



# *TRUSTEE'S SALE*

**By Order of the Secured Lender Two  
Industrial Warehouse and Office Properties**

*Spokane, Washington*

**TURNKEY INDUSTRIAL AND WAREHOUSE LOCATIONS WITH YARD AREAS**

- **809 NORTH HELENA STREET**
- **3030 EAST MISSION AVENUE AND 3029 EAST SINTO AVENUE**

**LOCATED NEAR DOWNTOWN SPOKANE, SOUTH PERRY BUSINESS DISTRICT AND SPOKANE COMMUNITY COLLEGE**



**TRUSTEE'S  
SALE DATE:  
MAY 30, 2014**



# Opportunity and Strategic Location

The secured lender, under the terms of the Deed of Trust, has initiated a Trustee's Sale, to be conducted on May 30, 2014 at 10 A.M. at the Spokane County Courthouse.

These two properties will be offered independently of each other for bids by the Trustee.

The size and location of these two properties provide opportunity to acquire a well located warehouse/office property, each with a substantial yard area for storage or equipment staging for either a business operator or investor looking for income property.

The Spokane industrial real estate market has shown steady improvement in vacancy rates which peaked in 2010 at approximately 8.3% to a current level estimated at 6%. This vacancy rate is expected to remain at current levels over the next 12 months. As vacancy rates have decreased, rents have shown a gradual increase over the prior 24 months. \*

## 809 North Helena Street

Parcel Size:	25,599± square feet
Number of Buildings:	Three
Total Building Size:	8,319± square feet
Zoning:	Light Industrial

The property is located north of I-90 and Trent Street with frontage on North Helena Street. Just south of the property is the historic South Perry District, one of Spokane's more eclec-



3,120± sq. ft. building



Buildings Two and Three with total of 5,199± sq. ft.

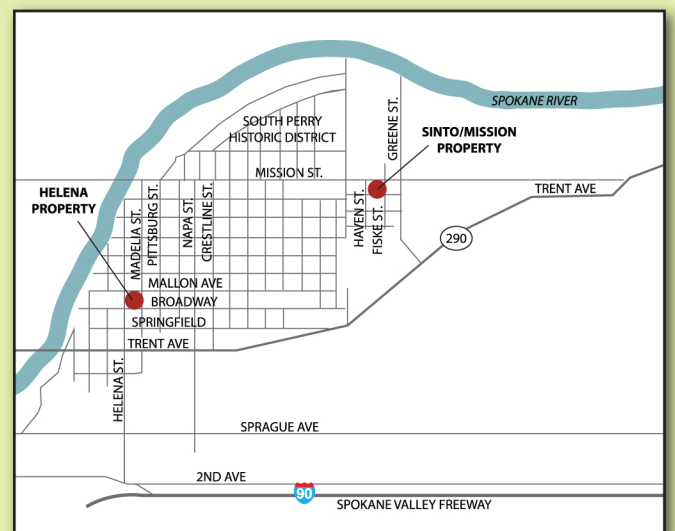
tic commercial neighborhoods, attracting restaurants, bicycle shops, coffee shops and bakeries. The campuses of Gonzaga University, and Washington State University – Spokane, are located within minutes. Downtown Spokane is within a 5 minute drive. The Hamilton Street interchange at I-90 is located less than one mile from the property.

The property has three separate buildings with a large yard area. The property has excellent gated access with 170± feet of frontage along North Helena Street.

**Building One:** This 3,120± square foot building was formerly used as an office. The building was built in 1946 and remodeled in 2007. The 1,560± square foot main floor has multiple offices, a reception area and a restroom. A finished lower level, also 1560± square feet, has a large conference room, office space, a half bathroom and a small storage area. The building is air conditioned.

**Building Two:** This 4,000± square foot shop has 12 to 14 foot ceiling heights with roll up doors for half-dock high access. The building is metal sided with a pitched metal roof and was also built in 1946. The building is insulated and has three heaters.

