

LINDEN PLACE APARTMENTS

1212 NE LINDEN AVENUE • GRESHAM, OREGON

OFFERING MEMORANDUM



OFFERING MEMORANDUM

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Exclusive Advisors

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1212 NE Linden Ave, Gresham, Oregon. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property.

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> Investment Summary

INVESTMENT HIGHLIGHTS

Investment Summary

The Linden Place Apartments is a 58 Unit apartment community located in the submarket of Downtown Gresham. Built in 1972 Linden Place consist of eight standalone structures. The unit mix is comprised of two 450 sf Studio units, Twenty-Seven One Bedroom/One Bath units averaging 651 sf, Twenty-Eight Two Bedroom/One Bath units averaging 844 sf and a Single Family Two Bedroom/One Bath Home. Thirty-Two of the Fifty-Eight units have been remodeled with new or refurbished cabinets and granite countertops. Kitchens and bathrooms have been upgraded and new carpet and vinyl flooring on turnovers. Significant capital improvements have been completed in the last two years; New Vinyl Windows and sliders, New Hardi-Plank siding and all new roofs.

The Gresham Market is highly sought after by investors. A bedroom community of the Portland metro; Gresham is considered a Top Tier market from agency lenders. It is located in a diverse job market with access to a large supply of high skilled manufacturing jobs and easy access to Downtown Portland. This submarket has seen minimal new multifamily development in the past ten years, while seeing significant growth in demand from tenants. There is a limited pipeline of future development currently slated making this asset well positioned to capitalize on market conditions.



APARTMENT HIGHLIGHTS:

- Significant Capital Improvements
- Significant Rental Upside
- New Roof, Siding & Windows
- Granite Counters
- Great Walk score
- Walking Distance to MAX Stop

> Property Information

PROPERTY INFORMATION

Site Details

PRODUCT TYPE:	Multifamily
ADDRESS:	1212 NE Linden Ave, Gresham, OR, 97030
GROSS LAND AREA:	116,741/2.68 AC
OCCUPANCY:	97%
YEAR BUILT:	1972/2016
CONSTRUCTION:	Wood Frame/Concrete
STORIES:	2
APN:	1S3E03DC 02602



81 Walk
Score



TRI@MET

63 Transit
Score

PROPERTY INFORMATION



PROPERTY INFORMATION

Exterior Improvements



New
Roofs



PROPERTY INFORMATION

Exterior Improvements Continued



New
Windows



New
Siding



PROPERTY INFORMATION

Interior Improvements



Granite
Countertops



New
Cabinets



New
Appliances



PROPERTY INFORMATION

Interior Improvements Continued



Granite
Countertops

New
Cabinets



PROPERTY INFORMATION

Interior Improvements Continued



Leasing Office



Unit Entryway



Typical Bathroom



Second Floor Living Room

> Market Overview

MARKET OVERVIEW

City of Gresham

The City of Gresham is rich in history, diversity, and natural beauty. With a population of more than 109,000, it is the fourth largest city in Oregon and includes the youngest and most diverse neighborhood in the Portland metro region. Located between Portland and the Columbia River Gorge, Gresham was founded by pioneers and has preserved its natural heritage, with more than 900 acres of open space, 300 acres of parks, and 10 miles of trails. Ingenuity is a City hallmark. Gresham is home to a nationally-recognized wastewater treatment plant powered by renewable energy, an award-winning small business incentive program, and a model industrial development review process.

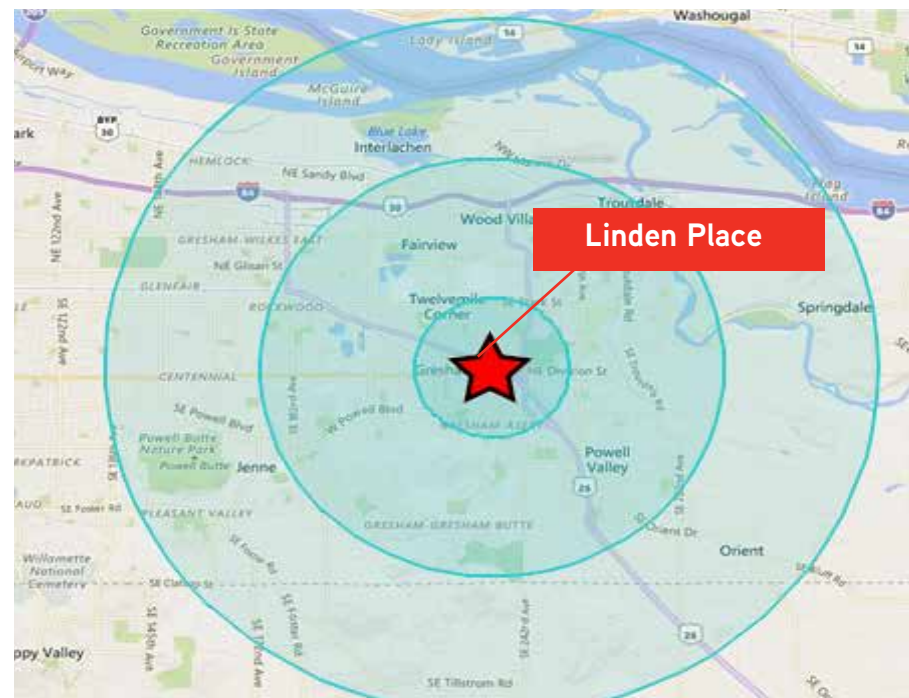
Nearby schools include Gordon Russell Middle School, Springwater Trail High School and Powell Valley Elementary School. The closest grocery stores are Orient Road Food Market, Fred Meyer and Walmart Neighborhood Market. Nearby coffee shops include Starbucks, 7-Eleven and Dill's Coffee Stop. Nearby restaurants include Five Guys, Chang's Mongolian Grill and Taco Del Mar. Nearby is East Gresham Park, Gradin Community Sports Park and Kane Road Park.



