

THE MART
MARKETING PACKAGE FORMAT

Title 8311 NE Highway 99, Vancouver

Value \$2,300,000

Equity \$800,000

Fee \$46,000

Have Income producing strip mall in growth area.

Location 8311 NE Highway 99, Vancouver

Benefits Offered Quality Property

Income & Expenses

| Actual Prior Year | Proforma |
|-------------------------------|------------------------------------|
| Gross Income: _____ | Gross Income: 166,610.00 |
| -Vacancy: _____ | -Vacancy: 8,330.50 |
| Gross Operating Income: _____ | Gross Operating Income: 158,279.50 |
| Expense: _____ | Expense: 4,998.30 |
| Net Operating Income: _____ | Net Operating Income: 153,281.20 |
| Debt Service: _____ | Debt Service: 121,536.00 |
| Cash Flow: _____ | Cash Flow: 31,745.20 |
| Cap Rate: _____ | Cap Rate: 6.66% |

Loans

| | Balance | As of Date | Payment | Ann. Payments | Interest Rate % | Due Date |
|--------|-------------|------------|---------|---------------|-----------------|----------|
| Loan 1 | \$1,500,000 | March 2009 | | | 6.5% | 2026 |
| Loan 2 | | | | | | |
| Others | | | | | | |

Benefits Sought Debt relief

Motivation Disolution of Partnership

Can Add Dental Service, 57,000SF pad site in Riverwoods Crossing@ \$1,500,000.00

Remarks Loan is with Ironstone Bank & debt is not assumable

Owner BFAM Investments, LLC

Broker Woodford CRE Agent: Todd Wade

Address 1717 Olympia Way, Suite 208

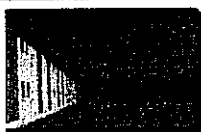
Address Longview WA 98632

Phone 360.501.5500 Fax: 360.501.6051

Email: todd@woodfordcre.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.



38 Unit Apartment Building

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Presented By Estate Builders Inc. - C Fox



75,000 SF Waterfront

Property Type: Industrial - Warehouse
Last Updated: 5/4/2009 5:15:07 PM EST
Property # 25093

Value: \$3,900,000
Loans: \$1,400,000
Equity: \$2,500,000

Location: 1300 N. River St.,
 Portland, Oregon 97227 USA

[View Address On Mapquest](#)

Property Description:

75,000 SF warehouse located 1 bridge away from downtown Portland,OR. Building sits on 1,100 plers measuring 275' x 275' on the Willamette River with port and adjacent to Union Pacific rail yard.

Benefits to New Owner:

Property has great visability from river and west bank looking east. Easy access to I-5, rail spur available. 275' of dock with 18' to 22' of draw.

Lease Information

| Tenant | Older | Square Feet | 10,000 | Avg. Rent/mo | \$900 |
|--------|-------|--------------|---------------|--------------|--------------|
| | | TOTAL | 10,000 | TOTAL | \$900 |

Annual Income & Expense

| | Per/Year | % of G.I. | Projected/Year |
|--------------------------|--------------|-----------|----------------|
| Gross Schedule Income | \$0 | 0% | |
| Less Vacancy (-) | \$0 | 0% | |
| Other Income (+) | \$0 | 0% | |
| Gross Operating Income | \$0 | 100% | |
| Operating Expenses (-) | \$0 | 0% | |
| Net Operating Income (=) | \$0 | 0% | |
| Loan Payments (-) | \$0 | 0% | |
| CASH FLOW (=) | \$0 | 0% | |
| Capitalization Rate | 0.00% | | 0.00% |
| Lot Size | 1.23 Acres | | |
| Zoning | Industrial M | | |
| Yr. Built | | | |

Loans

| | Balance | Mo. Payment | % Rate | Year Due | Lender | Assumable |
|---------------|--------------------|----------------|--------|----------|---------|-----------|
| Loan #1: | \$900,000 | \$6,750 | | | Private | NO |
| Loan #2: | \$500,000 | \$2,083 | | | Private | NO |
| TOTALS | \$1,400,000 | \$8,833 | | | | |

Additional Information Available Upon Request

- No Appraisal available at this time
- Maps: Area & Plat
- Title Report
- Photographs

Can Adds

No Can Add information found.