**Building Three:** This 1,199± square foot shop has 8 to 12 foot ceiling heights with roll up doors for access. It was built in 1976. There are two separate storage areas and is served only with power. There are no heating units in this building.



\*Kiemle and Hagood Winter 2013 Market Outlook



## 3030 East Mission Avenue and 3029 East Sinto Avenue

<b>Parcel Size:</b>	12,599± square feet
<b>Number of Buildings:</b>	Two
<b>Total Building Size:</b>	5,240± square feet
<b>Zoning:</b>	Light Industrial

The property is located east of Downtown Spokane with frontage on East Mission Avenue near the Spokane Community College Campus. The Hillyard District, the first Spokane neighborhood to be accepted onto the National Register of Historic Places, is located just north of the property across the Spokane River. Previously a separate town, Hillyard was built around the Great Northern Railroad's rail yards in 1892.

There is easy access to Downtown Spokane using Mission Avenue and the property has quick access to I-90 which is within four miles of the Freya Street interchange. The property has a number of possible uses, as it is located in a neighborhood retail area and has access from three sides with road frontage on East Mission Avenue, East Sinto Avenue and North Fiske Street.

**Building One:** This 3,612± square foot building was built in 1944. Approximately 920± square feet are divided into three office spaces, with a reception area and restroom with private access. There is an estimated 2,090 square feet of warehouse space with two roll up doors for access. There is a loft studio apartment on the second level with a private access. The building is air conditioned.

**Building Two:** This 1,628 square foot warehouse was built in 1959 and has 8 to 12 foot sloped ceilings. The metal exterior building is divided into two main areas. Approximately 500 square feet on the east end is a small warehouse with a single office. This space has a separate entry with a grade level roll up door. The remainder of the building is all warehouse space with two 12 foot roll up doors for at grade access. There is wall mounted electric heat in the small office and gas heat in the warehouse.



## BANKRUPTCY CASE #13-00505-PCW11

The Helena Real Estate and Mission and Sinto Real Estate were the subject of a Chapter 11 Bankruptcy Plan confirmed by the U.S. Bankruptcy court for the Eastern District of Washington, in re: TADD A. GROPP, d/b/a TAD GROPP ELECTRIC, INC., d/b/a GROPP ELECTRIC d/b/a GROPP DATA COMM; d/b/a GROPP ENTERPRISES, LLC; d/b/a GROPP PROPERTIES, LLC; and d/b/a GENTRY LED, LLC, Case Number 13-00505-PCW11. Pursuant to the Bankruptcy Plan, if the Helena Real Estate and Mission and Sinto Real Estate (as defined therein) were not sold by November 30, 2013, then INB was granted Relief From Stay to pursue its state law remedies. INB elected to proceed with non-judicial foreclosure of its liens on the Helena Real Estate and Mission and Sinto Real Estate in accordance with applicable law. The foreclosures are pending at the present time.

All documents related to the bankruptcy plan filed in TAD A. GROPP bankruptcy proceeding are public information. All of these documents can be accessed electronically. Access to the documents is through use of the PACER website (Public Access to Court Electronic Records). Instructions for access are included in the Supplemental Information Package. Realty Marketing / Northwest and INB do not provide any warranty regarding the accuracy or completeness of any information contained within these files included with the bankruptcy plan. The bidder is encouraged to verify the accuracy of any finding or reports through independent review and / or study.

## UTILITIES

All public utilities are available to both properties. The city of Spokane provides services for water and sewer; Inland Power and Light is the electricity provider to both properties.

## ENVIRONMENTAL

There are no known environmental concerns associated with either property.



*Left:  
Building One,  
3,612± sq. ft.  
with office/  
warehouse*

*Right:  
Building Two,  
1,628± sq. ft.  
warehouse*



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## CONDITIONS OF THE TRUSTEE'S SALE #1406

### REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

The Information Office is open daily Monday through Friday,  
8:30 am to 5:00 p.m., PST.

