

Offering Memorandum

Seller: Merritt A. Sampson Irrevocable Trust

Seller owns an un-divided 22.22% interest in 3 Buildings and 1.36 acres located in South Hill, Puyallup.

Address: 812 and 818 39th Ave SW Puyallup- Parcel # 4320000043- 2 Buildings

3350 and 3832 Square Feet- Total 7182 Square Feet.

3rd building 850 39th Ave SW-Puyallup- Parcel # 4320000010- 1 Building, 12,812 Square feet

Total Square feet: 19,994 Square Feet.

Price: \$679,000.00. Cash or terms are acceptable, Terms 20% down, balance over 5 years, rate 2% plus over prime.

First right of option: By existing LLC members. (94th Ave Associates LLC) 30 days from notification of offer.

Due diligence information: Seller will provide financials to qualified recipients that provide a letter of intent. Buyer to sign a confidentiality agreement before financials can be provided. On site inspections will be with Seller or Seller's POA.

Land Improvements: The 3 buildings and 1.36 acres are located on the southeast corner of 39th Ave. SW and 9th Street SW in Puyallup, WA. 98373.

Financial: The property returns a cash flow of approximately \$100,000 per year notwithstanding extraordinary expenses. Seller's interest is being offered at assessed valuation less mortgage.

Assessed valuation: Most of the value is in the land. Assessed value is 3.7 million. Land is assessed at \$2,076,100(56%) and buildings are assessed at \$1,615,700(44%).

Zoning and Uses: Property is zoned: UCX – Urban Center Mixed Use. A mixture of residential pedestrian-oriented development including commercial buildings (office and or retail) 5- 7 stories and a residential component of up to 22 units per acre.