

2016

AUTUMN CREST

28 Unit Single Family Preliminary Plat

2115 103RD AVE SE
Lake Stevens WA 98258

MARKETING PROSPECTUS



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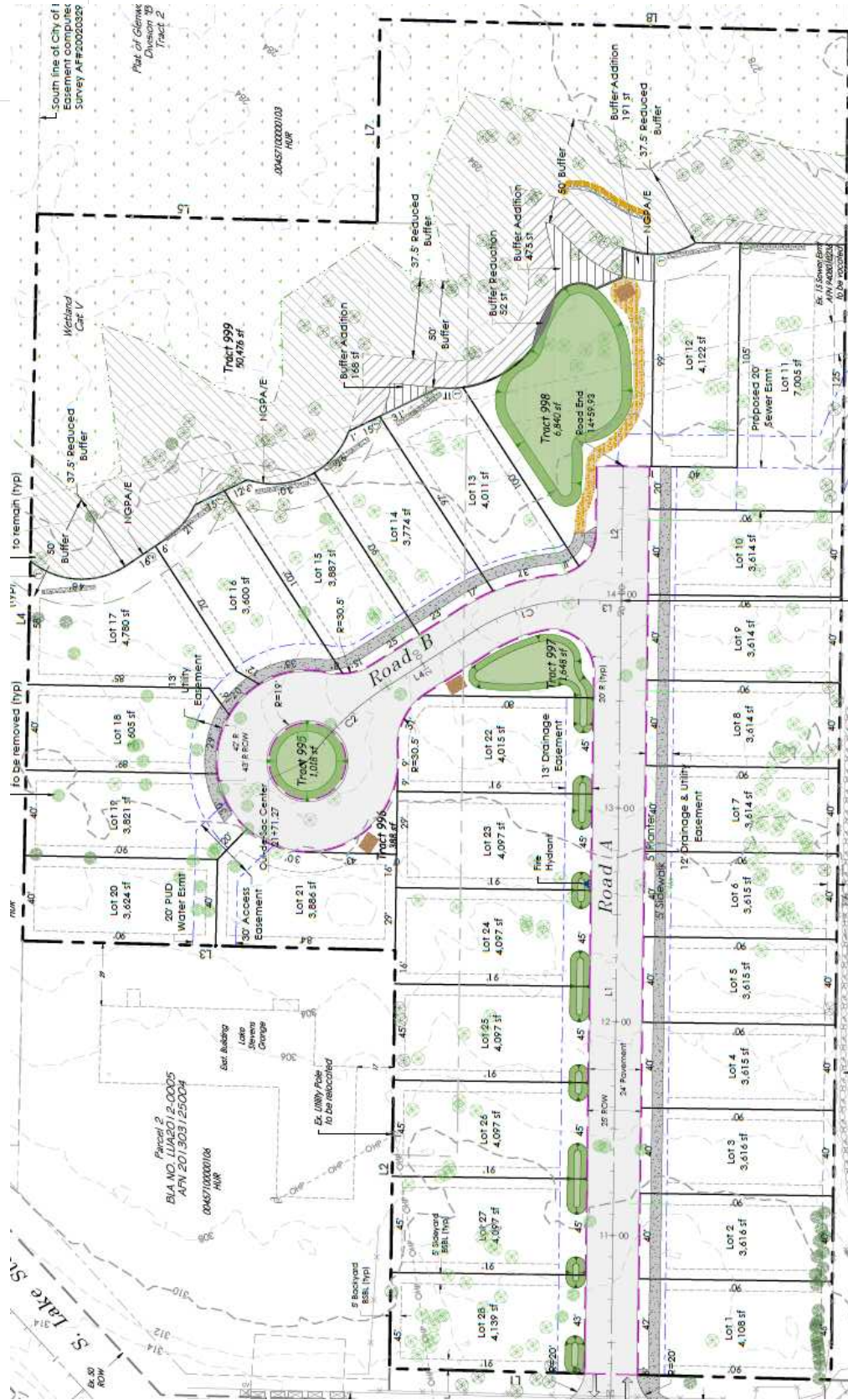
CITY OF LAKE STEVENS

