

Deschutes River Highlands Phase 2

Tumwater, WA

Offering Prospectus

July 2011



THE CAMERON GROUP
REAL ESTATE SERVICES


Windermere
REAL ESTATE

Deschutes River Highlands Subdivision

A Bank Owned Property

Deschutes River Highlands Phase 2 is a 182 lot single family community owned by Union Bank. The site is well located in Tumwater - Thurston County.

Effective immediately Union Bank is offering the Deschutes River Highlands Subdivision for sale. This asset is priced at \$2,900,000 and is open for bids from qualified buyers. Enclosed in this prospectus is information on the Deschutes River Highlands Subdivision that will assist buyers in analyzing and reviewing this property.

Please do not hesitate to contact us should you need additional information on this opportunity

Sincerely,



Scott Cameron
The Cameron Group
Windermere Real Estate



Wes Falkenberg
The Cameron Group
Windermere Real Estate

Table of Contents

01 Overview

- Sales Process
- Purchase Price
- Offer Deadline
- Delivery of Lots
- Neighborhood Description
- Access
- Schools
- Directions to Property
- Aerial Map
- Location Map
- Aerial Map
- Property Summary
- Parcel Numbers
- Jurisdictions and Utilities

02 Property Details

- Estimated Cost to Complete
- Seller Preferred Terms

03 About Us

- Marketing Services
- Contact Information

04 Appendix

- Photo Gallery



Deschutes River Highlands Phase 2

Sales Process

This property is being marketed exclusively by The Cameron Group/Windermere Bellevue Commons. This opportunity is priced at 2,900,000.

Seller will respond to offers, at its sole discretion, as they are received.

Please contact the listing agents with any questions regarding the submittal of offers or the bidding process.

Email offers in PDF form to scott@cameronregroup.com and wes@cameronregroup.com

Property tours are available through the listing agent. Please contact Scott Cameron at (425) 445-0887 (scott@cameronregroup.com) or Wes Falkenberg at (425) 761-6489 (wes@cameronregroup.com) to schedule an appointment.

**Deschutes River Highlands
Tumwater, WA
182 Proposed Lots**



Purchase Price

This is a Bank REO Asset with a list price of \$2,900,000.

Offer Deadline

Offers will be reviewed by the seller as they are received.

Delivery of Lots

The property and all improvements located thereon will be sold “as is” without the benefit of any representations or warranties regarding its condition.

Neighborhood Description

Located in Tumwater the Deschutes River Highlands Subdivision is well located near shopping and schools. The surrounding neighborhoods are primarily single family homes with some undeveloped large parcels of land.

Access

The Deschutes River Highlands Subdivision is located within easy driving distances to downtown Olympia and Joint Base Lewis-McChord. This location also provides easy access to Highway 101.

