

## Issaquah Lots

---

Issaquah, WA

**Offering Prospectus**

**August 2011**

---



**THE CAMERON GROUP**  
REAL ESTATE SERVICES

 Windermere  
REAL ESTATE

## Issaquah Building Lots

---

Two bank owned recorded single family building lots now available for sale. These lots are well located in Issaquah - King County.

Effective immediately the owner is offering these lots for sale. The asking price for these lots is below. Enclosed in this prospectus is information on these building lots that will assist buyers in analyzing and reviewing this property.

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

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

Asking Price:

Lot 3 - \$173,000

Lot 4 - \$183,000

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
- Plat Map
- Property Summary
- Parcel Number
- Jurisdictions and Utilities

### **02 Property Details**

- Seller Preferred Terms

### **03 About Us**

- Marketing Services
- Contact Information

### **04 Appendix**

- Aerial Gallery



Issaquah Lots

**Sales Process**

This property is being marketed exclusively by The Cameron Group/Windermere Bellevue Commons. Lot 3 is priced at \$173,000 and lot 4 at \$183,000.

Lot 3 - NWMLS #260462

Lot 4 - NWMLS #260464

**Email offers in PDF form to [scott@cameronregroup.com](mailto:scott@cameronregroup.com) and [wes@cameronregroup.com](mailto:wes@cameronregroup.com)**

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

**Issaquah Lots  
Issaquah, WA  
Recorded Building Lots**



**Purchase Price**

Lot 3 is listed at \$173,000 and lot 4 at \$183,000.

**Offer Deadline**

Offers will be reviewed as they are received.

**Delivery of Lots**

The property and structures will be sold “as is”.

**Neighborhood Description**

Located just northeast of downtown Issaquah these building lots are well located near shopping, schools and transit. The surrounding neighborhoods are primarily single family homes or undeveloped residential land.

**Access**

These lots are centrally located just minutes from Issaquah, Redmond and Bellevue. This location gives buyers convenient access to freeways, transit and major employment centers.

**Schools**

These lots are located within the boundaries of the Issaquah School District.



