

FOR SALE

THE LOFTS AT KALAMA

6600 OLD PACIFIC HIGHWAY S
KALAMA, WASHINGTON 98625



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PROPERTY SUMMARY

Welcome to “The Lofts at Kalama,” an exclusive multifamily development situated at 6445 Old Pacific Highway South in the picturesque city of Kalama, Washington. Encompassing 17.05 acres of prime real estate, this project is approved for the construction of 264 residential units, each designed to offer sweeping views of the Columbia River. The development, thoughtfully divided into five phases, brings together modern living and natural beauty, making it a perfect retreat for residents seeking tranquility within close proximity to urban centers. Located only 38 miles from Portland, Oregon, and easily accessible via Interstate 5, The Lofts at Kalama promises an ideal balance of peaceful living and connectivity to major metropolitan areas.

Phase 1 of this project will see the completion of 76 units across ten buildings on the southeastern section of the site, introducing high-quality residences that set the stage for the full vision of The Lofts. Each phase of construction has been meticulously planned to build upon the last, with infrastructure such as streets, utilities, and necessary grading already underway to support seamless progress from one phase to the next. Phases 2 through 4 will add additional residential buildings that take advantage of the property’s natural elevation, ensuring river views for all units, while Phase 5 will include the construction of a dedicated clubhouse, serving as a shared community space for residents and a valuable amenity for the city.

The property is designed for wood-frame construction, with each four-story building featuring hard plank lap and panel siding, pitched standing seam metal roofs, and interior stairwells. Due to the site’s varied terrain, many units will have at-grade access, allowing residents to enter their homes from either the first or third stories. Each unit will be approximately 1,174 square feet, with three bedrooms and two bathrooms, boasting modern interiors with luxury vinyl plank flooring, a full kitchen appliance package, in-unit washer and dryer, and private balconies to fully embrace the river views.

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PROPERTY DETAILS

SALE PRICE:	\$7,800,000
LOT SIZE:	17.05 ACRES
PROPOSED UNITS:	264
UTILITIES:	ALL AVAILABLE
COUNTY:	COWLITZ
ZONING:	HDR
PARCEL NUMBER:	411460100

PROPERTY HIGHLIGHTS

- **Potential Units: 264 (Phase 1: 76 units)**
- **Construction: Four-story wood-frame buildings with hardie plank lap and panel siding, and pitched standing seam metal roofs**
- **Amenities: Each unit features a balcony to enjoy river views; interiors include luxury vinyl plank flooring and a full kitchen appliance package (oven/range, refrigerator, dishwasher, garbage disposal), plus in-unit washer and dryer**
- **Topography: Sloped lot ensuring river views for all units**
- **Access: Easy access to Interstate 5**

COMPLETED SITE WORK

BLASTING/CRUSHING*	\$1,000,000
RETAINING WALL/INSTALLATION	\$1,500,000
INFRASTRUCTURE COST	\$1,500,000
CIVIL/ARCHITECTURE	\$880,000
PERMITS, FEES, SUBCONTRACTOR COST, MISC.	\$250,000
COMPLETED WORK TOTAL	\$5,130,000