MARKET OVERVIEW

Gresham Demographics

DISTANCE TO/FROM PROPERTY	1 MILE	3 MILE	5 MILE
2016 Total Population:	18,908	80,740	151,860
2021 Population:	19,860	84,814	159,471
Pop Growth 2016-2021:	5.02	5.05	5.01
Average Age:	47	47	47
HOUSEHOLDS			
2016 Total Households:	6,761	29,658	54,898
2021 Total Households:	7,061	30,991	57,343
HH Growth 2016-2021:	4.43	4.49	4.45
2016 Median Household Income:	\$57,965	\$61,714	\$59,939
2016 Average Household Size:	2.79	2.72	2.76
HOUSING			
2016 Median Home Value:	\$194,402	\$228,886	\$229,973
2016 Renter Occupied:	2,836	11,915	21,302



MARKET OVERVIEW

City of Portland

Crisscrossed by rivers, mountains and vineyards, Metropolitan Portland offers more than urban adventure. Within a few minutes' drive of downtown Portland are Pinot-producing wineries (most with year-round tasting rooms), kayak-friendly waterways that nudge wildlife preserves and, of course, the glorious foothills of Mount Hood. And if it's urban adventure you crave, be warned that Portland, the Rose City, isn't your run-of-the-mill urban megapolis.

An effervescent arts community, dozens of urban parks and green spaces, a lively downtown, complete with an open air plaza that serves as the community's living room and a world-class public transportation system, are just few of the reasons that make this one of the country's most livable cities. And Oregon continues to top the list, for a consecutive year, as the top moving destination of 2016 according to the United Van Lines mover study.

Its mild climate, scenery, friendly people, vibrant culture and arts community has placed Portland on the "Best of" lists in many publications and online surveys.



Median Household income of
\$60,000/year

Portland Metro Estimated Population Growth of
725,000 residents by 2035 - Metro Gov.

MARKET OVERVIEW

Employment

The Brookings Institute's January 2016 Metro Monitor composite index ranks the 100 largest MSA's across job growth, unemployment, gross product range and home prices. Portland ranked 15th for overall growth and also compares favorably to other top metropolitan areas.

- 12th in average wage with a 5.3% increase over the past five years.
- 15th in GMP per capita with a 9.4% increase over the past five years.
- 22nd in jobs with a 9.7% increase over the past five years.
- 25th in employment to population ratio with a 2.2% increase over the past five years.

