

SOLICITATION OF OFFERS

BANK-OWNED REAL ESTATE *Eugene, Oregon*



8.24± ACRE MIXED-USE DEVELOPMENT SITE WITH BOTH COMMERCIAL AND RESIDENTIAL ZONING

STRATEGIC LOCATION NEAR RANDY PAPÉ BELTWAY, WITH EXCELLENT ACCESS TO I-5 AND UNIVERSITY OF OREGON

SANTA CLARA SQUARE RETAIL CENTER, FRED MEYER, AND SENIOR HOUSING LOCATED NEAR SITE

AVAILABLE IN TWO PARCELS

LAST ASKING PRICE: \$6,508,000

OFFERS DUE AUGUST 12, 2014

BROKER COOPERATION INVITED

CONDUCTED IN AFFILIATION WITH PACIFIC REAL ESTATE INVESTMENTS, LLC, BROKER

The Opportunity

Umpqua Bank has retained Realty Marketing/Northwest and Pacific Real Estate Investments, LLC, to conduct a two-step bid process in order to accelerate a sale of the 8.24± acre REO mixed-use development site located in the Santa Clara neighborhood within the city of Eugene. The Santa Clara Crossing property has tentative

**Bank-Owned Property
8.24± Acres**



Walgreens

Dairy Mart

Hunsaker Lane

Santa Clara Village

A

B

KFC

Green Lane

Dairy Queen

Shari's Restaurant

Albertsons

Santa Clara Square

Peace Health Medical Group

Les Schwab Tire

River Road

Terpening Terrace Retirement

planned unit development approval for up to 85,000± square feet of retail and commercial uses, and sixteen apartments. Santa Clara Crossing has been planned as a village-type development with farmers' market, central pedestrian plaza, and two-story apartments.



Umpqua Bank acquired the property through foreclosure in late 2013, and it has been on the market since that time at \$6,508,000.

Initial offers are due August 12, 2014, and will be evaluated by Umpqua Bank based on both price offered, and ability to close as an "as is" all-cash sale by September 24, 2014. Offers may be submitted on the property either in its entirety, or individually on Parcel A with its commercial zoning, and on Parcel B with its multi-family zoning.

Umpqua Bank will respond to all offers by August 15, 2014, and will have the option to accept, reject, or request a "best and final offer."

The 8.24± acre Santa Clara Crossing property has a corner location at River Road and Hunsaker Lane, near Fred Meyer, and Santa Clara Square anchored by Albertsons and Office Max. Retirement and assisted living communities, and several medical offices, are located nearby.

The property has excellent access to the Randy Papé Beltway and east to I-5, the University of Oregon campus, and downtown Eugene, which is within a fifteen-minute drive. An estimated 62,400 cars per day travel along the Beltway, and 28,900 cars per day travel along River Road.

The combination of the size of the Santa Clara Crossing property, its location strategic to retail and residential development, and proximity to the Beltway and I-5, all provide an unusual opportunity to acquire one of the largest bank-owned mixed-use development sites in the Eugene market.

The Site

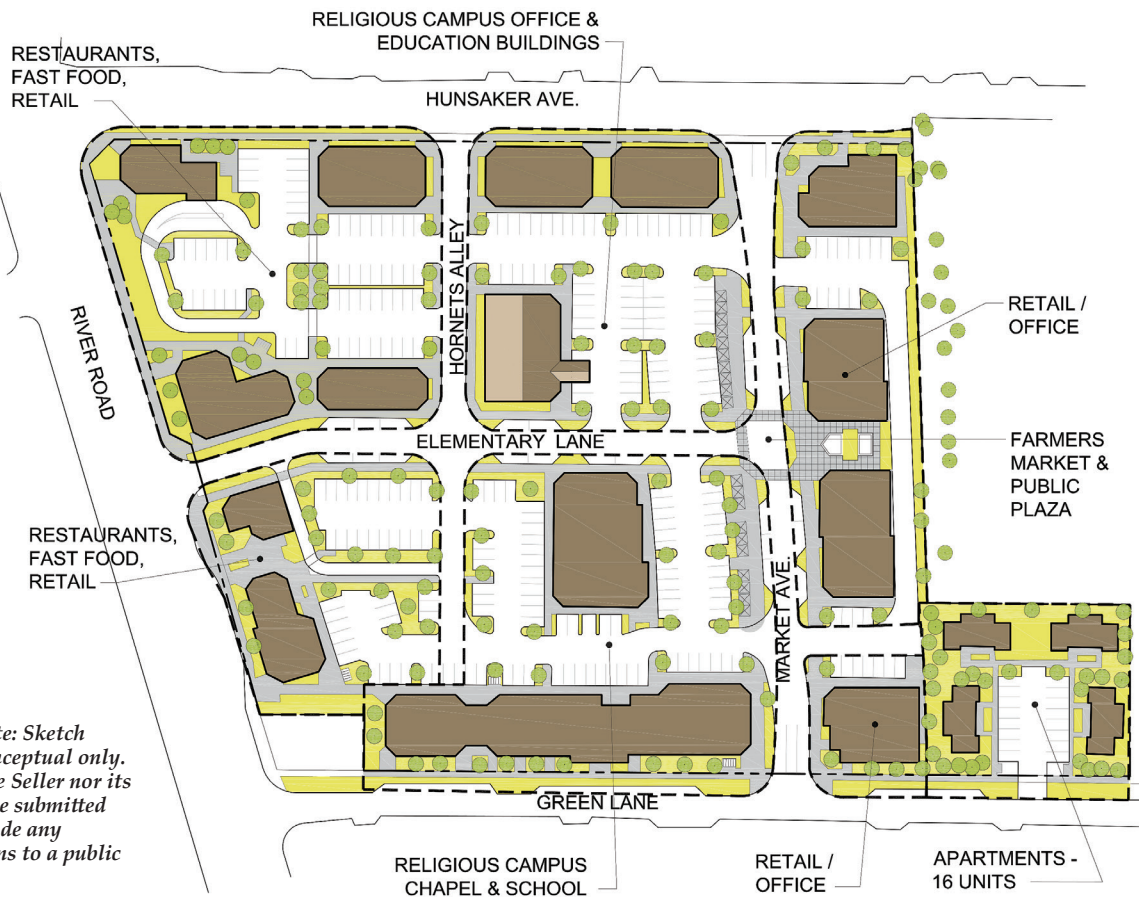
The 350,934± square foot site is mostly vacant, and had been used at one time as the Santa Clara Elementary School until the school was closed and demolished. A former Mini-Lube facility