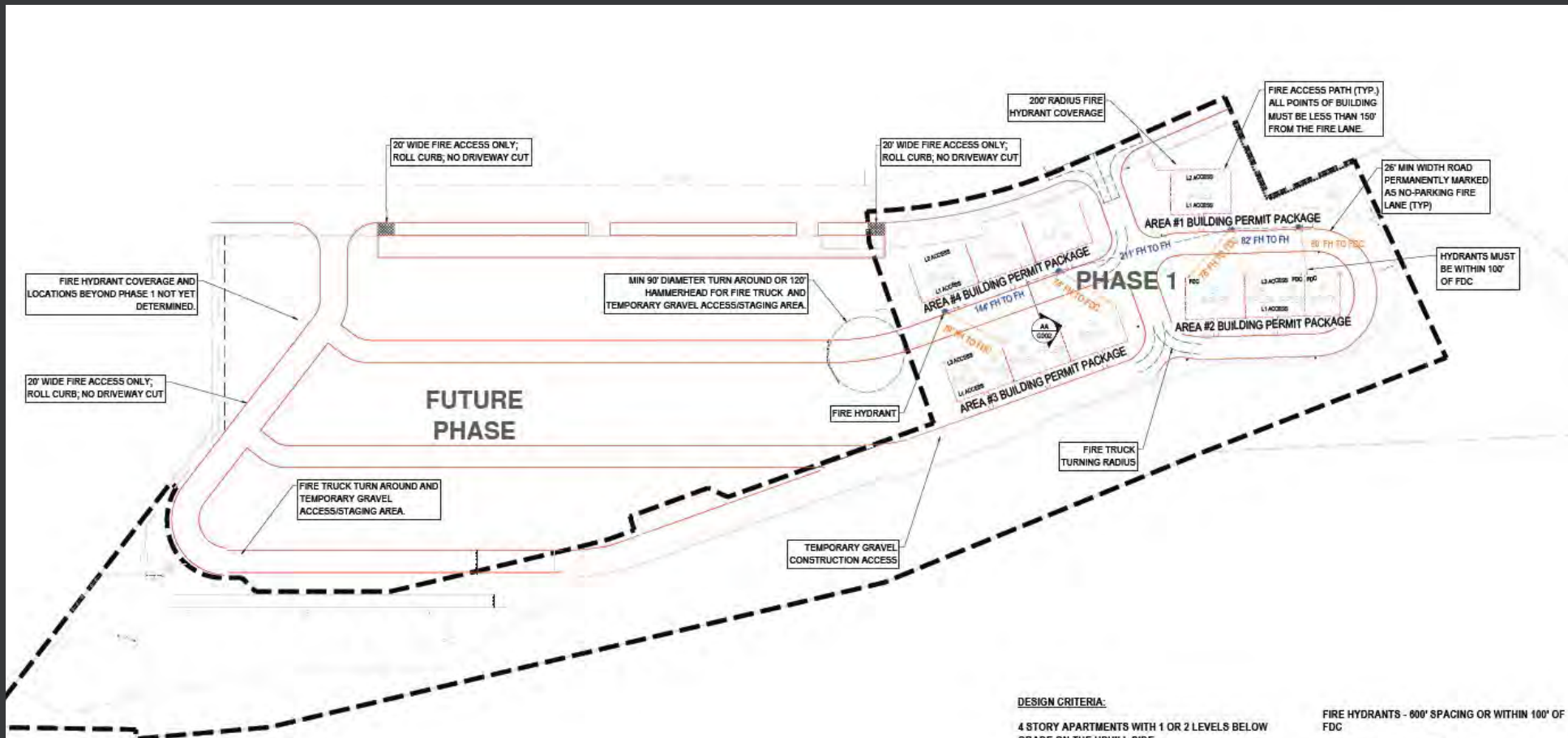
* \$500,000 value onsite of useable approved rock

OLD PACIFIC HIGHWAY S

17.05 ACRES

5





FIRE HYDRANT COVERAGE AND LOCATIONS BEYOND PHASE 1 NOT YET DETERMINED.

20' WIDE FIRE ACCESS ONLY; ROLL CURB; NO DRIVEWAY CUT

20' WIDE FIRE ACCESS ONLY; ROLL CURB; NO DRIVEWAY CUT

20' WIDE FIRE ACCESS ONLY; ROLL CURB; NO DRIVEWAY CUT

MIN 90' DIAMETER TURN AROUND OR 120' HAMMERHEAD FOR FIRE TRUCK AND TEMPORARY GRAVEL ACCESS/STAGING AREA.

FIRE TRUCK TURN AROUND AND TEMPORARY GRAVEL ACCESS/STAGING AREA.

TEMPORARY GRAVEL CONSTRUCTION ACCESS

200' RADIUS FIRE HYDRANT COVERAGE

FIRE ACCESS PATH (TYP.) ALL POINTS OF BUILDING MUST BE LESS THAN 150' FROM THE FIRE LANE.