Schools

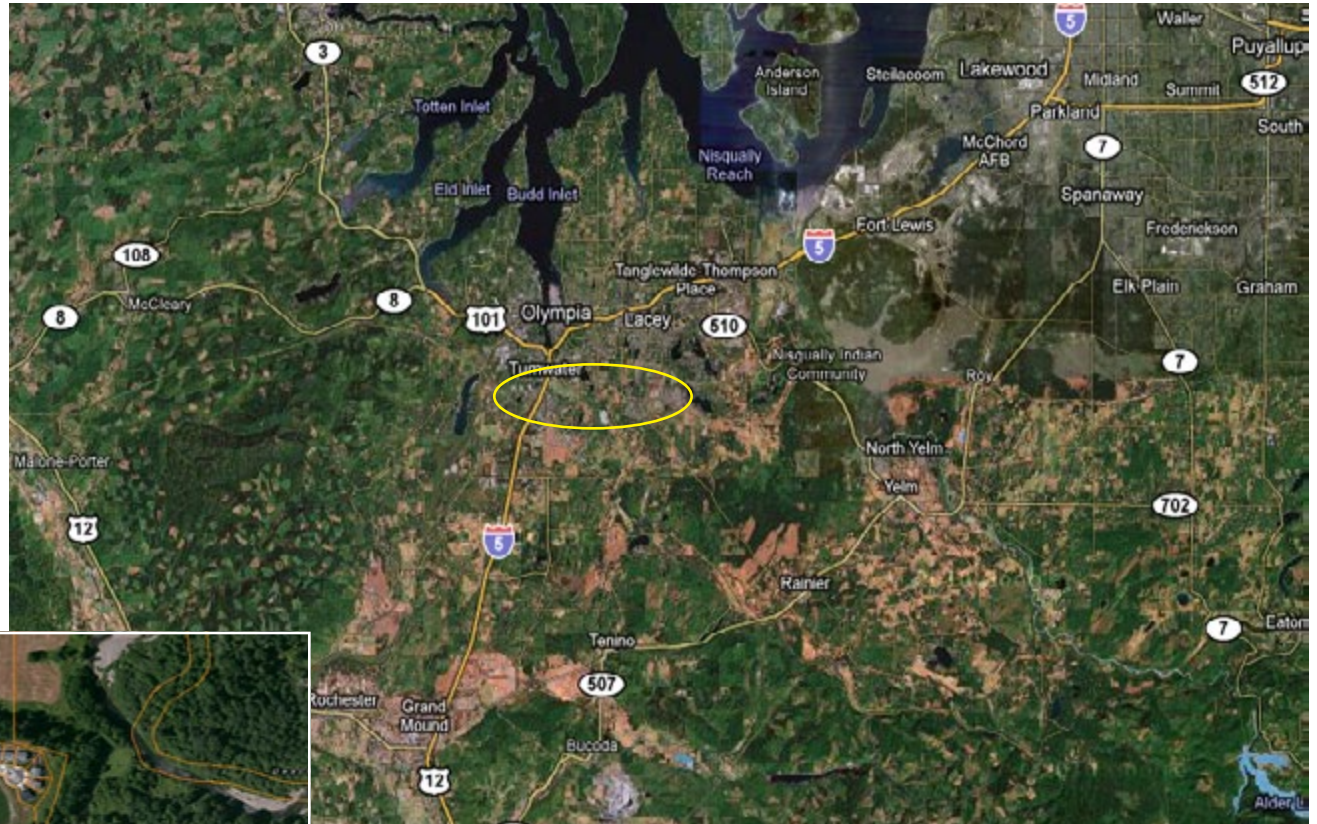
Deschutes River Highlands Subdivision is located within the boundaries of the Tumwater School District.



Directions

From southbound I-5 take exit #105 towards Port of Olympia. Turn LEFT on Henderson Blvd SE. Turn LEFT on 65th Ave SE. Property ahead.

Location Map



Aerial Map



Aerial Map



Property Summary

Location: XXXX Munn Lake Drive SE
Tumwater, WA

Entire project: 182 Substantially Completed Single Family Lots

Configuration: Traditional Front-Load Lots

Bank Owned: Owned by Union Bank

Schools: Tumwater School District

Parcel Numbers

44190000-005

Surrounding Land Uses

North: Undeveloped residential land

South: Undeveloped residential Land

West: Munn Lake

East: Undeveloped residential land

Jurisdiction and Utilities

City: Thurston County - Tumwater Urban Growth Area

Sewer: City of Tumwater

Water District: City of Tumwater

Fire: Tumwater Department

Power: Puget Sound Energy

Gas: Puget Sound Energy

Cable: Comcast Cable

Estimated Cost to Complete

Cost to complete estimates are available upon approval by Union Bank and execution of a non-disclosure confidentiality agreement.

Seller Preferred Terms

Feasibility not to exceed 30 days.

Minimum 5% earnest money deposited as **cash** into escrow upon mutual acceptance.

Closing not to exceed 30 days after removal of feasibility.

Pacific NW Title & Escrow

Marketing Services

The Cameron Group (TCG) provides over 30 years of combined experience in the Puget Sound real estate market as an active participant in marketing, developing and brokering land and new construction. In 2008, recognizing the changing market, TCG leveraged its expertise and experience in land development, building and sales to advise, broker, and consult with buyers and sellers of distressed assets in all residential and commercial properties.

Specialization

- Land & New Construction Focused
- Core understanding of each Seller's needs and timelines
- Being in the vortex of market knowledge information with both Sellers and Buyers in the ever changing real estate market
- Local representation that provides extensive knowledge of the current market factors that directly affect land and new construction in the Puget Sound real estate market

Scott Cameron

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Wes Falkenberg

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Photo Gallery

- A)** Frontage looking north on Kaiser Rd NW.
- B)** Street lighting installed on site.
- C)** Final asphalt lift complete.
- D)** Site work substantially completed.
- E)** Utility work completed.
- F)** Adjacent divisions with finished product.

