

Hemminger

Bonney Lake, WA

Offering Prospectus

KKBL No. 575 LTD

December 2011



THE CAMERON GROUP
REAL ESTATE SERVICES

Windermere
REAL ESTATE

Hemminger Property

The Cameron Group presents 31 single family lots with Preliminary Plat Approval and a majority of the engineering complete. The site is well located in Bonney Lake – Pierce County. Effective immediately the property owner is offering this property for sale @ \$399,950 and is listed on the NWMLS # 296603. Enclosed in this prospectus is information on this site 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

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Hemminger Property

Sales Process

This property is being marketed exclusively by The Cameron Group/Windermere Bellevue Commons. This opportunity is priced at \$399,950.

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.

**Hemminger Property
Bonney Lake, WA**

~ 7.12 Acres of Residential Land



Purchase Price

Priced at \$399,950

Offer Deadline

Offers will be reviewed as they are received.

Delivery of Property

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 ~7.12 acres of residential land. House on property is included & currently occupied by tenant. See lease in documents.

Neighborhood Description

Located south of the town of Bonney Lake the Hemminger property is well located near shopping and schools. The surrounding neighborhoods are primarily single family homes with some undeveloped large parcels of land.

Access

From SB WA-167 exit onto WA-410 E toward Sumner. Turn L onto Sumner-Buckley Hwy E. Turn Left on Church Lake Rd E. Property is on your left.

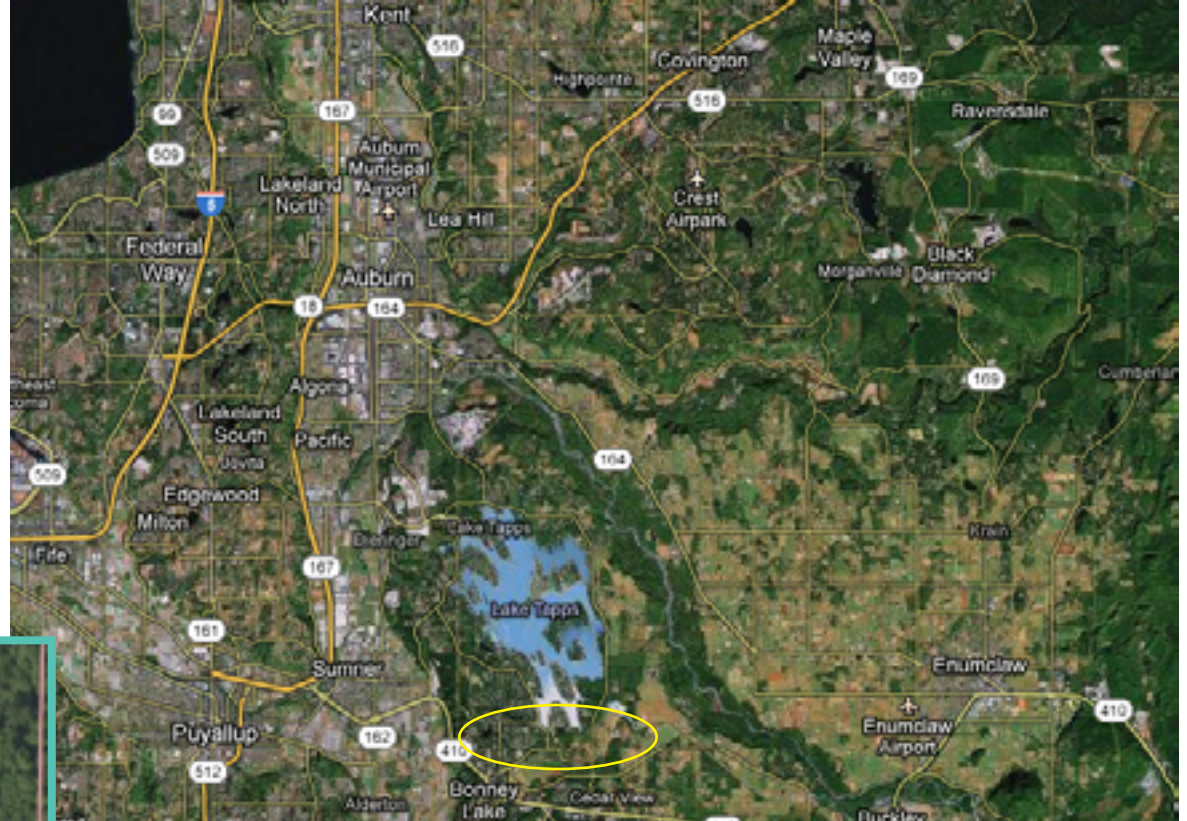
Schools

The Hemminger property is located in the White River School District.