26' MIN WIDTH ROAD PERMANENTLY MARKED AS NO-PARKING FIRE LANE (TYP)

HYDRANTS MUST BE WITHIN 100' OF FDC

DESIGN CRITERIA:

4 STORY APARTMENTS WITH 1 OR 2 LEVELS BELOW GRADE ON THE UPHILL SIDE.

15% MAX GRADE

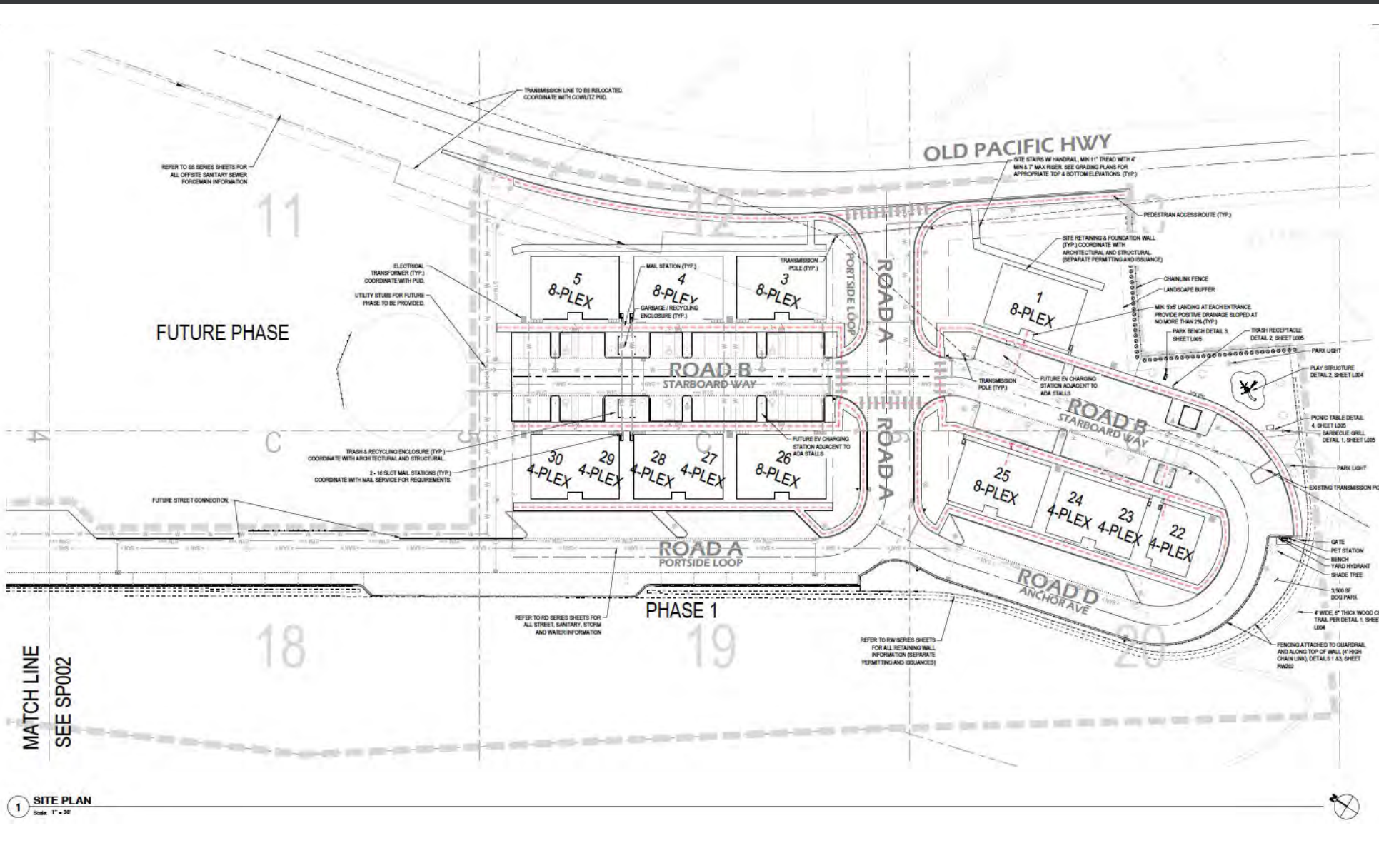
FIRE APPARATUS ROAD - 26' MIN WIDTH ON ONE SIDE OF BUILDING

