

# Property Details

CONTROL: Partner VALUE: \$1,400,000  
LOAN: \$0  
EQUITY: \$1,400,000

TITLE: New Plan for Pendleton  
TYPE: Development  
HAVE: A 116 preliminary plat that is in the final engineering stage. Average finished lot prices of \$60k. Very cooperative city in a housing shortage market

WEBSITE URL: [www.realesateequitymarketing.com](http://www.realesateequitymarketing.com)  
ADDRESS: 30th and Hailey, Pendleton, Oregon  
BENEFITS TO NEW OWNER: Housing shortage says build homes and make more! Friendly city; engineering in progress; Builders chomping at the bit. Non-recourse debt.

GROSS SCHEDULED INCOME: \$6,960,000 Projected  
VACANCY LOSS: \$50,000  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$3,755,000  
NOI: \$3,155,000  
DEBT SERVICE: \$0  
CASH FLOW: \$3,155,000  
CAP RATE: 225.36%



BENEFITS SOUGHT: 1) 200,000 for engineering, grading, phase one start, and 4 house started. or equity to take out underlying. Out of project.

MOTIVATION: I am all in. Committed to getting the first 19 lots out of the ground

CAN ADD: Development, builders, engineer, ask for it. Feasibility study done by an independent party.

REMARKS: 2 owners: Hal Palmer Rentals, LLC (60%) beneficial interests to other parties. I am In control of what we can do.

OWNER: HAL Palmer Rentals, LLC(60%)

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