

Merrill Ranch

Tacoma, WA

Offering Prospectus
September 2011



Merrill Ranch

A Bank Owned Property

The proposed Merrill Ranch Subdivision has preliminary plat approval for 81 single family lots on 22.71 acres in unincorporated Pierce County. First Citizens Bank owns ~17.4 acres of this proposed subdivision.

Effective immediately First-Citizens Bank & Trust Company is offering the Merrill Ranch property for sale. This asset is priced at \$429,900 and is open for bids from qualified buyers. Enclosed in this prospectus is information on the Merrill Ranch 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
- Plat Map
- Property Summary
- Parcel Numbers
- Jurisdictions and Utilities

02 Property Details

- Seller Preferred Terms

03 About Us

- Marketing Services
- Contact Information

04 Appendix

- Photo Gallery



Merrill Ranch

Sales Process

This property is being marketed exclusively by The Cameron Group/Windermere Bellevue Commons. This opportunity is priced at \$429,900.

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.

**Merrill Ranch
Tacoma, WA
~17.4 Acres of Residential Land**



Purchase Price

This is a Bank REO Asset priced at \$429,900

Offer Deadline

Offers will be reviewed 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. The property owned by the Seller consists of ~17.4 acres of residential land.

Neighborhood Description

Located east of Tacoma the Merrill Ranch property is well located near shopping and schools. The surrounding neighborhoods are primarily single family homes with some undeveloped large parcels of land.

Access

The Merrill Ranch is located within easy driving distances to Tacoma, Auburn and JBLM. This location also provides easy access to freeways and transit stations.

Schools

Merrill Ranch is located within the boundaries of the Bethel School District.

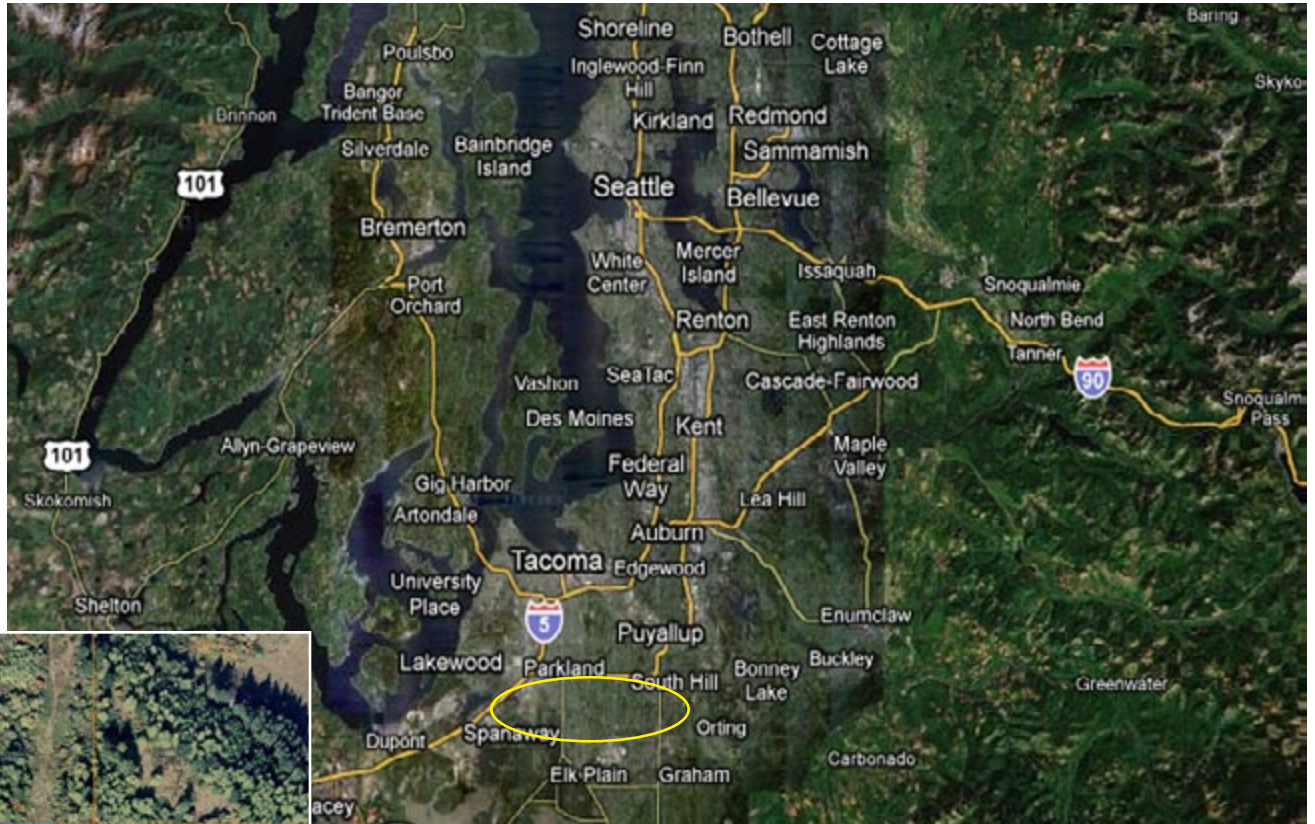


Overview

Directions

From WA-512 take Canyon Rd exit towards Summit. Turn L on Canyon Rd E. Turn R on Military Rd E. Keep left at fork. Turn L on 36th Ave E. Property on your left.

Location Map



Aerial Map



Overview

Plat map



Property Summary

Location: 17301 38th Ave Ct E - Tacoma, WA
 Entire project: 81 Proposed Single Family Lots
 Plat Expiration: 2/19/2015 (7 Year Mark)
 Configuration: Traditional Front-Load Lots
 Bank Owned: ~17.4 Acres
 Zoning: 6 Units Per Net Developable Acre
 Lot Dims: 50' W x 100' D
 Status: Preliminary Plat Approval
 School District: Bethel School District

Parcel Numbers

0319257009
 0319257026
 0319257010
 0319257011
 0319257015
 0319257016
 0319264081

Surrounding Land Uses

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

Jurisdiction and Utilities

City: Unincorporated Pierce County
 Power: Puget Sound Energy
 Gas: Puget Sound Energy
 Phone: Qwest
 Cable: Comcast Cable

Seller Preferred Terms

Feasibility not to exceed 30 days.

Minimum 5% earnest money deposit into escrow upon mutual acceptance.

Closing not to exceed 30 days after removal of feasibility.

Seller addendums required.

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

425-445-0887

scott@cameronregroup.com

www.cameronregroup.com

Wes Falkenberg

425-761-6489

wes@cameronregroup.com

Photo Gallery

- A)** Looking east from 36th Ave E at the subject property.
- B)** Looking South down 36th Ave E.
- C)** Existing home currently rented for \$950/ Month.
- D)** Looking north on Subject property.
- E)** Looking north at current access road from 176th Ave E.
- F)** Looking northeast at subject property.