Portland-Metro's Largest Employers



Technology - 16,700 employees



Health Care - 9,896 employees



Health Care - 14,132 employees



Health Care - 9,835 employees



Hospital & University - 14,106 employees



City of Portland - 9,318 employees



US Federal Government - 13,900 employees



State of Oregon - 7,559 employees



Retail Merchandising - 10,176 employees







Athletic Apparel - 7,000 employees

> Comparables





RENT & SALE COMPARABLES

Rent Comparables

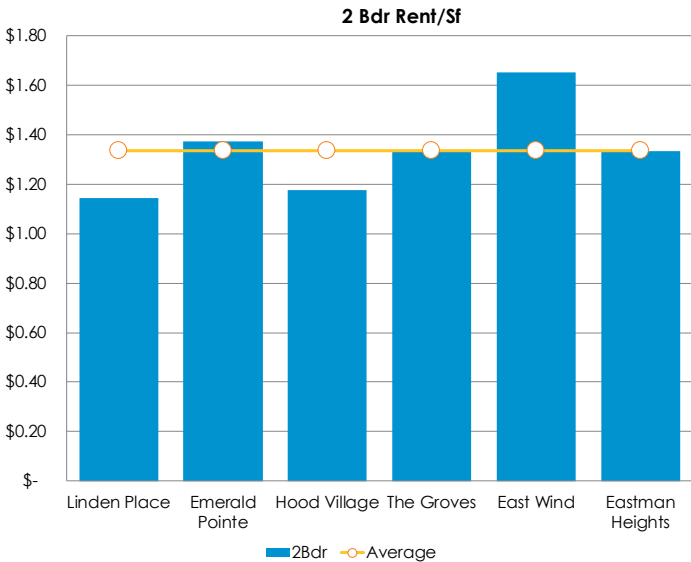
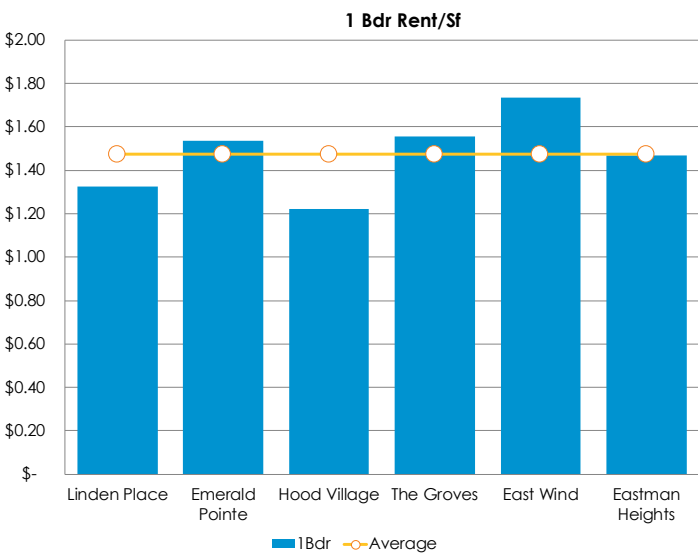
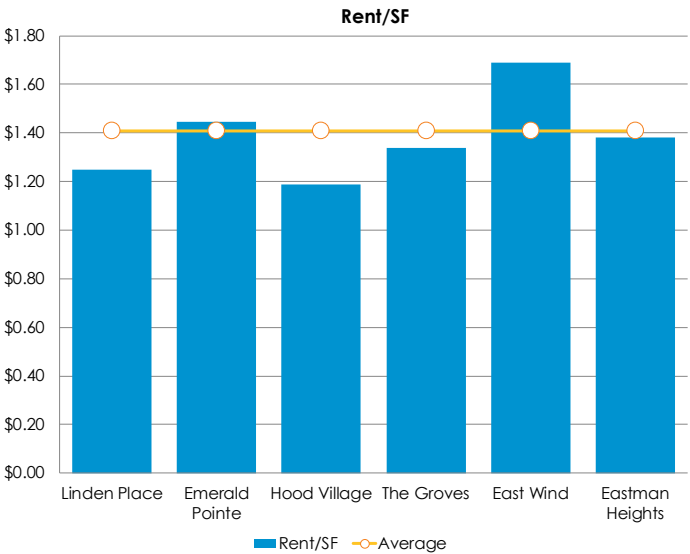
		YEAR BUILT/ REMODELED	UNIT TYPE	# OF UNITS	SF RANGE	RENT RANGE	RENT/SF	OCCUPANCY	UTILITIES	WALKSCORE	TRANSITSORE	W/D IN UNIT	LAUNDRY	AC	BIKE STORAGE	STORAGE	PARKING	PETS		
Linden Place 1212 NE Linden Ave. Portland OR 97030		1972	Studio	2	450	450 \$	765 \$	955 \$	1.91	97%	Landlord Pays WSG Tenant Pays Electric & \$59 Fee	81	63	Yes	Yes	No	No	No	Yes	Yes
			1Bdr/1Bath	27	625	680 \$	775 \$	956 \$	1.33											
			2Bdr/1Bath	28	800	955 \$	885 \$	1,125 \$	1.15											
			Single Family	1	1,684	1,684 \$	1,406 \$	1,406 \$	0.83											
		Total/Wtd Avg	58		772 \$		942 \$	1.25												
Emerald Pointe 1122 NE Kelly Ave. Gresham, OR 97030		1998	Studio	22	650	650 \$	999 \$	999 \$	1.54	94%	Landlord Pays WSG Tenant Pays Electric	82	64	Yes	Yes	Yes	No	Yes	Yes	No
			1Bdr/1Bath	17	670	670 \$	1,049 \$	1,049 \$	1.57											
			2Bdr/1Bth	7	800	800 \$	1,100 \$	1,100 \$	1.38											
			2Bdr/1Bth TH	26	880	880 \$	1,154 \$	1,154 \$	1.31											
		Total/Wtd Avg	72		752 \$		1,077 \$	1.45												
Hood Village 933 NE Hood Ave. Gresham, OR 97030		1971	1Bdr/1Bth	21	800	800 \$	948 \$	1,010 \$	1.22	91%	Landlord Pays WSG Tenant Pays Electric	89	68	No	Yes	No	No	Yes	Yes	Yes
			2Bdr/1Bath	30	900	900 \$	920 \$	1,200 \$	1.18											
			3Bdr/1.5 Bath	23	1,000	1,000 \$	1,042 \$	1,300 \$	1.17											
			Total/Wtd Avg	74		903 \$		1,072 \$	1.19											
		The Groves 3500 NE 17th St. Gresham, OR 97030		1974	1Bdr/1Bath	48	627	627 \$	950 \$	1,000 \$	1.56	98%	Landlord Pays WSG Tenant Pays Electric & \$40-\$60 Fee	49	36	Yes	No	No	No	\$25
2Bdr/1Bath	96				865	865 \$	1,080 \$	1,230 \$	1.34											
3Bdr/1Bath	57				1,029	1,029 \$	1,100 \$	1,280 \$	1.16											
Total/Wtd Avg	201					855 \$		1,122 \$	1.34											

