

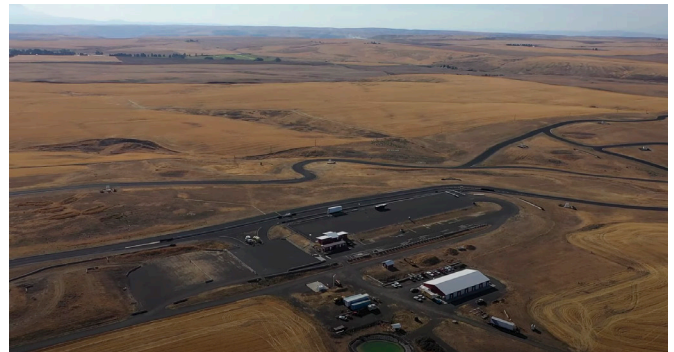


OREGON RACEWAY PARK

93811 BLAGG LANE, GRASS VALLEY, OR 97029

Price: \$4,250,000

Assumable loan of approx. \$500,000 at 3% interest for qualified buyers



OREGON'S PREMIER ROAD COURSE RACING AND MOTORSPORTS FACILITY

Oregon Raceway Park (ORP) features Oregon's longest racetrack and is located two miles east of Grass Valley. Completed between 2008 and 2009, the 40 foot wide 2.34-mile bi-directional race course is Sports Car Club of America certified and includes 16 turns and 300 feet of elevation change. Additional improvements include a 12-bay garage and a building containing restrooms, showers, and medical aid space that were built in 2015.

The land area totals 434 acres and consists of a single "L"-shaped parcel. The western portion is improved with the existing road course track, garage, and restroom facilities and is estimated to be approximately 280± acres. The southeastern area of the property consists of approximately 154± acres of surplus land that is currently leased for farming but is slated to accommodate future development related to the racetrack.



PROPERTY OVERVIEW

- Tax Lot: 0217E 5200
- Approx. Track Area: 280± acres
- Approx. Surplus Land: 154± acres
- Total Site Area: 434 acres
- Zoning: Motor Sports Park Complex (MSC-1)

TRACK IMPROVEMENTS

- Bi-directional 2.34-mile asphalt paved road course
- Turns: 16 feet
- Width: 40 feet
- Elevation Change: 300 feet
- Paved paddock and pre-grid areas
- 12-bay garage
- Modern restrooms and shower rooms
- 2-pump, 2-tank above ground fuel dock

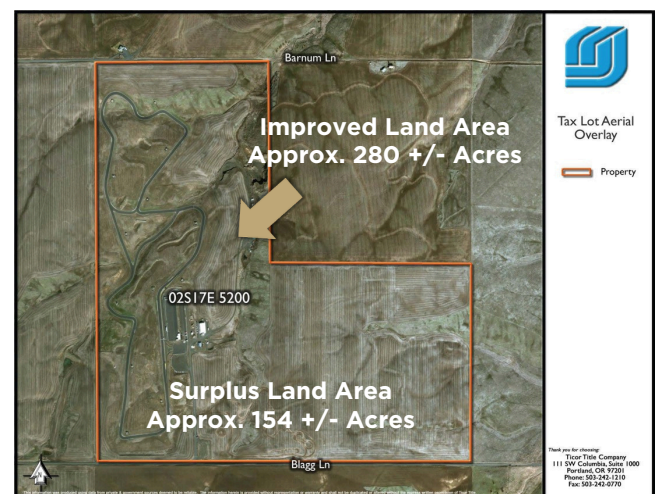
REVENUE SOURCES

- ORPclub Membership Dues
- Races, car shows, and other special events
- Farming contract in place generating revenue from surplus land held for future development

