

## Townhouse Village Condos

**date:** December 2007  
**F:** .05

**PRICE:** \$4,200,000  
**DEBT:** \$2,100,000  
**EQUITY:** \$1,900,000

**Have:** 31 townhouse condominiums. (32 total units with one sold unit @\$127,900.) 90% remodeled and ready for individual sales or leases. 28 two bed and 3 four bed units. 1.5 baths. Carports. Complex can be exchanged or sold in bulk or individually. Current rent for rehabed 2 bedroom units is \$795-\$850. All state condo documentation complete and recorded.

**Remodeling:** New pitched roof system. Hardi siding. Vinyl windows. Cabinets. 100% interior & exterior doors and millwork. Paint. Carpet and tile. Electric panels, plumbing and electrical fixtures. Zone heaters. New microwave hood, range, refrigerator, and range. Parking and landscape. 10 of the units with laundry hookups.

**Location:** 606 E 9<sup>th</sup> St. Newberg, Oregon

**Market Price:** \$4,200,000

**Debt:** \$2,100,000; Riverview Community Bank

**Terms:** Cash or exchange.

**Comments:** **Cash sale or seller will consider an exchange for one or all units for development project. Several units are leased and available in part or full. Excellent opportunity to exchange your raw development ground or other idle investment property for instant liquidity.**

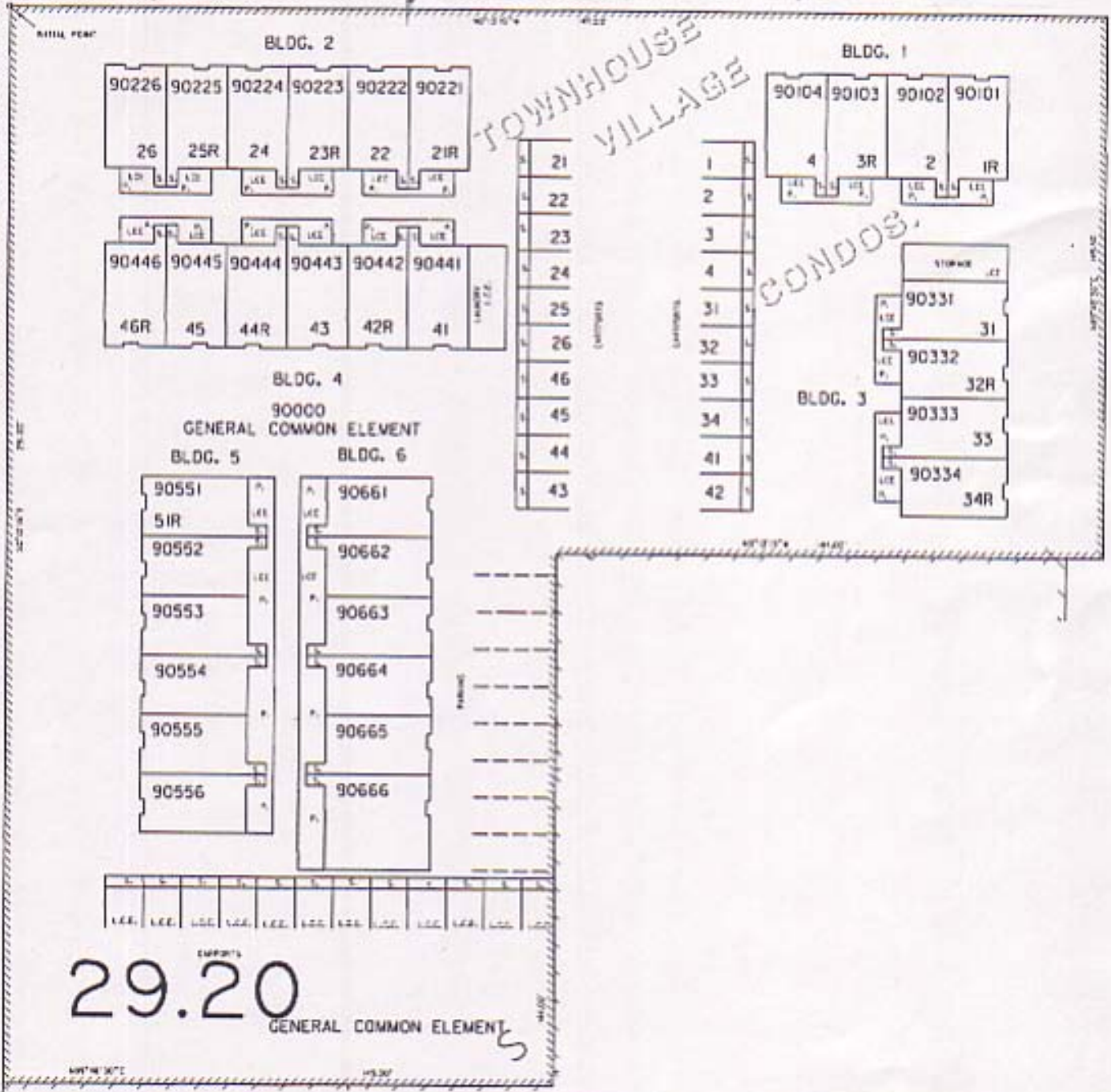
**Owner:** Townhouse Village, LLC

**Agent:** Mark H. Zoller, broker/owner

**M H Zoller Company, LLC P O Box 288, Washougal, WA 98671**  
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TOWNHOUSE VILLAGE CONDOS



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GENERAL COMMON ELEMENT



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This sketch is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

MAP # 410558