Corporate Office:  
522 SW Fifth Avenue, Suite 1250  
Portland, OR 97204

Washington Office:  
2908 228th Avenue SE, Suite B  
Sammamish, WA 98075

Telephone: Toll Free (800) 845-3524

Facsimile (503) 242-1814

Email: [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com)

### SUPPLEMENTAL INFORMATION PACKAGE

A Supplemental Information Package is available on the Property and includes: Maps, Trustee's Sale Guarantee, Notice of Trustee's Sale, Motion for Relief from Stay, Bankruptcy Plan and Zoning Information To receive the Supplemental Information Package call Information Office at 1-800-845-3524.

### TRUSTEE'S SALE

Unless the existing default is cured or circumstances then existing dictate a continuance of the Trustee's Sale or other matter of law occurs, the Trustee under the Deed of Trust securing the properties intends to sell at public auction to the highest bidder for cash or credit bid, payable at time of sale, the properties described in the Notice of Trustee's Sale. The sale will be conducted in accordance with Revised Code of Washington, Chapter 61.24 RCW.

The property will be sold at the Trustee's Sale in a manner intended to achieve the highest bid, which sale is presently scheduled to be held at the Spokane County Courthouse on May 30, 2014 at 10:00 a.m., as outlined in the Notice of Trustee's Sale. The successful bidder must tender the bid price in the form of cash or cashier's check made payable to: Stocker, Smith, Luciani & Staub, PLLC in trust, at the time of sale. The Trustee, will open the Trustee Sale with any Credit Bid Amount provided by the beneficiary and continue in increments determined by the Trustee until the Trustee accepts the highest bid. At the conclusion of the bidding, the successful bidder will be required to tender to the Trustee funds equal to the amount of the successful bidder's final bid. The Trustee may elect to continue the sale for any purpose including additional time for the successful Bidder to tender the bid amount. If the successful bidder tenders funds in excess of its final bid, the trustee will issue a refund check for any excess payment. Upon receipt and bank clearance of the purchaser's funds, the Trustee will issue a Trustee's Deed to the successful bidder.

### DIRECTIONS TO SALE:

Spokane County Court House – Auction to be held in the court house entry inside the front steps.  
1116 W. Broadway, Spokane, Washington

From I-90 East  
Take Exit 280 towards Lincoln Street  
Turn Left onto S. Walnut Street (continue onto Maple Street)  
Turn Right onto W. Gardner  
Take first Right onto N. Walnut Street  
Turn Left onto W. Broadway

### DISCLAIMERS:

(A) The property will be sold "As Is." THE PROPERTY WILL BE SOLD AT THE TRUSTEE'S SALE IN ITS "AS-IS, WHERE-IS, WITH ALL FAULTS" CONDITION, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER. The Trustee reserves the right to continue or reschedule the Trustee's Sale, or take such other steps or actions as may be necessary or desirable as permitted by Washington law. Nothing herein binds the Trustee in the exercise of its statutory and legal obligations.

(B) Sizes and square footages set forth for the properties are approximations only, based on the best information available, but the actual sizes and square footages may be different.

(C) Realty Marketing/Northwest is a Real Estate Consultant for Inland Northwest Bank, the Beneficiary, and is a licensed real estate broker in Washington. Realty Marketing/Northwest is not representing the Trustee and has no authority to bind the Trustee or control the bidding process as established by the Trustee.

(D) Prospective buyers should inspect all supporting documentation carefully. Each bidder is responsible for evaluating the property and completing all due diligence PRIOR to bidding at the Sale, and shall not rely on Realty Marketing/Northwest and/or the, Beneficiary. It is recommended that bidders seek independent advice, including legal advice, to fully understand the foreclosure process and the Trustee's Sale. The information contained herein has been gathered from sources deemed reliable and is being provided as a courtesy. Neither Realty Marketing/Northwest, or the Beneficiary makes any representations or warranties (either express or implied) as to the accuracy, completeness or correctness of the information contained. THE SALE IS SUBJECT TO ALL APPLICABLE LAWS.

(E) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

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