



**Real Estate Marketing Printout**

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**PKG # 28**

REE.com ID# 26498

**Value** \$360,000

**Loans** \$0

**Equity** \$360,000

**Rose**

**Property:** Land - Multifamily 13 Th St, Elma, Washington

**Description:** 3 Duplex Buildings - Single Story - 2 Bed Rooms - One Bath - 700 Sq Ft Each Side - Well Keep Up -

**Benefits to New Owner:** Nice Package Very Little To Take Care Of - Management Is Avable To Take On All Day To Day Operation,

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Operating Income	\$39,900	100%	
Operating Expenses (-)	\$8,640	22%	
Net Operating Income (=)	\$31,260	78%	
Loan Payments (-)	\$0	0%	
<b>CASH FLOW (=)</b>	<b>\$31,260</b>	<b>78%</b>	

**Financial Comments:** Propertie Is Managed By One Of The Two Owners- They Have Very Little Cost As This Is Just Part Of Total Mangement Package of all there properties.The other properties are not for sale.

**Land Comments:** County Value Is \$ 360,000 Will fix miner problems from a walk through with buyer - or adjust to for a as is.

*600-600-600-600 - 525-525 Rents*  
*New Road*

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
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:** Free And Clear at this time but will be part of a lager package that they will be able to break this part off of to pay down new loan.

**Benefits Sought:** Partner Looking To Retire - Will Be Breaking Up Total Package And Sons Will Continue Part Of The Package.

**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
<b>CAN-ADD TOTALS</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Owner's Occupation:** Investor **Name:** Rose

**Presented By:** David Gross Signature Service Realty Agent

**Address:** P.O.box 1798, Elma, Washington 98541

**Telephone:** 13604822234 **FAX:** 13604822234 **Commissions:** :

**eMail:** [MARGROSS@CENTURYTEL.NET](mailto:MARGROSS@CENTURYTEL.NET)

**Web Site:**

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**THE MART**  
MARKETING PACKAGE FORMAT

Title	Peace Health Medical Clinic
Value	\$1,500,000
Equity	\$1,500,000
Fee	3%
Have	10,000 sqft Medical Office Building
Location	14 <sup>th</sup> Ave. Longview WA
Benefits Offered	Good Building with great upside in the new lease, or owner user

**Income & Expenses**

**Actual Current Year**

Gross Income:	\$83,000
-Vacancy:	\$4,150
Gross Operating Income:	78,850
Expense:	
Net Operating Income:	\$78,850
Debt Service:	
Cash Flow:	
Cap Rate:	5.26

**Projected Current Year**

Gross Income:	\$180,000
-Vacancy:	\$9,000
Gross Operating Income:	\$171,000
Expense:	\$5,400
Net Operating Income:	\$165,000
Debt Service:	
Cash Flow:	
Cap Rate:	11

**Loans**

	Balance	As of Date	Payment	Ann. Payments	Interest Rate %	Due Date
Contract Proposal						
Loan 2						
Others						

Benefits Sought Cashflow or Cash for partnership separation

Motivation Building is leased to Peace Health with a remaining one year extinction left, so available either January 2011 or 2012

Can Add Contract on property

Remarks Builtout for medical office should lease for substantially more than current rents

Owner KRTZ Partnership

Broker Woodford CRE Agent: Todd Wade

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