RENT & SALE COMPARABLES

Rent Comparables







	YEAR BUILT/ REMODELED	UNIT TYPE	# OF UNITS	SF RANGE		RENT RANGE		RENT/SF		OCCUPANCY	UTILITIES	WALKSCORE	TRANSITSCORE	W/D IN UNIT	LAUNDRY	AC	BIKE STORAGE	STORAGE	PARKING	PETS														
Linden Place 1212 NE Linden Ave. Portland OR 97030 	1972	Studio	2	450	450	\$	765	\$	955	\$	1.91	Landlord Pays WSG Tenant Pays Electric & \$59 Fee	81	63	Yes	Yes	No	No	No	Yes	Yes													
		1Bdr/1Bath	27	625	680	\$	775	\$	956	\$	1.33																							
		2Bdr/1Bath	28	800	955	\$	885	\$	1,125	\$	1.15																							
		Single Family	1	1,684	1,684	\$	1,406	\$	1,406	\$	0.83																							
	Total/Wtd Avg	58		772	\$		942	\$	1.25																									
Total/Wtd Avg			201		855	\$		1,122	\$	1.34																								
East Wind 2950 NE 23rd St. Gresham, OR 97030 	1971/2013	1Bdr/1Bath	59	546	550	\$	950	\$	950	\$	1.73	Landlord Pays WSG Tenant Pays Electric	49	36	No	Yes	No	No	No	Yes	No													
		2Bdr/1Bath	85	650	675	\$	1,095	\$	1,095	\$	1.65																							
		3Bdr/1Bath	6	750	812	\$	1,395	\$	1,395	\$	1.79																							
		Total/Wtd Avg	150		622	\$		1,050	\$	1.69																								
	Total/Wtd Avg			150		622	\$		1,050	\$	1.69																							
Eastman Heights 301 NW Eastman Pky Gresham, OR 97030 	1991	1Bdr/1Bath	26	749	749	\$	1,100	\$	1,100	\$	1.47	Landlord Pays WSG Tenant Pays Electric & \$25 Fee	84	65	No	Yes	No	Yes	Yes	Yes	Yes													
		2Bdr/1Bath	50	899	899	\$	1,200	\$	1,200	\$	1.33																							
		Total/Wtd Avg	76		848	\$		1,166	\$	1.38																								
		Total/Wtd Avg			76		848	\$		1,166	\$											1.38												
	Total/Wtd Avg			76		848	\$		1,166	\$	1.38																							
Alexan Park Commons 1209 NE Linden Ave Gresham, OR 97030 	1995	2Bdr/1Bath	40	770	800	\$	1,100	\$	1,125	\$	1.42	Landlord Pays WSG Tenant Pays Electric Flat Fee	84	65	No	Yes	No	Yes	Yes	Yes	Yes													
		Total/Wtd Avg	40		785	\$		1,113	\$	1.42																								
		Total/Wtd Avg			40		785	\$		1,113	\$											1.42												
		Total/Wtd Avg			40		785	\$		1,113	\$											1.42												
	Total/Wtd Avg			40		785	\$		1,113	\$	1.42																							
AVERAGE/TOTAL		1984	115		796	\$		1,097	\$	1.41	93%	71	54																					

