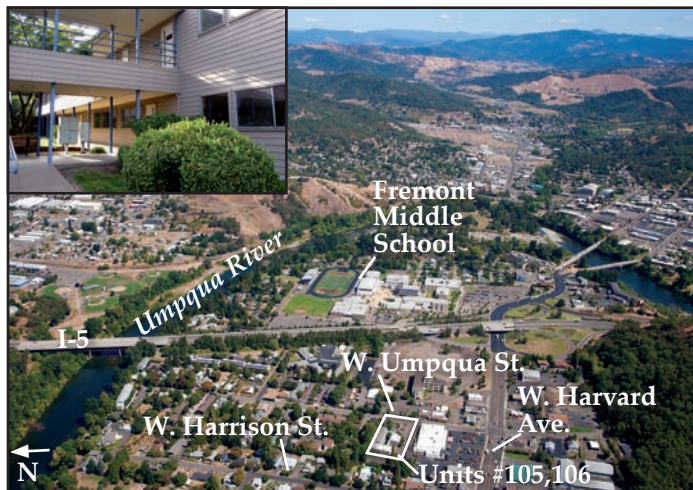


# 119

## Two Umpqua Medical Center Office Condominiums Roseburg, Oregon



**LOCATION:** 544 W. Umpqua Street, Suites 105/106 – Roseburg, Oregon, 97471.

**SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012**

**PUBLISHED RESERVE:** \$112,500 / \$41.66 per square foot

**LAST ASKING:** \$150,000

**SIZE:** 1,400± Square Feet (Suite 105) and 1,300± Square Feet (Suite 106)

**ZONING:** C3 (General Commercial District)

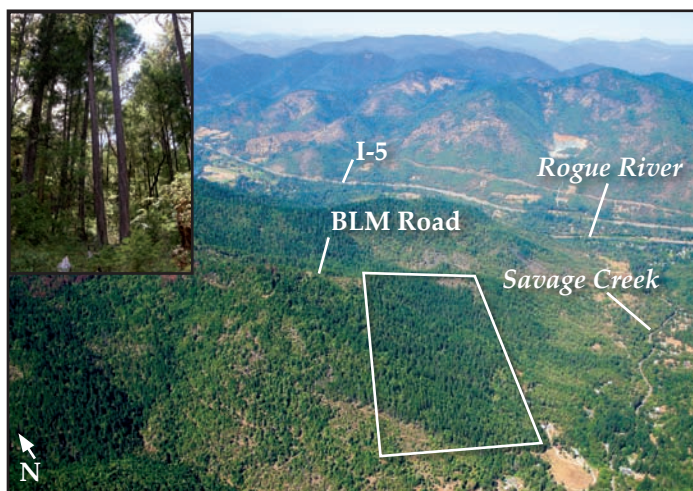
**PROPERTY INSPECTION:** By Appointment Only – Please Call Auction Information Office

**FINANCING:** None – All Cash

**DESCRIPTION:** These two medical office condominiums were built in 1982 and are located just off I-5 at exit 124, in the West Harvard neighborhood of Roseburg. The area is a mixed-use neighborhood comprised of commercial uses and single and multi-family residential dwellings. Both condominiums are on the first floor of a two-story 15,000± square foot medical office condominium in the Umpqua Medical Center complex. The units are currently configured as one 2,700± square foot dental office, with no demising wall between the units. Suite 105 consists of private offices, three examination rooms, lunch room and restroom. Suite 106 consists of a reception area, private offices, three examination rooms and restroom. Heating and cooling is provided by an HVAC. Overall, the offices are in good condition and may be used as a single professional office, or divided into two units, for individual tenants. There are 72 shared parking spaces on the 1.18± acre site, with attractive landscaping, walkways and good signage. All utilities serve the Medical Center. 2011-2012 taxes for both units combined were \$3,554. Monthly maintenance fees are \$119.

# 120

## Savage Creek Timber Tract, near Rogue River Josephine County, Oregon



**PUBLISHED RESERVE:** \$263,000

**LAST ASKING:** First Time Offered

**SIZE:** 80± Acres

**ELEVATION:** 1,600± to 2,100± Feet

**ZONING:** FR – Forest Resource

**PROPERTY INSPECTION:** At Any Time. See Supplemental Information Package for map with directions.

**FINANCING:** Subject to Seller's approval of Purchaser's credit: A 20% down payment with five annual payments and interest at the prime rate plus 2%. Balance is to be paid prior to any timber harvest. See Supplemental Information Package for detail regarding financing terms.

**DESCRIPTION:** This 80± acre Savage Creek timber tract is located in eastern Josephine County, south of the Rogue River and four miles southeast of Grants Pass. There is an estimated 1,456± MBF of primarily Douglas-fir, with nominal pine and cedar, based on a timber cruise in July 2012. (Please see Supplemental Information Package for cruise summary

and volume by species and grade.) The tract is located on moderate to steep west-facing slopes above Savage Creek. The property will need to be logged with high lead cable systems. The BLM is an adjoining owner and Green Creek Road ends just west of the property. An extension of the road will be required. There is a cooperative right-of-way agreement with the BLM. (Please see Supplemental Information Package.) In addition, logging roads will need to be constructed for harvesting the timber. The property has good proximity to log markets in Medford and north along I-5 to both Riddle and Roseburg.

**LOCATION:** Township 36 South, Range 5 West, Section 36, Tax Lot 100

**SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012**