PRELIMINARY PLAT APPROVAL SUBMITTAL LIST

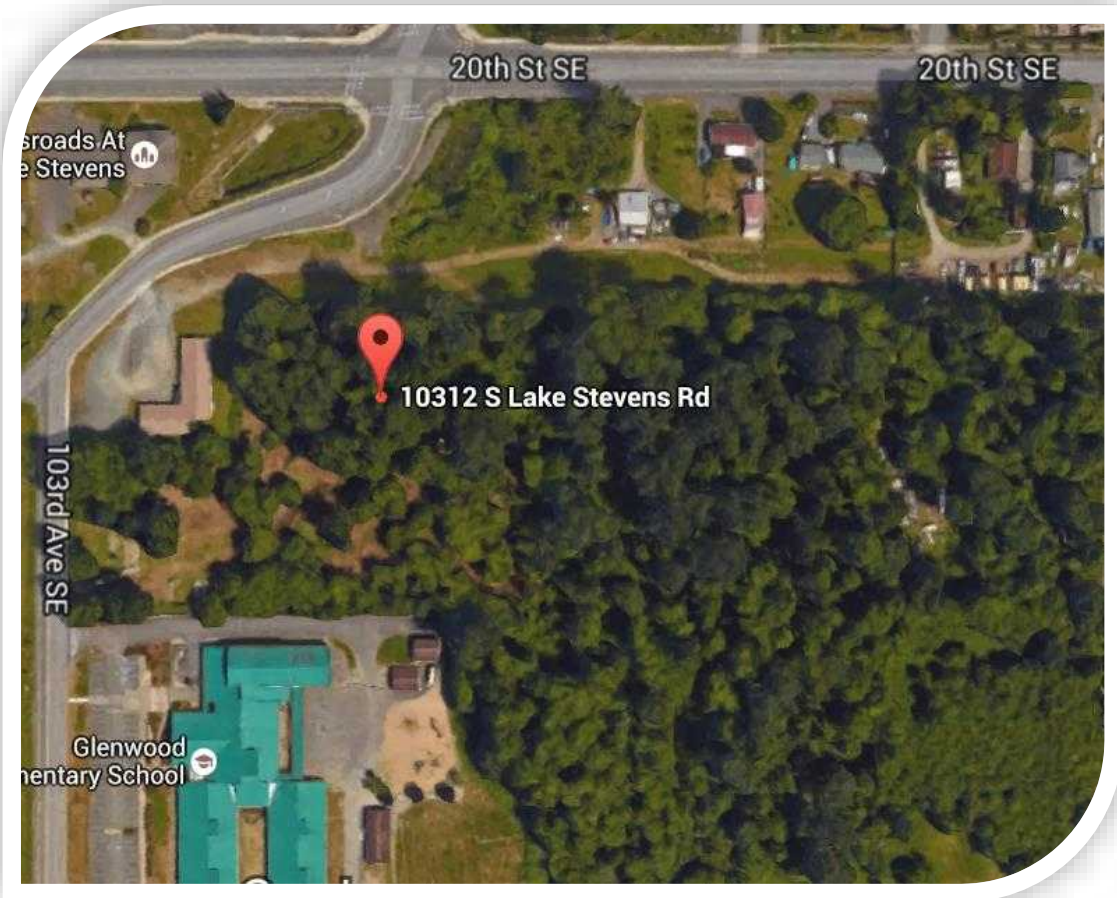
Type III Application Checklist - 2/26/16

1. Type III Application
2. Fees
3. Title Report (current within 30 days of application)
4. Plat Plans
5. Civil Plans
6. Drainage Report
7. SWPPP
8. Critical Areas Report & Mitigation Plan
9. Planned Action Determination with 11x17 Site Plan
10. Traffic Impact Fee Worksheet
11. Water Availability Letter
12. Electric Power Availability Letter
13. Sewer Availability Letter
14. Excel database file containing names and addresses of "owners of real property within 300 feet of the project site, or 20 property owners whichever results in more property owners being noticed"
15. Landscape Plans
16. Building Elevations

SITE PLAN



PROPERTY PHOTOS



OVERVIEW

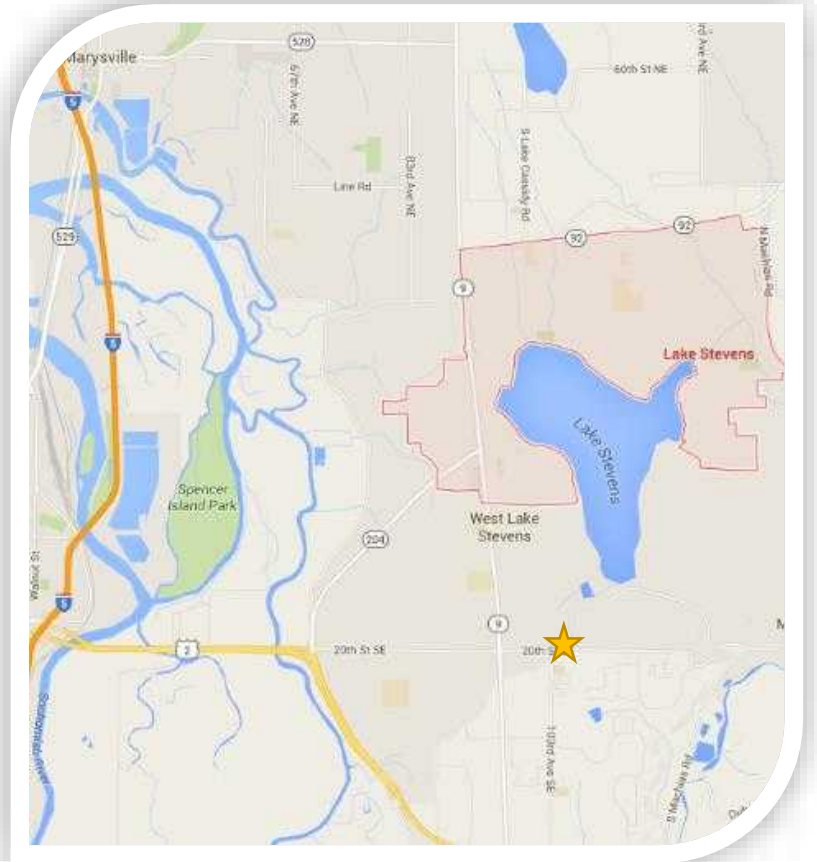
The city of Lake Stevens is one of the highest growth submarkets in the Puget Sound. Named after the lake that it surrounds, Lake Stevens is the largest and deepest lake in Snohomish County. This suburban destination offers idyllic scenery, convenient shopping and restaurants and easy access to the Centennial Trail along with many other parks and recreational options. Located 5.7 miles east of Downtown Everett, 33.4 miles north of Downtown Seattle and 28.6 miles north of Downtown Bellevue, the city of Lake Stevens sits at the convergence of I-5 and HWY 9.

