



View north from outdoor patio

Both units are fully carpeted and tiled, with tile installed in the kitchens and in all bathrooms. There is electric forced air heat, and propane provides gas for the cook top and the two fireplaces in both units.

Homeowner Association Dues (HOA) are projected to be \$200 per month for the maintenance of the common areas, which include the driveway and paved guest parking area.



Development site adjacent to Auction Property #101

Auction Property #102 – Oceanfront Development Site

The 10,000± square foot oceanfront site has 50± feet of frontage along Breakers Blvd., and has 200± feet of depth. It consists of two 5,000± square foot tax lots. The property was originally planned to accommodate four additional Pincrest Condominiums which were not developed, due to market conditions. The Tillamook County zoning is NESK-R3 zoning, or high density urban residential, which will allow the two tax lots to be developed individually, or in its entirety, and can accommodate two homes.

The site slopes up to the bluff above the beach. There is a geotechnical report from the Seller which is part of the Supplemental Information Package. The beachfront below both the development site, and the two condominiums, has riprap.

LOCATION: Auction Properties #100 and #101 -- 48790 Breakers Blvd. (Units 1 and 2)
Auction Property #102 -- Tax lots 4601 / 4602

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015