Directions

From I-405 South take exit 2A to merge onto WA-167 South toward Kent/Auburn. Exit onto WA-410 East toward Sumner/Yakima. Turn left onto Sumner-Buckley Highway East. Turn left onto Church Lake Road East. The Hemminger property will be on your left.

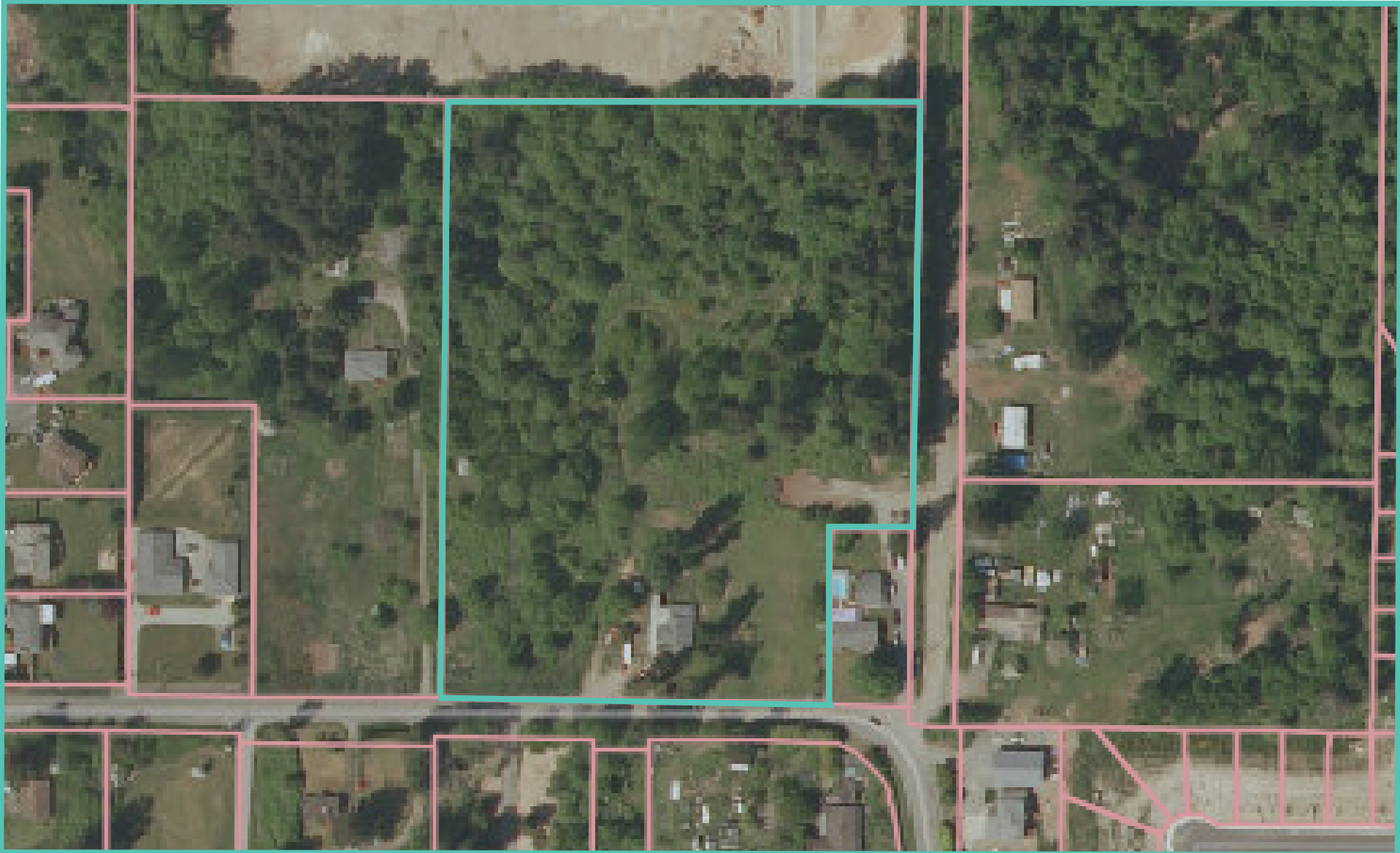
Location Map



Aerial Map



Plat map



Property Summary

Location: 20321 Church Lake Rd. E, Bonney Lake, WA
Entire project: 7.12 acres
Configuration: Rectangular
Bank Owned: No
Zoning: MSF (moderate single family residential)
School District: White River School District

Parcel Number

06202730039

Surrounding Land Uses

North: Finished plat
South: Developed residential land
West: Developed residential land
East: Developed residential land

Jurisdiction and Utilities

City: Bonney Lake
Sewer: City of Bonney Lake
Water: City of Bonney Lake
Fire: East Fire District #22
Power: PSE
Gas: PSE
Phone: Century Link
Cable: AT&T

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.

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) Looking north at the property.

B) Looking east along frontage

C) Looking west along frontage



A



B



C