FIRE TURNING RADIUS - MIN 25' INTERNAL & 45' EXTERNAL

FIRE HYDRANTS - 600' SPACING OR WITHIN 100' OF FDC

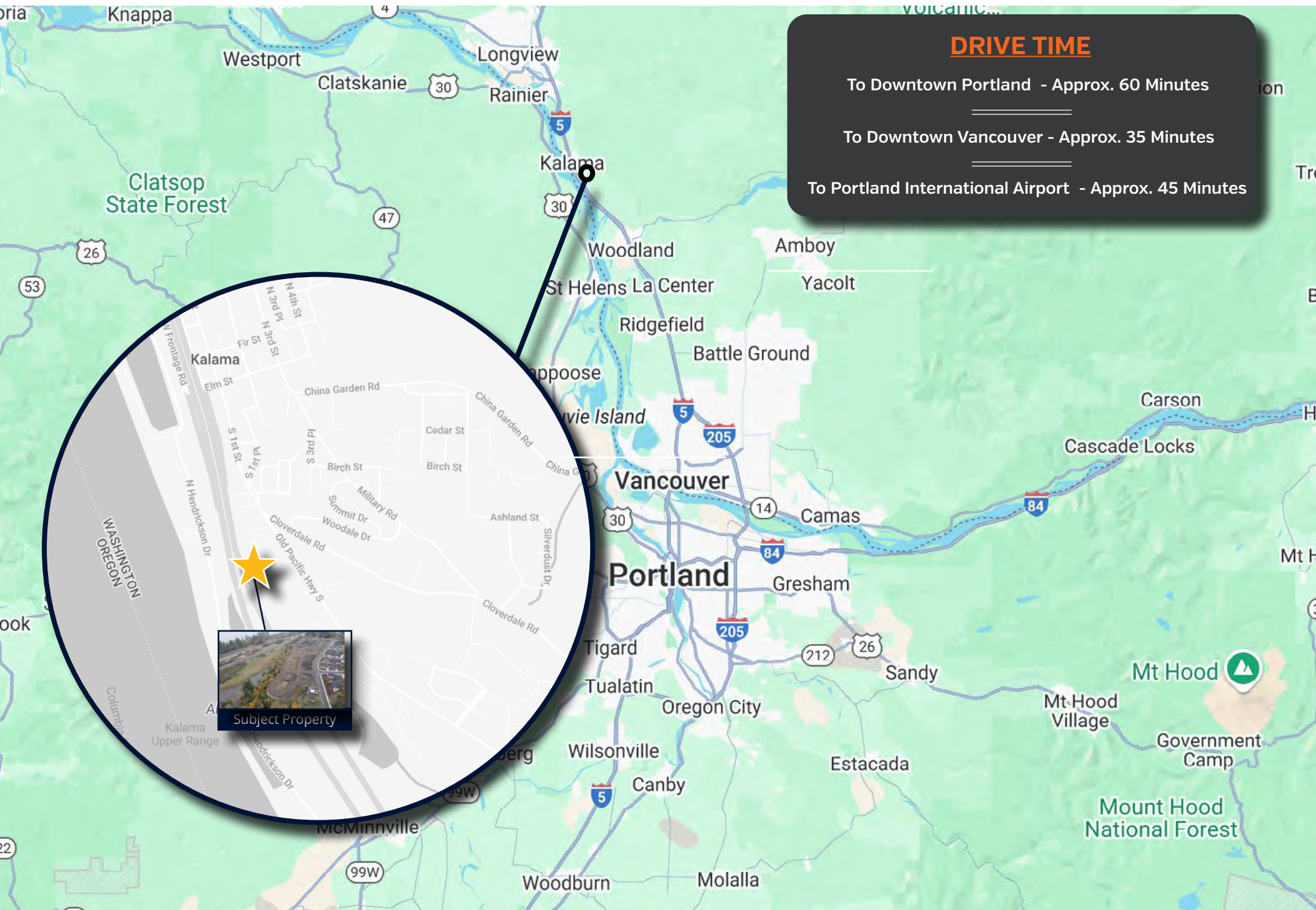
FIRE SPRINKLERS - NFPA 13R

