

THE MART
MARKETING PACKAGE FORMAT

Title North Portland Industrial
 Value \$350,000
 Equity \$100,000
 Fee 3%
 Have Industrial zoned 1/3 acre with several buildings
 Location 9220 N.Peninsular Ave., Portland, Oregon
 Benefits Offered Sale lease back, 8 cap Investment

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: \$28,000
 -Vacancy: 0
 Gross Operating Income: 28000
 Expense: NNN
 Net Operating Income: \$28,000
 Debt Service: \$17,626 (w/ \$150k down)
 Cash Flow: \$10,374 (6.92%)
 Cap Rate: 8%

Loans

	Balance	As of Date	Payment	Ann. Payments	Interest Rate %	Due Date
Loan 1	\$250,000	12/331/09				
Loan 2						
Others						

Benefits Sought Debt relief, not having to move

Motivation Bankrutcy, foreclosure

Can Add Heavy metal welding and fabrication

Remarks Seller needs to stay in this location

Owner Curtis

Broker Jim Munson Brokerage : Ace real Estate Services

Address 18325 N. West Morgan Rd., Portland, OR 97231

Address

Phone 503. 720. 2802 Fax:

Email: JimMunson.re@gmail.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.

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PKG # 3

REE.com ID# 25091

Value \$525,000

Loans \$0

Equity \$525,000

Hufford Property

Property: Industrial - Other 22713 NE Sandy Blvd., Fairview, Oregon

Description: Rare small parcel zoned Industrial property on 1.8 acres. Great for small contractor easy access to I-84.

Benefits to New Owner: Subject property has good road frontage for business exposure. High traffic count with recent large developments both east and west of subject property.

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$6,000	100%	
Less Vacancy (-)	\$0	0%	
Other Income (+)	\$0	0%	
Gross Operating Income	\$6,000	100%	
Operating Expenses (-)	\$3,100	52%	
Net Operating Income (=)	\$2,900	48%	
Loan Payments (-)	\$0	0%	
CASH FLOW (=)	\$2,900	48%	
Capitalization Rate	0.55%		0.00%
Lot Size	78600		
Zoning	Industrial		
Yr. Built	1915		

Financial Comments:

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:

Benefits Sought: Seller is interested in splitting partnership and will consider personal property as part downpayment. Will consider contract, or other ideas to obtain about 100K in cash.

Motivation: Want to break up a partnership (or divorce), 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: Name: Hufford

Presented By: Chris Fox Estate Builders Inc. Agent

Address: 1524 Ne 40th Ave, Portland, Oregon 97232

Telephone: 503-284-7000 **FAX:** 503-335-6905 **Commissions:** 6 %

eMail: estatebidg@aol.com

Web Site:

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THE MART

MARKETING PACKAGE FORMAT

Title 208 Vine St Kelso WA 98626

Value \$180,000

Equity \$55,000

Fee \$5,400

Have NNN Leased Office / Retail Building

Location Downtown Kelso WA

Benefits Offered Cashflow from Lease, appreciating building in good area raising rent

Income & Expenses

Actual Prior Year

Gross Income: \$14,400

-Vacancy: \$720

Gross Operating Income: \$13,680

Expense: 500

Net Operating Income: \$13,180

Debt Service: _____

Cash Flow: \$13,180

Cap Rate: 7.3

Projected Current Year

Gross Income: _____

-Vacancy: _____

Gross Operating Income: _____

Expense: _____

Net Operating Income: _____

Debt Service: _____

Cash Flow: _____

Cap Rate: _____

Loans

	Balance	As of Date	Payment	Ann. Payments	Interest Rate %	Due Date
Loan 1	\$125,000	Today	\$1,111		9%	10/2010
Loan 2						
Others						

Benefits Sought Cash, or other assets, debt relief

Motivation Other projects

Can Add Multiple properties

Remarks Property is NNN leased to advertising company that would like to buy the building

Owner Todd Wade Real Estate Inc.

Broker Woodford CRE / Todd Wade Agent: _____

Address PO Box H Longview WA 98632

Address _____

Phone (360) 501-5500 Fax: (360) 501-6051

Email: todd@woodfordcre.com

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PKG # 
 REE.com ID#
 27675

Hart Houses

Value \$79,000
Loans \$57,000
Equity \$22,000

Property: Residential Income - House(s) 2226 Wantland Ave,
 Klamath, Oregon

Description: Built 1926 Stucco; one-story bungalow; with detached
 garage. Seller has three other homes in Kfalls to trade for Portland, Or
 area property.

Benefits to New Owner: May use house as a problem solver

Annual Income/Expenses:	Per/Year	% of G.I.	Projected/Year
Gross Schedule Income	\$6,000	100%	
Less Vacancy (-)	\$0	0%	
Other Income (+)	\$0	0%	
Gross Operating Income	\$6,000	100%	
Operating Expenses (-)	\$2,300	38%	
Net Operating Income (=)	\$3,700	62%	
Loan Payments (-)	\$3,600	60%	
CASH FLOW (=)	\$100	2%	
Capitalization Rate	4.68%		0.00%
Lot Size	5000		
Zoning			
Yr. Built	1926		

Financial Comments: House is on seller's line of credit and can be
 delivered free & clear and/or a new loan will need to be obtained.

Loans:	Balance	Mo. Payment	% Rate	Year Due	Lender	Assumable
Loan #1:	\$57,000	\$300				NO
TOTALS	\$57,000	\$300				

Loan Comments:

Benefits Sought: Seller wants to move four house equities to Portland,
 Or area.

Motivation: The investment is too passive (need more
 action/opportunity), Property is now geographically uncomfortable,
 Owner's business no longer requires the property so it is excessive
 inventory, Want to activate a nonp

Can Add:	Property Type	Value	Loans	Equity	Cash Flow (Yr.)
1	Residential Income/House(s)	\$86,000	\$34,000	\$52,000	\$0
2	Residential Income/House(s)	\$129,000	\$50,000	\$79,000	\$0
3	Residential Income/House(s)	\$79,000	\$26,000	\$53,000	\$0
	CAN-ADD TOTALS	\$294,000	\$110,000	\$184,000	\$0