Property Details

CONTROL:

Partner

VALUE: \$1,400,000

LOAN: \$0

EQUITY: \$1,400,000

TITLE:

New Plan for Pendleton

TYPE:

HAVE:

Development

A 116 molim

A 116 preliminary plat that is in the final engineering stage. Average finished lot prices of \$60k. Very cooperative city in a housing shortage

market

WEBSITE URL:

www.realesateequitymarketing.com 30th and Hailey, Pendleton, Oregon

BENEFITS TO NEW

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

OWNER:

ADDRESS:

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:

225.36%

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. Commited 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

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