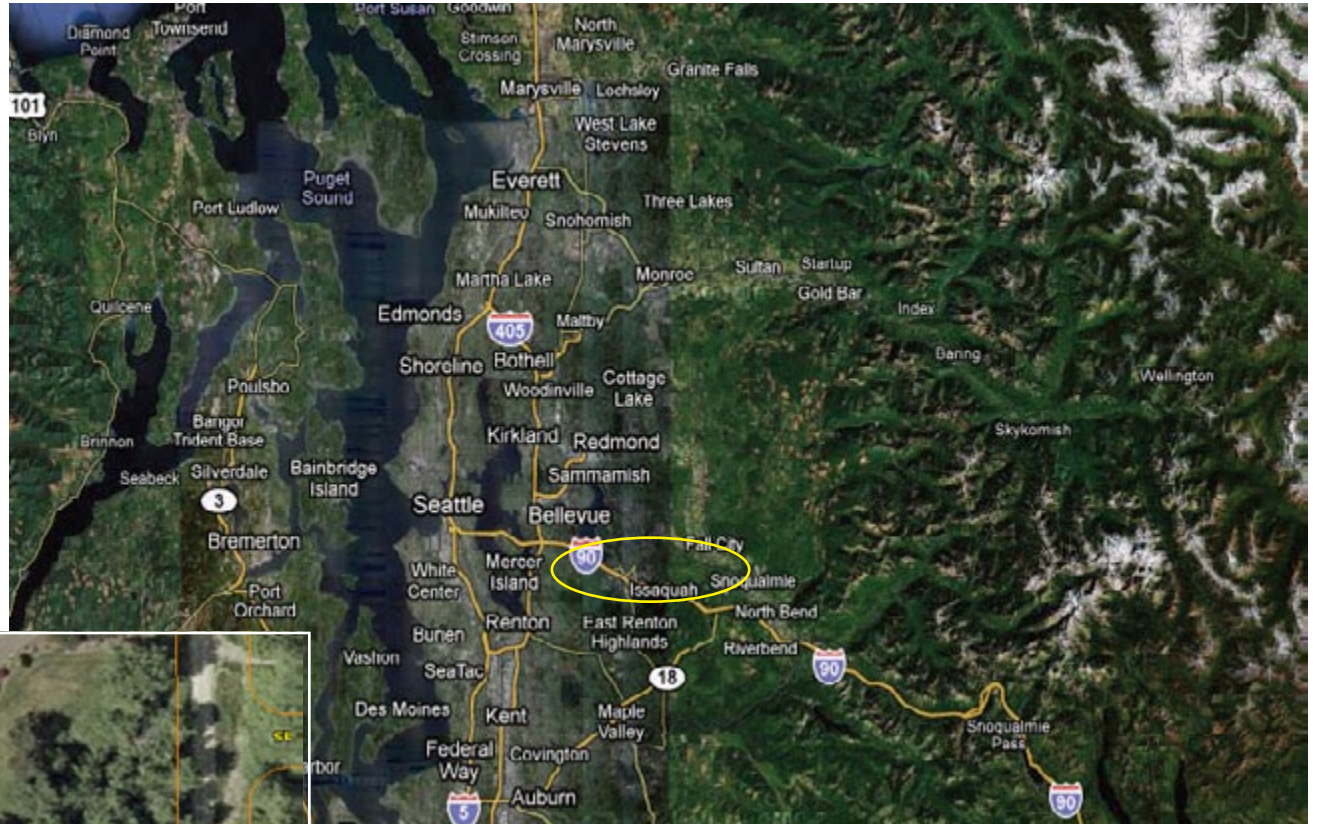
## Overview

01

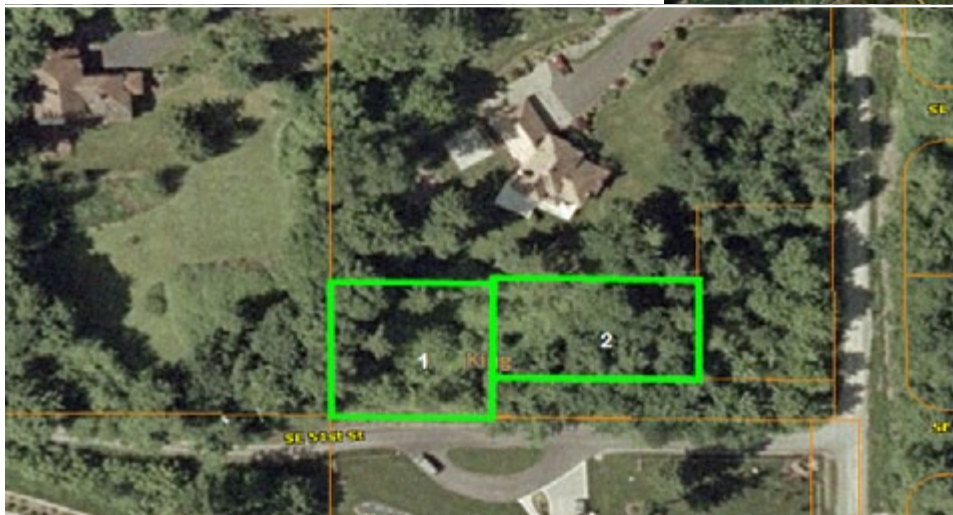
### Directions

From 228th Ave NE head east on NE 25th Way. Take the 3rd right onto 233rd Ave NE. Turn Left onto NE 22nd St. Property is on the left hand side.