BUILDING SPACING - 10' MIN.









DRIVE TIME

To Downtown Portland - Approx. 60 Minutes

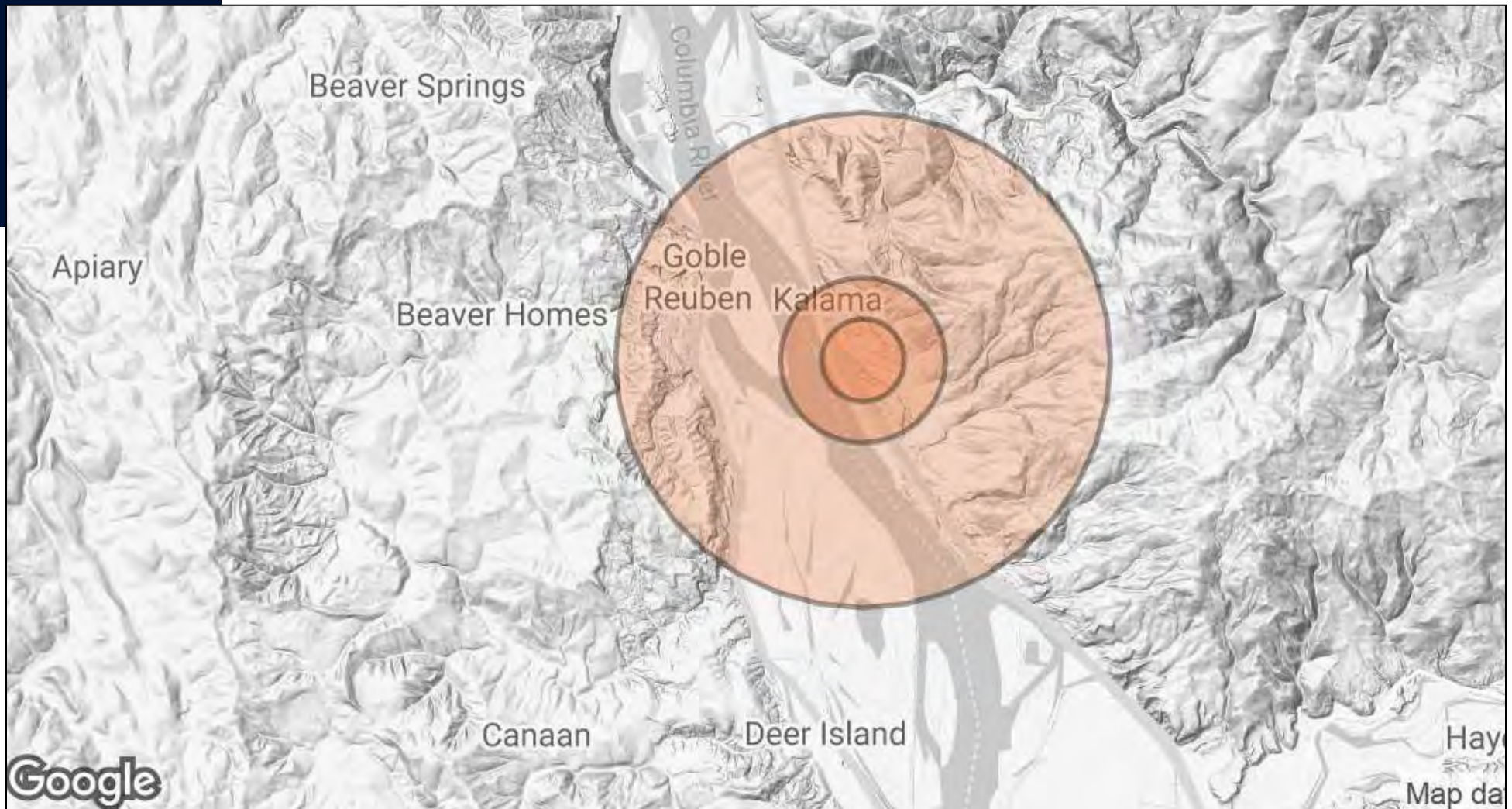
To Downtown Vancouver - Approx. 35 Minutes

