operating Income (=)	\$115,000	82%	
Loan Payments (-)	\$0	0%	
CASH FLOW (=)	\$115,000	82%	

Financial Comments: Income from this years harvest and sale of trees payable in January 2009. Expenses are for tree harvest.**Land Comments:** Tree sales contract in place producing \$140,000 in January 2009.

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$252,000	\$0			Conventional	NO
Loan #2:	\$179,000	\$0			Conventional	NO
TOTALS	\$431,000	\$0				

Loan Comments: 1st Loan Is Real Estate, 2nd Is Tree Inventory Loan**Benefits Sought:** Owner is consolidating assets and focusing on new business opportunities**Motivation:** Reduce time and management of property

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
1	Land/Commercial	\$1,350,000	\$0	\$1,350,000	\$0
2	Mobile Home Park/Family	\$1,000,000	\$700,000	\$300,000	\$0
3	Owner Occupied/House	\$1,200,000	\$900,000	\$300,000	\$0
	CAN-ADD TOTALS	\$3,550,000	\$1,600,000	\$1,950,000	\$0

Owner's Occupation: Business owner **Name:** Bowdish**Presented By:** Christine Bowdish Exit Realty, Your Next Move Agent**Address:** 2737 SE 21st Ave, Portland, Oregon 97202**Telephone:** 503-544-3778 **FAX:** 503-631-7969 **Commissions:** 2.5 %**eMail:** bowdish22@comcast.net**Web Site:**

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PKG # _____

REE.com ID# 21755

Value \$2,500,000**Loans** \$1,600,000**Equity** \$900,000**Bakers Corner Plaza****Property:** Commercial - Shopping Center 5612-5618 Ocean Beach Hwy, Longview, Washington**Description:** The Tenant in Building C (Fresenius Medical Care) will commence their rental payment in Winter 2008. Property is made up of 3 buildings with an additional space to build up to 20,000SF.**Benefits to New Owner:** Future development opportunities.

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$171,600	100%	\$254,402
Less Vacancy (-)	\$0	0%	\$12,720
Other Income (+)	\$0	0%	
Gross Operating Income	\$171,600	100%	\$241,682
Operating Expenses (-)	\$20,000	12%	\$12,242
Net Operating Income (=)	\$151,600	88%	\$229,440
Loan Payments (-)	\$0	0%	\$156,699
CASH FLOW (=)	\$151,600	88%	\$72,741
Capitalization Rate	6.06%		9.18%
Lot Size	2.6 Acres		
Zoning	City - Longview		
Yr. Built	Various		

Financial Comments:

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$1,200,000	\$9,987	8.5	2010	Conventional	MAYBE
Loan #2:	\$200,000	\$2,500	15	2009	Private	YES
Other:	\$200,000	\$1,300	15	2009	Private	YES
TOTALS	\$1,600,000	\$13,787				

Loan Comments:**Benefits Sought:****Motivation:** Reduce time and management of property, Want to simplify my estate and property(s) could be a problem for heirs

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
1	Land/Commercial	\$60,000	\$0	\$60,000	\$0
	CAN-ADD TOTALS	\$60,000	\$0	\$60,000	\$0

Owner's Occupation: Investor / Developer **Name:** Lutze Investments, LLC**Presented By:** Todd Wade Woodford CRE Agent**Address:** Suite 208, Longview, Washington 98632**Telephone:** 360.501.5500 **FAX:** 360.501.6051 **Commissions:** 2.0 %**eMail:** todd@woodfordcre.com**Web Site:** <http://www.woodfordcre.com>

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PKG # _____
REE.com ID# 17896
Value \$1,600,000
Loans \$750,000
Equity \$850,000

Coho Park Estates

Property: Land - Subdivision Track 1-17 Coho Park, Castle Rock, Washington

Description: 17 rural parcels totaling approx 106 acres. Can be further sub-divided into 1/2 acre lots. Just outside the growing city of Castle Rock which is approx halfway between Portland & Olympia.

Benefits to New Owner: Developer benefit from increased density of the property for resale.

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: Water is approx 3,000 feet from property. Wetlands delineation completed for the first 40 acres. Geo-tech & Traffic Study completed & on file at Listing Office.

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$750,000	\$4,832	6.0	2010	Private	MAYBE
TOTALS	\$750,000	\$4,832				

Loan Comments: Private money held by previous property Owner. Deed Releases available for the first 40 acres.

Benefits Sought: Increase cash flow or simplify development.

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

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
1	Land/Residential	\$4,400,000	\$2,200,000	\$2,200,000	\$0
2	Land/Residential	\$9,000,000	\$3,300,000	\$5,700,000	\$0
3	Land/Commercial	\$2,178,000	\$0	\$2,178,000	\$0
	CAN-ADD TOTALS	\$15,578,000	\$5,500,000	\$10,078,000	\$0

Owner's Occupation: Developer **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:** 2.5 %

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