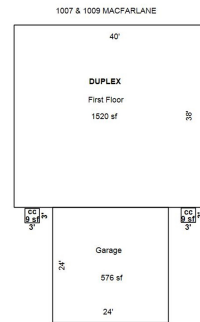


Property Details

CONTROL: Exclusive VALUE: \$640,000
 LOAN: \$223,101
 EQUITY: \$416,899

TITLE: Side by side duplexes with Management -- UNDER CONTRACT
 TYPE: Multi-Family
 HAVE: Two 1976 built duplexes in South Aberdeen, WA. 3 units have stable tenancies. One unit has been remodeled with a new tennant. 1510 sq ft each with 576 sq ft garages. Pprofessionally managed--
 ADDRESS: 1007, 1009, 1011, 1013 Macfarlane, Aberdeen, Washington
 BENEFITS TO NEW OWNER: Stable market. Management in place. neighborhood. Close to the Ocean.

GROSS SCHEDULED INCOME: \$68,400 Projected
 VACANCY LOSS: \$1,500
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$20,801
 NOI: \$46,099
 DEBT SERVICE: \$38,664
 CASH FLOW: \$7,435
 CAP RATE: 7.20%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$223,100	\$1,500	4%	12/15/2027	Yes

BENEFITS SOUGHT: Larger market. 6-8 plex with financing.
 MOTIVATION: 6
 CAN ADD: \$50,000 cash plus a \$50,000 interest in
 REMARKS: The owner exchanged into these units when he moved from Montana. Now heading back to be with family.

OWNER: Cedar Mill LLC

COUNSELOR: Hal Palmer Phone: 360-431-2733
 P. O. Box G Cell: 360-431-2733
 Longview, Washington, 98632 Fax: 360-636-5233
 Email: hal.equitynw@gmail.com