

Forest Creek Subdivision

LIST PRICE: \$ 2,550,000 \$150k/lot

DEBT: \$ 2,050,000

EQUITY: \$ 500,000

DATE: August 2007
F .05/.10

Have: 17 single family building lots. 7,500 sf lots in Sherwood Park area of Clark County, Washington. Lots are complete and home construction ready.

Location: 2808 NE 104th St Vancouver, WA. (NE 104th Street and 28th Ave.)
Clark County tax records: 189492-000

List Price: **Listing is unpriced. Price reflects estimated current value.**
MAI appraisal as of October 2006 at \$167k per lot bulk sales.

Debt: \$2,050,000 Bank of Clark County
Total investment is greater than \$178k per lot.

Equity: \$500-790k.

Terms: Cash, terms, or exchange.

Wants: Cash, paper, development opportunity, or income property.

Can Add: Cash, financing, signature strength, other property.

Remarks: Soft market, high development cost, and short tem bank loan makes for a motivated seller and great development opportunity. Owner willing to definance and exchange these lots free and clear by refinancing a new property and paying off his debt.

Web site: http://www.mhzoller.com/Listing_Info/Other_Listings/Forest_Creek_Subdivision.htm
(Link to backup package with photos)

Owner: Romano Enterprises, LLC.

Agent: Mark H. Zoller, broker mark@mhzoller.com 360 798 3921 cell

M H Zoller Company, LLC

www:mhzoller.com 360 693-6167, Fax 360 693-2450 PO Box 288 Washougal, WA