Proposed Santa Clara Crossing Development



Alternate Concept Plan



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

is located on the property along its River Road frontage and a vacant home on Parcel B. The mostly rectangular-shape site has 506± feet of frontage along River Road, with 675± feet of frontage along Hunsaker Lane to the north and 633± feet of frontage along Green Lane. A small outparcel at Green Lane and River Road is not owned by Umpqua Bank. A Lane Transit District bus stop is located near the southwest corner of the property.

There is a total of eleven tax lots, with ten contained within Parcel A – 7.69± acres, and one contained within parcel B -- .55± acre.

All utilities are available to the property.

Entitlements

In May 2009, the Eugene Planning Director conditionally approved the Final Planned Unit Development Application for the Santa Clara Crossing Development. Two additional tax lots not owned by Umpqua Bank were part of this approval. A Planned Unit Development and Site Review Performance

Agreement (#2009-042520) was recorded July 23, 2009, with conditions for the tentative development approval.

The approval, which was to expire in May, 2012, has been extended until May 2015. Copies of applications, technical reports and approvals are available on RM/NW's data site.

Zoning

Parcel A containing 7.69± acres is zoned C-2/PD/SR Community Commercial with Planned Unit Development and Site Review Overlay. Parcel B containing .55± acre is zoned R-2/PD/SR Medium Density Residential with PUD. Copies of the zoning are on the data site along with key contact information for the city of Eugene.

Lane County Real Market Value and Taxes

The 2013 – 2014 Real Market Value is \$9,467,250, with \$9,328,958 allocated to the land value, and the balance to improvements. Total Real Estate Taxes are \$85,129.



CONDITIONS OF OFFERING #1408

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:
522 SW Fifth Avenue, Suite 725
Portland, Oregon 97204

Phones (during regular business hours - 8:30 a.m. to 5:00 p.m. Pacific Time)

Portland Metro Area: 503-228-3248
Toll-Free: 800-845-3524
FAX: 503-242-1814
Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION PACKAGE

Additional detailed information is available on this property. Please contact the Auction Information Office at 800-845-3524 or info@rmnw-auctions.com for a link to the Drop Box.

BIDS DUE:

Bids must be received no later than 5:00 p.m. Tuesday, August 12, 2014, and include an earnest money deposit of no less than five percent (5%) of the purchase price, as well as an indication of Buyer's ability to close "as is, all cash", by September 24, 2014.

Seller will respond to all offers no later than August 15, 2014 and has the option to accept, reject or request a "best and final" offer from one or more parties.

COOPERATING BROKERS

Broker cooperation is invited. A commission of 2% will be paid to the real estate agent whose Buyer closes on the purchase of the Property. The real estate agent must be a broker currently licensed by his/her state of residence or a salesperson licensed under such broker. Cooperating broker commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

No real estate agent will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate agent participating as a principal in the purchase of the property. The commission will be earned and paid upon the full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made and no oral registrations will be accepted.

CLOSING AND COSTS

Transactions must close no later than September 24, 2014, unless extended by the Seller, in writing. The property(s) will be conveyed free and clear of liens by virtue of a Bargain and Sale Deed. The Seller shall provide a Standard Form of Title Policy and escrow fees will be split equally.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based on failure of the property to correspond to any particular expectation or standard, other than the Preliminary Title Report.

(B) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. A copy of the Preliminary Title Report for each property may be inspected prior to submitting an Offer.

(C) To the extent permitted by law, properties will be sold "As Is". Prospective buyers should examine the property and all supporting documentation carefully, and shall not rely on the Seller or sales agents. All buyers will take possession at the close of escrow.

(D) Sizes and square footages set forth for the properties are approximations only, based on the best information available, but the actual sizes and square footages may be different. All sketch plans are conceptual in nature and neither Seller nor its agents have submitted plans or made applications to any public agency.

(E) Agency Disclosure. The selling and listing agent, Realty Marketing/Northwest and Pacific Real Estate Investors, LLC, represents the Seller in these transactions.

(F) Offer void where prohibited. Catalog will not be mailed to residents of any state in which this offering is not in compliance with the real estate laws or other laws of that state.

(G) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

NEED HELP?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need special assistance, please contact John Rosenthal, President at 800-845-3524 or 503-228-3248.



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