To Portland International Airport - Approx. 45 Minutes



Subject Property

LOCATION MAP



POPULATION	1/2 MILE	1 MILE	3 MILE	HOUSEHOLD & INCOME	1/2 MILE	1 MILE	3 MILE
TOTAL POPULATION	1,165	2,427	6,150	TOTAL HOUSEHOLDS	455	953	2,394
AVERAGE AGE	41	41	42	# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE (MALE)	41	41	42	AVERAGE HH INCOME	\$125,134	\$127,374	\$138,583
AVERAGE (FEMALE)	41	42	43	AVERAGE HOUSE VALUE	\$571,584	\$575,823	\$588,545

KALAMA, WASHINGTON

Kalama is a small city located along the Columbia River in Cowlitz County, Washington. Known for its scenic riverfront views, historic charm, and close-knit community, Kalama is part of the Longview, Washington Metropolitan Statistical Area. Despite its modest size, the city offers a unique blend of history, commerce, and recreational opportunities.

POPULATION AND DEMOGRAPHICS

As of the latest census data, Kalama has a population of approximately 2,500 residents. The demographic profile reflects a diverse and family-friendly community with a relatively even gender distribution. The racial and ethnic makeup primarily includes White, Native American, Hispanic, and Asian populations, contributing to the cultural richness of the area. The median age is around 40 years, indicating a balanced mix of young families, working professionals, and retirees. Kalama has a moderate cost of living compared to larger Washington cities, making it an attractive place for those seeking a quieter lifestyle near urban conveniences.

ECONOMY AND EMPLOYMENT

Kalama's economy benefits from its strategic location along Interstate 5, providing easy access to both Portland, Oregon, and Seattle, Washington. The local job market includes a blend of industries, such as manufacturing, retail, education, healthcare, and construction. Many residents also commute to nearby larger cities for employment. Key employers within the city and surrounding region include Port of Kalama-based businesses, schools, healthcare facilities, and small local businesses.

NOTABLE EMPLOYMENT SECTORS

Manufacturing and Port-Related Jobs: The Port of Kalama is a major economic driver, housing various manufacturing and distribution businesses that provide jobs in shipping, logistics, and related fields. Kalama hosts several industrial plants, grain terminals, and bulk material exporters that utilize the Columbia River for transportation.

Retail and Small Businesses: Kalama's downtown area is home to several retail shops, restaurants, and cafes that serve both locals and tourists. These small businesses contribute significantly to the local economy, especially during the warmer months when tourism peaks.

Education and Healthcare: Kalama School District is a prominent employer, offering jobs for teachers, administrative staff, and support personnel. Nearby healthcare facilities, including those in Longview, also attract workers from Kalama.

Tourism and Recreation: Kalama has seen an uptick in tourism due to its scenic riverfront parks, antique shops, and annual events. The McMenamins Kalama Harbor Lodge, a popular hotel and event space, provides various hospitality jobs and draws visitors, boosting the local economy.