Rent Comparables

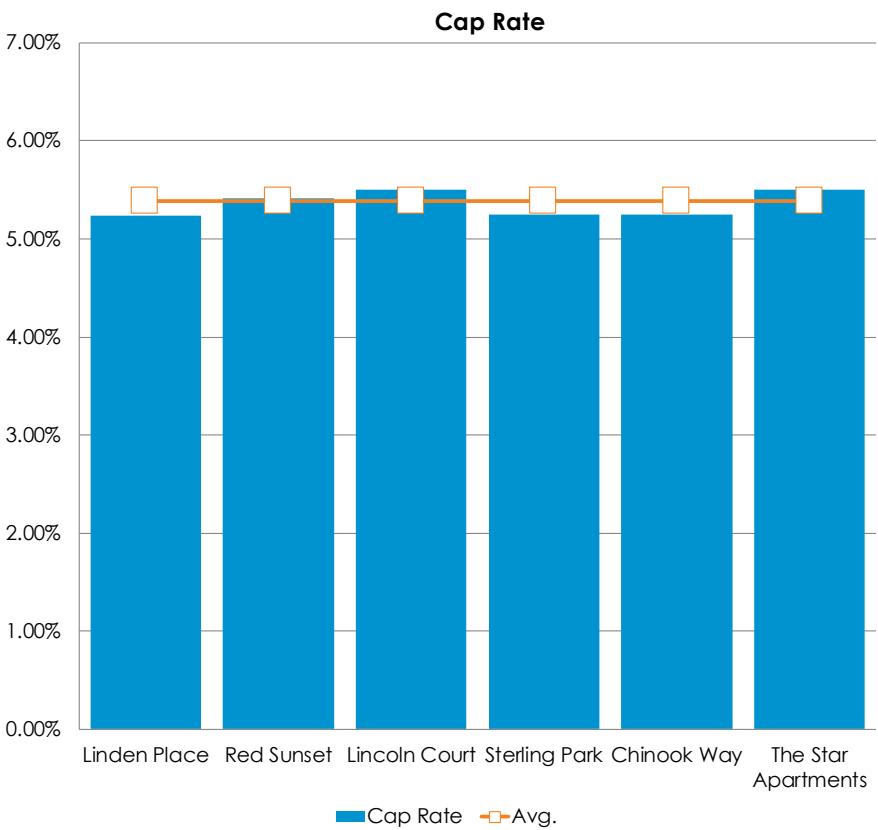
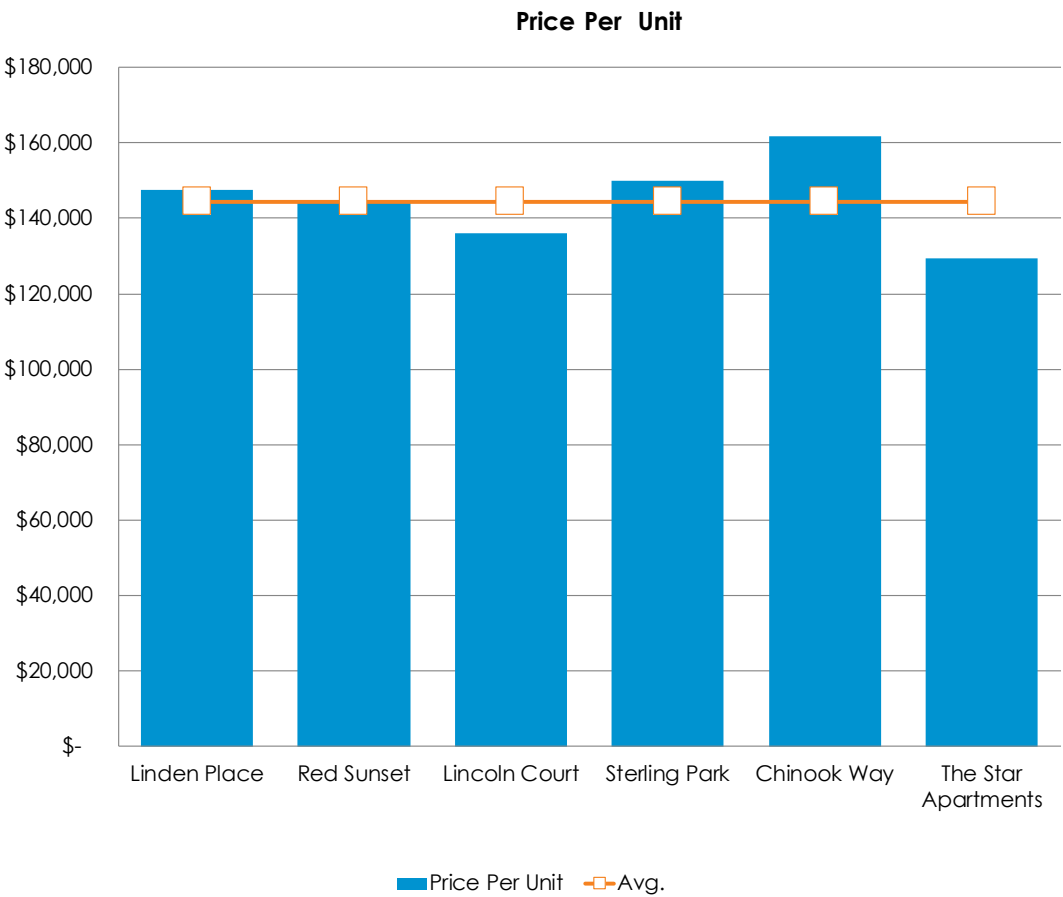


