



94288 HWY 101, Yachats, OR 97498
List #07-2803

Prepared by:
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3.25 acres nestled on a bluff overlooking the Pacific ocean with 450' of private beach frontage, mature lawns lined with a creek and wooded trails. Five seperate buildings which can accommodate 30-40 guests and is currently run as an Inn as well as a retreat center for groups.

Details

Legal: Tax Map#: 16-12-03-00; Tax Lot#: 00800; Block: N/A; Lot: N/A; Tax District: 14301

General Info: Building Type: Cinder Block/Stucco; Hwy 101: West Side; Condition: Good; # Units: 12; Levels: 2; Inclusions: Inventory List; Basement; Possession: Negotiable; Exterior Color: White

External Features: Roof: Composition; OutBuildings: Shop; Siding: Block; Foundation: Cont/Con; Street Surface: Paved; Parking Spaces: 12

Internal Features: Water Heater: Electric; Washer/Dryer; Dishwasher; Range/Oven; Microwave; Refrigerator; Drapes/Curtains; Ceiling: Vaulted; Floor: Carpet; Walls: Paint; Furnished: Yes

Business: Business Description: Inn & Retreat Center; Business Name: Oregon House; ABN Included; Non-Comp Agreement; Equip/FF Incl Y/N: Yes; List Avail Y/N: Yes; Inventory Incl Y/N: Yes; MDSE/SUPP INC? Y/N: Yes

Utilities: Sewer: Septic In; Water: Spring; Electric: On Property; Gas: None; Heating/Cooling: Baseboard; Alternate Heat: Fireplace

Seller Terms: Assume Present; Cash; Conventional; Owner Will Carry

Encumbrance: Approx. Balance: 740,000; Approx. Payment: 6,831.55; Interest %: 9.75; Assumable; Assumable %: 100

Financial Info: Escrow Preference: Western Title; Conv. Fixed Rate

Expense: Insurance: 5563.; Utilities: 7,201.; Financials Available

Building: Amps: 220

Contract Information

Status	Active	Approved by MLS	Yes
List Price	3,300,000	Office File #	2425

General Property Description

Book Section	Commercial	Property Type	Commercial
Realtor.COM Type	Commercial	Area	SYAC - Yachats
Frontage	Ocean	View	Ocean
View 2	Mountain	Total Bedrooms	12
Total Bathrooms	12	Total SqFt.	9,930
Year Built	1935	Year Built	1955/1994
Lot Size	450' X 310'	Remarks	
Garage Type	Detached	Lot Acres	3.25
		Garage Stall	1

Location, Tax and Other Information

County	Lane	Taxes	6,620.58
Tax Year	2006	Parcel Nbr	16120300- 00800
Subdivision	NA	Zoning	Rec Cm
Directions	HWY 101 S; 8 miles south of Yachats; Oregon House on Ocean side.		

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Prepared by DEBRA J NOVGR0D on Wednesday, August 22, 2007 8:54 PM

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