Property Details

CONTROL: Partner VALUE: \$750,000

LOAN: \$0

EQUITY: \$750,000

TITLE: New Plan for Pendleton

TYPE: Development

A 116 preliminary plat that is in the final engineering stage. Average

HAVE: finished lot prices of \$60k. Very cooperative city in a housing shortage market. We also have a rough plan for multifamily units of @ 294 units in

phases.

WEBSITE URL: www.realesateequitymarketing.com ADDRESS: 30th and Hailey, Pendleton, Oregon

BENEFITS TO NEW Housing shortage says build homes and make more! Friendly city;

OWNER: engineering in progress; Builders chomping at the bit. Non-recourse debt.

GROSS SCHEDULED INCOME: \$6,960,000 Projected

VACANCY LOSS: \$50,000 GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$3,755,000 NOI: \$3,155,000

DEBT SERVICE: \$0

CASH FLOW: \$3,155,000 CAP RATE: 420.67%



BENEFITS SOUGHT: 1) 200,000 for engineering, grading, phase one start, and 4 house started.

or equity to take out underlying. Out of project.

MOTIVATION: I am all in. Committed to getting the first 19 lots out of the ground

CAN ADD: Development, builders, engineer, ask for it. Feasibility study done by an

independent party.

REMARKS: 2 owners: Hal Palmer Rentals, LLC (60%) beneficial interests to other

parties. I am In control of what we can do.

OWNER: HAL Palmer Rentals, LLC(60%)

COUNSELOR: Hal Palmer Phone: 360-431-2733

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