



	#112	#113	#114	#115	#116
PUBLISHED RESERVE:	\$195,000	\$150,000	\$500,000	\$225,000	\$395,000
LAST ASKING PRICE:	<i>Previously offered in bulk at \$960,000</i>			No Prior Sale	\$515,000
SIZE:	4± Acres	3± Acres	19.2± Acres	5.88± Acres	13.75± Acres

ZONING: IL – Light Industrial, and IH – Heavy 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 45± 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 3± to 19.2± 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. The properties will be sold individually, with option for bidders to combine parcels as part of their bid submission. Please see Supplemental Information Package for detail information for the Enterprise Zone Incentive. A Wetland Delineation Report was prepared in 2006 by the Oregon Economic and Community Development Department, and is available in the Supplemental Information Package.

As an added incentive, the Seller is offering short-term financing to qualified parties who provide a 25% down payment.