Click to view Other Parties who have offered to trade for this property.
[Click to view Other parties](#) that may want what you have based on a computer match from the property records data

The Mart Marketing Package
8-25-09

5% to seller

HAVE----- 4-plex on one acre, one blk. From LaCamas Lake

VALUE----- \$445,000.00

EQUITY----- \$345,000.00

DEBT----- \$100,000.00

LOCATION----- 3805-07 & 3815-17 N. E. Everrette Rd. Camas Wash.

MOTIVATION----- Have owned for 18 years, and am tired of bedroom rentals

BENEFITS----- One acre in upcoming area of \$500,000 homes. Good place
for row houses in the future.

CAN ADDS----- 59,000 Equity in house in Vanc. Wash.

REMARKS----- Summer of 09 the Camas planning Dept. Talked about
putting in 32 Row houses on the Acre.

INCOME----- \$38,600.00 per year.

EXPENSE----- \$14,700.00 P. I. T. I. and water and garbage

OWNER----- Danny & Kathy Stief

BROKER----- Stief Properties

COUNSELOR----- Danny Stief

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Estate Builders, Inc.

Investment Real Estate

25 Unit Apartment Complex 1955 33rd Ave, Longview, WA

PRICE: \$850,000
DEBT: In IRA/0
EQUITY: \$850,000

HAVE: Property consists of five buildings. Three townhouse style units, two bedroom, 1 ½ bath. The fourth building has 15 one bedroom/one bath units and one two bedroom/one bath unit plus a laundry room. Apartment buildings have comp pitched roofs and the fifth building consists of 12 garages in back parking lot with sloped flat roof. Subject property is on city water and sewer and located on a dead end street. Directions to said property: West on SR4 Ocean Beach Highway, left on 32nd Ave, Right on Maple Street, Right on 33rd Ave.

ADDRESSES: 1955, 1961, 1965, 1971 33rd Ave, Longview, WA
9 TH units 918sf, 15-1bd units 510sf & 1- 2 bd unit 610sf:
Total 17,032 sf
Garages 12 x 144sf=1,728

LOAN/IRA BENEFIT: Subject Property has no debt and is in the Sellers IRA to where seller can accept contracts/note receivables/stock/personal property without tax consequence. May be a real opportunity for a buyer to convert non-real estate assets into real property without affecting the seller's consequence.

RENT: 9 – townhouses \$495 projected, 15 – One Bedroom \$395 projected, 1- Two Bedroom \$410. 12-Garages \$85.00 each.

| | |
|-------------------------|------------|
| Scheduled Income: | \$138,840 |
| Vacancy | <\$13,884> |
| Gross income: | \$124,956 |
| Expenses: | |
| Advertising | \$2,000 |
| Legal Fees | \$2,000 |
| Taxes | \$12,400 |
| Insurance | \$1,400 |
| Garbage | \$4,000 |
| Inspections/Permits | \$1,100 |
| Repairs | \$12,400 |
| Water/sewer | \$12,000 |
| Electrical Common Area | \$1,300 |
| Management / Accounting | \$9,000 |
| Total expense: | <\$57,600> |
| Net Income: | \$67,356 |

AGENT: Chris Fox, CCIM 503-284-7000

All information although not guaranteed is gathered by sources deemed reliable and is subject to change or sale without notice.

The Mart Marketing Package
8-25-09

HAVE-----HOUSE IN THE CITY OF VANCOUVER

VALUE-----\$142,000.00

EQUITY-----\$71,000.00

DEBT-----\$71,000.00 7% fixed rate

LOCATION-----1016 west 38th St. Vancouver Wash.

MOTIVATION—Owned to long, want money

BENEFITS-----Nice house on well landscaped lot vacant ready to rent.

CAN ADDS----- 4-plex on one acre in Camas Wash. one blk. To LaCamas Lake
Valued at \$445,000.00
21 acres in Klickitat Washington. Accessed at \$120,000.00

REMARKS-----Would make good starter home, or rental

INCOME-----\$9,600.00

EXPENSE-----P.I.T.I. \$8,000.00 7% fixed rate

OWNER-----Danny & Kathy Stief

BROKER-----Stief Properties

COUNSELOR-----DANNY STIEF

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