RENT & SALE COMPARABLES

Sale Comparables

	Address	Year Built	Price	# of Units	\$/Unit	Cap Rate	Sold Date	Utilities	Walk Score	Transit Score	W/D In unit	Parking
	Linden Place 1212 NE Linden Ave Gresham, OR 97030	1972/2016	\$ 8,550,000	58	\$ 147,414	5.24%		Landlord Pays WSG Tenants Pay Electric & Reimbursement	81	63	Yes	Yes
	Red Sunset Apartments 2400 NE Red Sunset Dr. Gresham, OR 97030	1990	\$ 15,000,000	104	\$ 144,230	5.41%	Pending	Landlord Pays WSG Tenants Pay Electric	54	33	Yes	Yes
	Lincoln Court Apartments 230 Lincoln St. Fairview, OR 97024	1972/2014	\$ 2,175,000	16	\$ 135,938	5.50%	4/21/2017	Landlord Pays WSG Tenants Pay Electric & \$79 Flat Fee	65	36	No	Yes
	Sterling Park 16804-16824 SE Powell Blvd Portland OR 97236	1991	\$ 10,950,000	73	\$ 150,000	5.25%	12/7/2016	Landlord Pays WSG Tenants Pay Electric & Flat Fee	62	39	Yes	Yes
	Chinook Way Apartments 21933-21989 NE Chinook Way Portland OR 97024	2000	\$ 19,900,000	123	\$ 161,789	5.25%	8/17/2016	Landlord Pays WSG Tenants Pay Electric & Flat Fee	74	35	Yes	Yes
	The Star Apartments 815 SE 223rd Ave. Gresham, OR 97030	1968	\$ 4,275,000	33	\$ 129,545	5.50%	4/28/2017	Landlord Pays WSG Tenants Pay Electric	60	50	No	Yes
			\$ 10,460,000	69.8	\$ 144,300	5.38%			63	39		

Sales Comparables



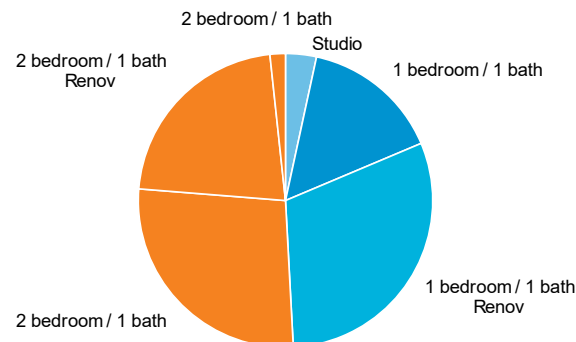
> Financial Overview

FINANCIAL OVERVIEW

Rent Summary & Income

Monthly Scheduled Rent Income				Current				Pro-Forma			
No. of units	Unit Type	Approx. SF	Rents		Average Rent/SF	Income	Rents	Rent/PSF	Income		
			Min	Max							
2	Studio	450	\$ 955	\$ 955	\$ 2.12	\$ 1,910	\$ 955	\$ 2.12	\$ 1,910		
9	1 bedroom / 1 bath	649	\$ 790	\$ 840	\$ 1.26	\$ 7,354	\$ 995	\$ 1.53	\$ 8,955		
18	1 bedroom / 1 bath Renov	653	\$ 850	\$ 956	\$ 1.37	\$ 16,055	\$ 1,050	\$ 1.61	\$ 18,900		
16	2 bedroom / 1 bath	839	\$ 885	\$ 1,064	\$ 1.14	\$ 15,233	\$ 1,095	\$ 1.31	\$ 17,520		
12	2 bedroom / 1 bath Renov	852	\$ 925	\$ 1,125	\$ 1.20	\$ 12,228	\$ 1,245	\$ 1.46	\$ 14,940		
1	House	1,684	\$ 1,406	\$ 1,406	\$ 0.83	\$ 1,406	\$ 1,500	\$ 0.89	\$ 1,500		
58						\$ 54,186			\$ 63,725		