Financials available upon signed confidentiality agreement – call for details

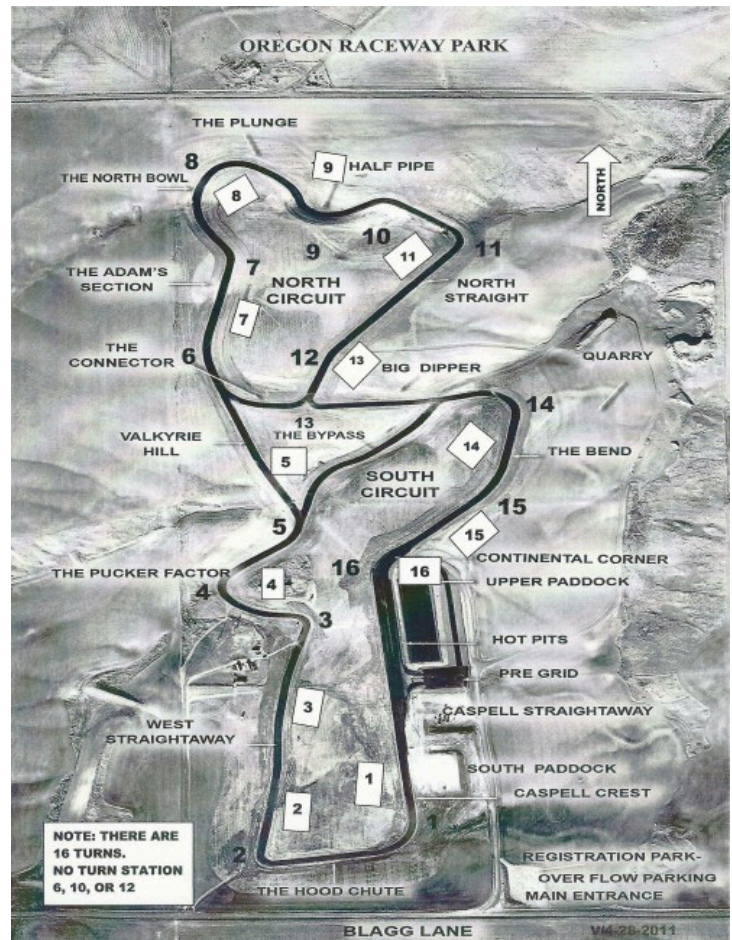
PROPERTY HIGHLIGHTS

- Located in both an Opportunity Zone and Enterprise Zone
- Flexible zoning allowing for motor-sports related uses Approved multi-use plan master plan proposes development of a 5/8-mile oval racetrack, a motocross track, and a kart track on the eastern portion of the site.
- Other improvements proposed within the master plan include a club building, additional garages, grandstands, additional parking, concessions, and other operational improvements Potential for research and development/vehicle testing in a location secluded from prying eyes
- Opportunities for solar/wind energy production. High-voltage transmissions lines located 1.5 miles east on Blagg Lane.
- Favorable weather – nearly 280 days without precipitation per year. Average rainfall only 16 inches per year (US Avg. 38 inches)



RACETRACK HISTORY

- **2003** PMMI Formed
- **2005** Sherman County amends zoning to designate site as a motor sports complex with use-specific zoning
- **2007** PMMI converts to Pacific Motorsports Management, LLC
- **2008** Track construction begins
- **2009** Sherman County paves Blagg Lane, providing paved access to ORP from Highway 97
- **2010** Track completed, Competition Certification approved by Sports Car Club of America
- **2011** ORP hosts product launch for Volvo
- **2013** ORP Club formed
- **2014** Restroom and medical facility infrastructure completed
- **2015** Construction completed of fire hydrant system, 80,000- gallon water storage system, and restroom/showers and medical facility building



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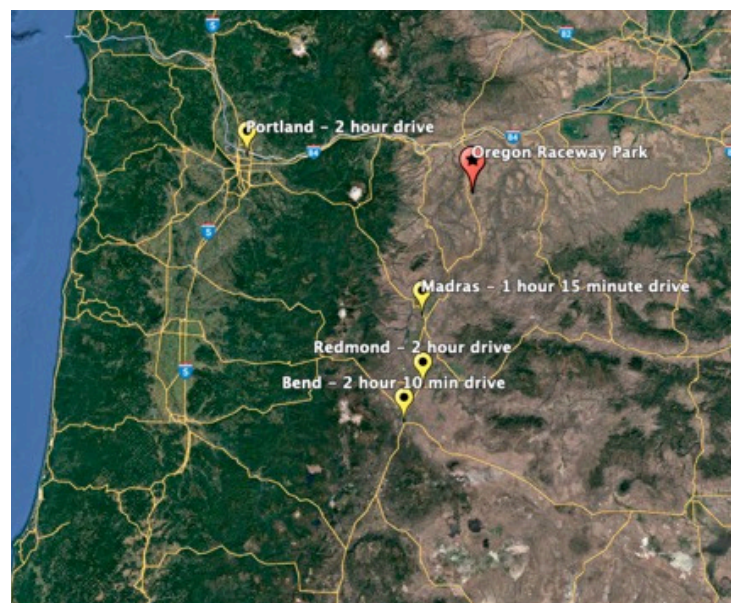
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Nearest Major Cities & Airports

City	Airport	Drive Time	Airline Service	Longest Runway Dimensions
Madras	Madras Municipal Airport	1 hour 15 minutes	N	5,091 x 75 feet - asphalt
Portland	Portland International Airport	2 hours	Y	11,000 x 150 feet - concrete
Redmond	Redmond Municipal Airport	2 hours	Y	7,038 x 150 - asphalt
Bend	None	2 hours 10 minutes	N	N/A