LIVING IN KALAMA

Residents of Kalama enjoy a high quality of life with access to outdoor recreation such as boating, fishing, hiking, and scenic views along the Columbia River. The community hosts various annual events, such as the Kalama Fair and Marine Swap Meet, which foster a strong sense of community. Overall, Kalama's charm lies in its peaceful environment, historical character, and the balance it strikes between rural lifestyle and economic opportunity.



DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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WASHINGTON AGENCY DISCLOSURE PAMPHLET - INFORMATION FOR REAL ESTATE BROKERS AND PRINCIPAL BROKERS

This pamphlet describes your legal rights in dealing with a real estate firm or broker. Please read it carefully before signing any documents.

RCW 18.86.120 Pamphlet on real estate brokerage in Washington—Content—Definition. The pamphlet required under RCW 18.86.030(1)(f) shall be formatted so it can be easily reviewed by a buyer or seller, including a legible font and font size. The pamphlet shall be in the following form:

Real Estate Brokerage in Washington

Introduction

This pamphlet provides general information about real estate brokerage and summarizes the laws related to real estate brokerage relationships. It describes a real estate broker's duties to the seller/landlord and buyer/tenant. Detailed and complete information about real estate brokerage relationships is available in chapter 18.86 RCW.

If you have any questions about the information in this pamphlet, contact your broker or the designated broker of your broker's firm.

Licensing and Supervision of Brokers

To provide real estate brokerage services in Washington, a broker must be licensed under chapter 18.85 RCW and licensed with a real estate firm, which also must be licensed. Each real estate firm has a designated broker who is responsible for supervising the brokers licensed with the firm. Some firms may have branch offices that are supervised by a branch manager and some firms may delegate certain supervisory duties to one or more managing brokers.

The Washington State Department of Licensing is responsible for enforcing all laws and rules relating to the conduct of real estate firms and brokers.

Agency Relationship

In an agency relationship, a broker is referred to as an "agent" and the seller/landlord and buyer/tenant is referred to as the "principal." For simplicity, in this pamphlet, seller includes landlord, and buyer includes tenant.

For Sellers

A real estate firm and broker must enter into a written services agreement with a seller to establish an agency relationship. The firm will then appoint one or more brokers to be agents of the seller. The firm's designated broker and any managing broker responsible for the supervision of those brokers are also agents of the seller.

For Buyers

A real estate firm and broker(s) who perform real estate brokerage services for a buyer establish an agency relationship by performing those services. The firm's designated broker and any managing broker responsible for the supervision of that broker are also agents of the buyer. A written services agreement between the buyer and the firm must be entered into before, or as soon as reasonably practical after, a broker begins rendering real estate brokerage services to the buyer.

For both Buyer and Seller - as a Limited Dual Agent

A limited dual agent provides limited representation to both the buyer and the seller in a transaction. Limited dual agency requires the consent of each principal in a written services agreement and may occur in two situations: [1] When the buyer and the seller are represented by the same broker, in which case the broker's designated broker and any managing broker responsible for the supervision of that broker are also limited dual agents; and [2] when the buyer and the seller are represented by different brokers in the same firm, in which case each broker solely represents the principal the broker was appointed to represent, but the broker's designated broker and any managing broker responsible for the supervision of those brokers are limited dual agents.

Duration of Agency Relationship

Once established, an agency relationship continues until the earliest of the following

- [1] Completion of performance by the broker;
- [2] Expiration of the term agreed upon by the parties;
- [3] Termination of the relationship by mutual agreement of the parties; or

[4] Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party. ering real estate brokerage services to the buyer.

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- [2] Expiration of the term agreed upon by the parties;
- [3] Termination of the relationship by mutual agreement of the parties; or
- [4] Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party.

Written Services Agreement

A written services agreement between the firm and principal must contain the following:

- [1] The term [duration] of the agreement;
- [2] Name of the broker(s) appointed to act as an agent for the principal;
- [3] Whether the agency relationship is exclusive [which does not allow the principal to enter into an agency relationship with another firm during the term] or nonexclusive [which allows the principal to enter into an agency relationship with multiple firms at the same time];
- [4] Whether the principal consents to limited dual agency;
- [5] The terms of compensation;
- [6] In an agreement with a buyer, whether the broker agrees to show a property when there is no agreement or offer by any party or firm to pay compensation to the broker's firm; and
- [7] Any other agreements between the parties.

