



	Bulk	Parcel A*	Parcel B*	Parcel C*	Parcel D*	Parcel E*
PUBLISHED RESERVE:	\$2,350,000	\$650,000	\$960,000	SOLD	\$225,000	\$515,000
LAST ASKING:	\$5,608,455	\$2,509,800	\$1,475,159	\$378,993	\$316,545	\$927,958

\* Sales of Parcels A, B, C, D and E are subject to total bids in the aggregate to equal, or exceed, \$2,350,000

SIZE: 107± Ac. 52.07± Ac. 26.05± Ac. 7.04± Ac. 5.88± Ac. 13.75± Ac.

ZONING: I (Industrial)

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 5.5% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 107± acre industrial land portfolio is located in the Willamette Valley community of Dallas, a 25-minute drive west from Salem and I-5. The portfolio contains five parcels which range in size from 5.88± to 52.07± acres, and are all located within the Dallas Enterprise Zone, which provides significant tax and additional incentives for business firms to expand or to relocate to Dallas. Please see Supplemental Information Package for detail information for the Enterprise Zone Incentive.

The 107± acre portfolio can be acquired in its entirety, or in each of five individual parcels, or in a combination of parcels, with discounts of up to 60% from last asking prices, starting at less than \$.30 a square foot. As an added incentive, the Seller is offering short-term financing to qualified parties who provide a 25% down payment.