Annualized Income		Current	Per Unit	Pro-Forma	Per Unit
Gross Potential Rent		\$ 650,232	\$ 11,211	\$ 764,700	\$ 13,184
Utility Reimbursement	\$59/Unit/Month	\$ 41,064	\$ 708	\$ 41,064	\$ 708
Pet Rent	April 2017 T 12	\$ 2,950	\$ 51	\$ 2,950	\$ 51
Laundry Income	April 2017 T 12	\$ 974	\$ 17	\$ 974	\$ 17
Misc. Income	April 2017 T 12	\$ 22,630	\$ 390	\$ 22,630	\$ 390
Gross Potential Income		\$ 717,850	\$ 12,377	\$ 832,318	\$ 14,350
Vacancy Factor	5%	\$ (35,892)		5% \$ (41,616)	
Effective Gross Income		\$ 681,957	\$ 11,758	\$ 790,702	\$ 13,633



FINANCIAL OVERVIEW

Expense

Annualized Operating Expenses		Current		Per Unit		Pro-Forma		Per Unit					
Real Estate Taxes	Owner 2016 P&L - Inflated 3%	\$	33,967	4.98%	\$	586	\$	33,967	4.30%	\$	586		
Insurance	April 2017 T 12	\$	7,980	1.17%	\$	138	\$	8,219	1.04%	\$	142		
Water & Sewer	April 2017 T 12 Inflated 20%	\$	30,049	4.41%	\$	518	\$	30,951	3.91%	\$	534		
Electricity	April 2017 T 12	\$	6,935	1.02%	\$	120	\$	7,143	0.90%	\$	123		
Natural Gas	April 2017 T 12	\$	89	0.01%	\$	2	\$	92	0.01%	\$	2		
Garbage & Recycle	April 2017 T 12	\$	9,392	1.38%	\$	162	\$	9,674	1.22%	\$	167		
Management Fee	Market Expense @ 4% of EGI	4%	\$	27,278	4.00%	\$	470	4%	\$	31,628	4.00%	\$	545
Employee Expense	Market Expense @ \$750/Unit/Year	\$	43,500	6.38%	\$	750	\$	43,500	5.50%	\$	750		
Administrative	Market Expense @ 1% of EGI	\$	6,820	1.00%	\$	118	\$	7,907	1.00%	\$	136		
Landscaping	April 2017 T 12	\$	7,018	1.03%	\$	121	\$	7,018	0.89%	\$	121		
Repairs & Maintenance	Market Expense @ \$600/Unit	\$	34,800	5.10%	\$	600	\$	34,800	5.10%	\$	600		
Turnover Costs	Market Expense @ \$200/Unit	\$	11,600	1.70%	\$	200	\$	14,500	2.13%	\$	250		
Reserves & Replacements	Market Expense @ \$250/Unit	\$	14,500	2.13%	\$	250	\$	14,500	2.13%	\$	250		
Total Expenses		\$	233,928		\$	4,033	\$	243,898		\$	4,205		
Expenses Per Sqaure Foot		\$	5.34				\$	5.57					
Expense Ratio of EGI			34%					31%					
Net Operating Income		\$	448,030		\$	7,725	\$	546,804		\$	9,428		

FINANCIAL OVERVIEW

Pricing

Financing Year 1		Current Income & Expenses		Pro-Forma Income & Expenses	
Price	\$	8,550,000	\$	8,550,000	
Down Payment	30% \$	2,565,000	30% \$	2,565,000	
1st Loan Amount	70% \$	5,985,000	70% \$	5,985,000	
Interest Rate		4.25%		4.25%	
Amortization		30		30	
Monthly Payment	\$	29,443	\$	29,443	
Total Debt Service	\$	353,311.23	\$	353,311.23	

Financial Analysis & Vital Data		Current		Pro-Forma	
Cash Flow Before Debt Service (NOI)	\$	448,030	\$	546,804	
Debt Service	\$	353,311	\$	353,311	
Debt Coverage Ratio		1.27		1.55	
Cash Flow After Debt Service	\$	94,718	\$	193,492	
Cash-on-Cash Return		3.7%		7.5%	
Capitalization Rate		5.24%		6.40%	
Gross Rent Multiplier		13.15		11.18	
Price Per Unit	\$	147,414	\$	147,414	
Price Per Square Foot	\$	195.14	\$	195.14	

