

The secured lender, StanCorp Mortgage Investors, LLC, has spent approximately \$110,000 in flood remediation and approximately \$40,000 in repairs including removal of damaged flooring, doors and partial walls in both buildings. The remediation was conducted by a state licensed industrial hygienist and was certified as complete.

The multi-tenant building has one suite with 1,250± square feet now available for lease.

A Property Condition Assessment and Phase I Environmental Site Report dated February 2, 2015 and prepared by AEI Consulting are available in the Supplemental Information Package.

The secured lender will allow each building to be sold individually at the Trustee's Sale, as each building is situated on an individual tax lot.

THE BUILDINGS

The ten-foot high buildings were constructed in 1980 and 1981 and are each on a separate tax lot. The buildings are on a reinforced concrete slab, and have metal frame siding, and metal roof with wood frame facades. Heating is forced hot air with individual HVAC. All utilities, including gas, serve both buildings. There is a shared parking lot with 69 spaces and a Pylon sign for the multi-tenant building.

The building at 22825 Antelope Blvd was built in 1981, has a gross building size of 8,750± square feet, with net rentable of 8,718± square feet. There is a total of six suites which have been rented to three tenants. Current tenants are Stove Junction, which occupies Suites C and D, with 2,200± square feet of net rentable area, North State Starter and Alternator Exchange, which occupies Suite E, with 1,750± square feet of net rentable area, and Lighthouse Living Service, which occupies Suite F, with 3,500± square feet of net rentable area. Current annual base rent is \$40,272.

Suite A is vacant, and contains 1,250± square feet of net rentable area. Copies of existing leases are in the Supplemental Information Package.

The building at 22835 Antelope Blvd was built in 1980, has a gross building size of 7,500± square feet, with net rentable of 7,157± square feet. It is vacant and is in shell condition.

ZONING

The zoning is C-3 (General Commercial). Zoning designation and detail is included in the Supplemental Information Package.

PROPERTY INSPECTION

A Court Appointed Receiver is available for property inspections, by appointment only. Prospective bidders should contact Sharon Peede at the Auction Information Office at 1-800-845-3524.



Property has strategic location at Highway 36 and Antelope Blvd.



*22825 Antelope Blvd., Tax Lot 041-230-23-1.
2014-2015 Taxes \$4,515. Tax Assessment: \$446,690*



*22835 Antelope Blvd., Tax Lot 041-230-23-1.
2014-2015 Taxes: \$3,604. Tax Assessment: \$356,605*