RECREATIONAL OPPORTUNITIES

Recreational uses of the lake include fishing, swimming, boating, and skiing. Two county parks, Willard Wyatt Park and Sunset Park, and three City of Lake Stevens parks provide public access to Lake Stevens. Boats can be launched at Wyatt Park and the City boat launch.

DOWNTOWN SUBAREA PLAN

In 2005, the Greater Lake Stevens Chamber of Commerce with public input developed the Lake Stevens Towncenter Conceptual Plan. When this plan was completed, the city of Lake Stevens had fewer than 8,000 residents. Now the city has a total population of over 30,000 residents and has adopted two subareas – 20th Street SE Corridor and the Lake Stevens Center.



STATISTICS for 98258

POPULATION	31,119
EST. HOUSEHOLDS	10,841
AVG. HH INCOME	\$70,345 (\$65,500 SnoCo)
HOUSEHOLD GROWTH	+6.2% since 2011
POPULATION GROWTH	+10.9% since 2011
MEDIAN AGE	34.8 years

*All numbers in this section are 2014 projections provided by Geolytics, Inc.

**Economic development information cited from City of Lake Stevens <http://www.ci.lake-stevens.wa.us>

OVERVIEW CONT'D

SCHOOLS

- Glenwood Elementary
- Highland Elementary
- Hillcrest Elementary
- Skyline Elementary
- Sunnycrest Elementary
- Mt Pilchuck Elementary
- Cavelero Mid High School
- Homelink
- Lake Stevens Middle School
- Northlake Middle School
- Lake Stevens Sr High School
- Prove High School

Lake Stevens RE Market April 2016

Active	(ALL)	133
Pending	(ALL)	284
Active	(NEW)	52
Pending	(NEW)	128

JURISDICTION AND UTILITIES

- County: Snohomish
- Power: SnoCo PUD
- Wastewater: Lake Stevens Sewer
- Water: Snoco PUD
- Fire: Lake Stevens
- School District: Lake Stevens Rated #24 of 189 School Districts

MAJOR EMPLOYMENT CENTERS

- Everett – Boeing and multiple Aerospace Companies and Subcontractors to Boeing, Naval Station Everett
- Arlington – Clean Technology/Green-Tech or Alternative Engineering
- Seattle – Amazon, UW, Weyerhaeuser, Group Health
- Eastside – Microsoft, BioTech & Medical Companies such as Amgen, Icos and Merck, Costco

*All information should be independently verified for accuracy and reliability. Statistics cited from NWMLS.



SELLER TERMS, CONDITIONS AND PROCESS

SELLER - MONTERRA PARTNERS, LLC

PRICE - \$1,680,000 (cash out)

TITLE/ESCROW - Gary Kruick/Chicago Title

FEASIBILITY - 14 Calendar days after mutual acceptance of Purchase and Sale Agreement

EARNEST MONEY - \$100k applicable/non-refundable/released to Seller within 3 days of removal of feasibility contingency

CLOSING – Within 30 Days from removal of feasibility contingency

THE PROCESS:

Step 1 – Marketing Prospectus

Step 2 – Confidentiality Agreement – at receipt, Seller will release preliminary plat documentation to prospective buyer.

Step 3 – Letter of Intent (LOI)

Step 4 – Purchase and Sale Agreement – to be written and presented to Seller within 24 hours of agreed upon LOI.

*This property is being marketed by Emily Martin of The Excell Group.
Listing agent is related to authorized signer for Monterra Partners, LLC.
Call or email Emily at (425) 268-3235 / e.martin@theexcellgroup.com.*