### Location Map

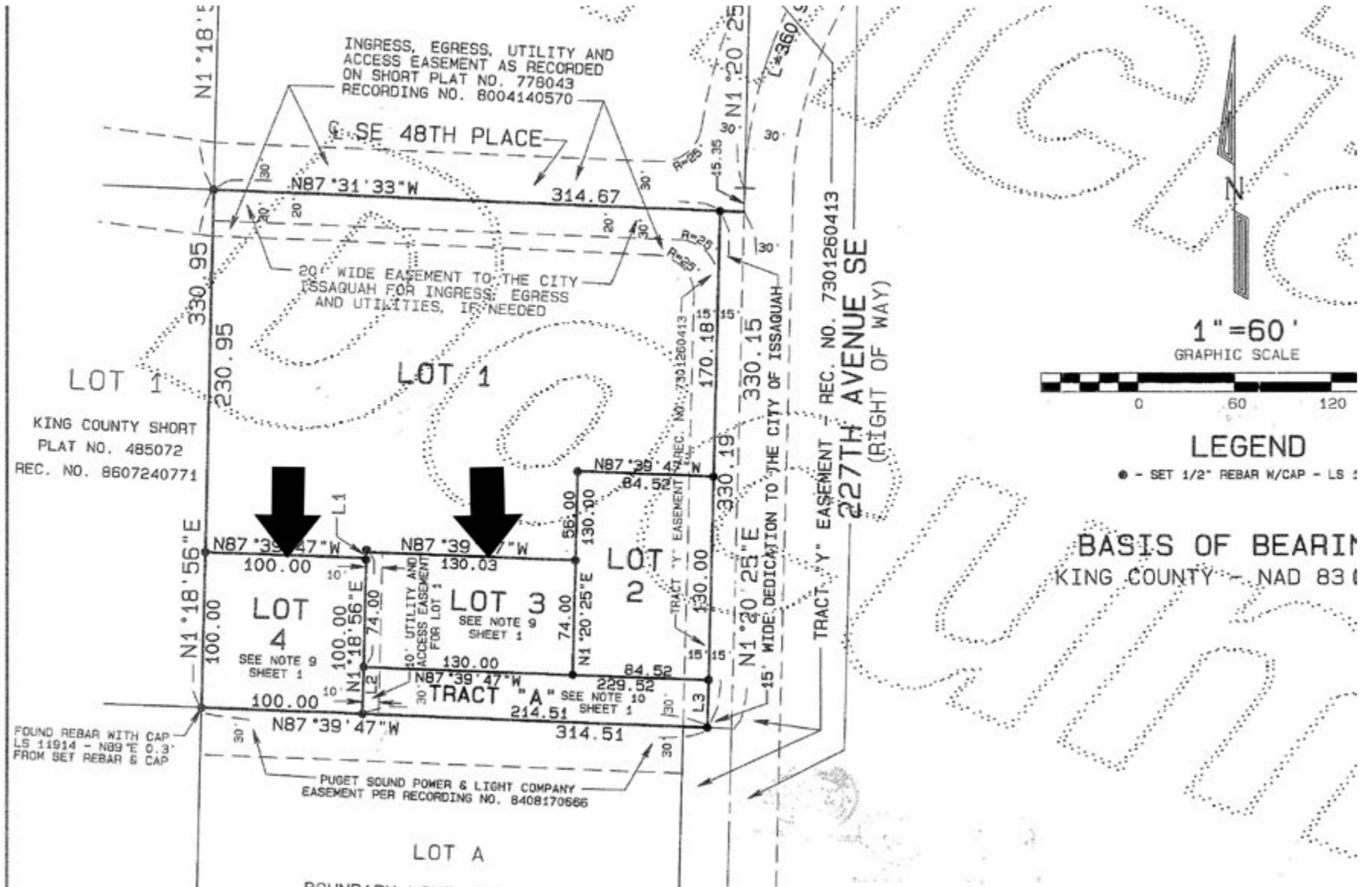


### Aerial Map



Overview

Plat map



**Property Summary**

Location: 51XX 227th Ave SE, Issaquah, WA  
Legal: TBD  
Entire project: 2 Single Family Lots  
Bank Owned: Yes  
Schools: Issaquah School District

**Surrounding Land Uses**

North: Developed residential land  
South: Developed residential land  
West: Undeveloped residential land  
East: Developed residential land

**Parcel Numbers**

2124069142  
2124069143

**Jurisdiction and Utilities**

City: Issaquah  
Sewer: Issaquah  
Water District: Issaquah  
Fire: Eastside Fire & Rescue  
Power: Puget Sound Energy  
Gas: Puget Sound Energy  
Phone: Qwest  
Cable: Comcast Cable

**Mitigation Fees Per Lot**

School	\$3,808.00
General Gov't	\$130.32
Fire	\$668.01
Police	\$166.81
Parks	\$6,817.19
Transportation	\$1,646.62
Water Connection	\$6,005.00 (If 3/4" Line Services the Home)
Sewer Connection	\$152.60
Water Meter	\$460.00 (1" Meter Due To Sprinklers)
<b>Total</b>	<b>\$19,855.00</b>

**Seller Preferred Terms**

Feasibility not to exceed 21 days.

Minimum 3% earnest money deposited as cash into escrow upon mutual acceptance.

Closing not to exceed 30 days after removal of feasibility.

Chicago 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

425-445-0887

scott@cameronregroup.com

[www.cameronregroup.com](http://www.cameronregroup.com)

#### Wes Falkenberg

425-761-6489

wes@cameronregroup.com