A Broker's Duties to All Parties

A broker owes the following duties to all parties in a transaction:

- [1] To exercise reasonable skill and care;
- [2] To deal honestly and in good faith;
- [3] To timely present all written offers, written notices, and other written communications to and from either party;
- [4] To disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party. A material fact includes information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a transaction, or operates to materially impair or defeat the purpose of the transaction. However, a broker does not have any duty to investigate matters that the broker has not agreed to investigate;
- [5] To account in a timely manner for all money and property received from or on behalf of either party;
- [6] To provide this pamphlet to all parties to whom the broker renders real estate brokerage services and to any unrepresented party;
- [7] To disclose in writing who the broker represents; and
- [8] To disclose in writing any terms of compensation offered by a party or a real estate firm to a real estate firm representing another party.

A Broker's Duties to the Buyer or Seller

A broker owes the following duties to their principal (either the buyer or seller):

- [1] To be loyal to their principal by taking no action that is adverse or detrimental to their principal's interest in a transaction;
- [2] To timely disclose to their principal any conflicts of interest;
- [3] To advise their principal to seek expert advice on matters relating to the transaction that are beyond the broker's expertise;

[4] To not disclose any confidential information from or about their principal; and [5] To make a good faith and continuous effort to find a property for the buyer or to find a buyer for the seller's property, until the principal has entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Limited Dual Agent Duties

A limited dual agent may not advocate terms favorable to one principal to the detriment of the other principal. A broker, acting as a limited dual agent, owes the following duties to both the buyer and seller:

- [1] To take no action that is adverse or detrimental to either principal's interest in a transaction;
- [2] To timely disclose to both principals any conflicts of interest;
- [3] To advise both principals to seek expert advice on matters relating to the transaction that are beyond the limited dual agent's expertise;
- [4] To not disclose any confidential information from or about either principal; and
- [5] To make a good faith and continuous effort to find a property for the buyer and to find a buyer for the seller's property, until the principals have entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Compensation

In any real estate transaction, a firm's compensation may be paid by the seller, the buyer, a third party, or by sharing the compensation between firms. To receive compensation from any party, a firm must have a written services agreement with the party the firm represents [or provide a "Compensation Disclosure" to the buyer in a transaction for commercial real estate].

A services agreement must contain the following regarding compensation:

- [1] The amount the principal agrees to compensate the firm for broker's services as an agent or limited dual agent;
- [2] The principal's consent, if any, and any terms of such consent, to compensation sharing between firms and parties; and
- [3] The principal's consent, if any, and any terms of such consent, to compensation of the firm by more than one party.

Short Sales

A "short sale" is a transaction where the seller's proceeds from the sale are insufficient to cover seller's obligations at closing [e.g., the seller's outstanding mortgage is greater than the sale price]. If a sale is a short sale, the seller's real estate firm must disclose to the seller that the decision by any beneficiary or mortgagee, to release its interest in the property for less than the amount the seller owes to allow the sale to proceed, does not automatically relieve the seller of the obligation to pay any debt or costs remaining at closing, including real estate firms' compensation. [2023 c 318 s 11; 2013 c 58 s 13; 2012 c 185 s 2; 1997 c 217 s 7; 1996 c 179 s 13.]

Effective date—2023 c 318: See note following RCW 18.86.010.

Real estate agency pamphlet—1997 c 217 ss 1-6: "Amendments set forth in sections 1 through 6 of this act are not required to be included in the pamphlet on the law of real estate agency required under RCW 18.86.030(1)(f) and 18.86.120 until January 1, 1998." [1997 c 217 s 8.]

Effective date—1997 c 217 s 7: "Section 7 of this act takes effect January 1, 1998." [1997 c 217 s 10.]