FINANCIAL OVERVIEW

Rent Roll

Unit Number	Bedroom	Bathroom	SF	Rent	Rent/SF	Note
A1	2	1	955	\$ 1,125	\$ 1.18	R
A2	2	1	955	\$ 1,014	\$ 1.06	
A3	1	1	680	\$ 821	\$ 1.21	
A4	1	1	680	\$ 875	\$ 1.29	R
A5	1	1	680	\$ 888	\$ 1.31	R
A6	1	1	680	\$ 956	\$ 1.41	R
A7	Studio	1	450	\$ 955	\$ 2.12	
A8	1	1	680	\$ 910	\$ 1.34	R
A9	2	1	955	\$ 959	\$ 1.00	
A10	2	1	955	\$ 950	\$ 0.99	
A11	1	1	680	\$ 900	\$ 1.32	R
A12	1	1	680	\$ 915	\$ 1.35	R
A13	1	1	680	\$ 805	\$ 1.18	
A14	1	1	680	\$ 811	\$ 1.19	
A15	1	1	680	\$ 837	\$ 1.23	
A16	1	1	680	\$ 850	\$ 1.25	R
B17	2	1	955	\$ 1,031	\$ 1.08	R
B18	2	1	955	\$ 975	\$ 1.02	
B19	1	1	680	\$ 900	\$ 1.32	R
B20	1	1	680	\$ 956	\$ 1.41	R
B21	2	1	955	\$ 1,065	\$ 1.12	R
B22	2	1	955	\$ 925	\$ 0.97	R
C23	2	1	800	\$ 924	\$ 1.16	
C24	2	1	800	\$ 999	\$ 1.25	R
C25	2	1	800	\$ 944	\$ 1.18	
C26	2	1	800	\$ 975	\$ 1.22	R
D27	2	1	800	\$ 1,080	\$ 1.35	R
D28	2	1	800	\$ 985	\$ 1.23	R
D29	1	1	625	\$ 894	\$ 1.43	R

Unit Number	Bedroom	Bathroom	SF	Rent	Rent/SF	Note
D30	1	1	625	\$ 900	\$ 1.44	R
D31	1	1	625	\$ 875	\$ 1.40	R
D32	1	1	625	\$ 855	\$ 1.37	R
D33	2	1	800	\$ 1,024	\$ 1.28	
D34	2	1	800	\$ 885	\$ 1.11	
D35	2	1	800	\$ 1,064	\$ 1.33	
D36	2	1	800	\$ 950	\$ 1.19	
D37	1	1	625	\$ 800	\$ 1.28	
D38	1	1	625	\$ 909	\$ 1.45	R
D39	1	1	625	\$ 875	\$ 1.40	R
D40	1	1	625	\$ 790	\$ 1.26	
D41	2	1	800	\$ 960	\$ 1.20	
D42	2	1	800	\$ 1,009	\$ 1.26	R
E43	2	1	800	\$ 929	\$ 1.16	
E44	2	1	800	\$ 985	\$ 1.23	R
E45	1	1	625	\$ 875	\$ 1.40	R
E46	1	1	625	\$ 861	\$ 1.38	R
E47	1	1	625	\$ 825	\$ 1.32	
E48	1	1	625	\$ 840	\$ 1.34	
E49	1	1	625	\$ 825	\$ 1.32	
E50	1	1	625	\$ 861	\$ 1.38	R
F51	2	1	800	\$ 913	\$ 1.14	
F52	2	1	800	\$ 917	\$ 1.15	
F53	2	1	800	\$ 924	\$ 1.16	
F54	2	1	800	\$ 901	\$ 1.13	
F55	2	1	800	\$ 1,024	\$ 1.28	R
F56	2	1	800	\$ 1,025	\$ 1.28	R
G1	Studio	1	450	\$ 955	\$ 2.12	
H1	2	1	1,684	\$ 1,406	\$ 0.83	

R: Remodeled, Refinished Hardwoods, Tile Bathrooms & Kitchen Floors

I: Rent Increase Initiated

> Transaction Guidelines

TRANSACTION GUIDELINES

Offering Procedure

The offering of 1212 NE Linden Avenue, Gresham, Oregon is being conducted exclusively by Colliers International. All questions and inquiries should be directed to the Colliers representatives listed in this memorandum.

Colliers will be available to assist prospective investors with their review of the offering. On-site inspections of the property and tours of the market area can be arranged directly with Colliers.

All prospective purchasers can receive the due diligence materials by contacting any one of the listing brokers to register and receive a Confidentiality Agreement. Once a signed Confidentiality Agreement is received prospective buyers will receive a link to the due diligence material folders.

Offers should include, at a minimum, the following:

- The purchase price and closing date;
- The source of capital, both equity and debt, for the transaction;
- The amount of earnest money deposit;
- A statement agreeing to the due diligence, Purchase and Sale Agreement, and closing processes; and
- A description of assumptions utilized for the offer.

Please address your offers to the brokers listed below.



851 S.W. Sixth Ave., Suite 1200
Portland, Oregon 97204
503.223.3123

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TRANSACTION GUIDELINES

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1212 NE Linden, Gresham, Oregon. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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