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Foundation Group is pleased to present a 27-acre residential development opportunity in West Wenatchee, one of Central Washington’s most scenic and sought-after housing submarkets. Located in a quiet residential corridor with panoramic views of the Columbia River and Enchantment Mountains, the site combines natural beauty with strong development fundamentals. Featuring gently sloping topography and a rectangular layout, the property is ideal for single-family, multifamily, or senior housing. Zoned for high-density residential use, the site allows for up to 540 units—offering exceptional flexibility and scale for developers and investors.

**STRATEGIC ZONING WITH FLEXIBLE DENSITY**

The site’s zoning and topography allow for a variety of development pathways—from traditional single-family homes to higher-density multifamily or age-targeted housing. The maximum density of 540 units enables a high-yield project footprint, particularly with efficient infrastructure planning and entitlement strategy. The large, contiguous parcel minimizes site constraints and supports phased development or a master-planned community approach.

**PRIME RESIDENTIAL DEVELOPMENT CORRIDOR**

Located in West Wenatchee, a fast-growing area in Chelan County, the site benefits from strong regional demand for quality housing, driven by in-migration, lifestyle appeal, and limited new home inventory. Its proximity to schools, retail centers, healthcare, and regional employers further positions the site to capture a broad spectrum of end-users—from families to retirees.

**SCENIC VIEWS & LIFESTYLE APPEAL**

The property’s elevated position affords panoramic views of the Columbia River and surrounding mountain ranges, making it highly marketable for future residential sales or leasing. Outdoor lifestyle amenities, including nearby trail systems and water access, contribute to the strong long-term desirability of the location.

**LOCATION HIGHLIGHTS**

- **Desirable West Wenatchee Setting:** Situated in a private residential corridor with quick access to schools, shopping, and essential services.
- **Outdoor Lifestyle Amenities:** Minutes from the Columbia River, parks, and the AppleCapital Loop Trail—ideal for recreation-focused buyers.
- **Expansive Scenic Vistas:** Panoramic views of the Columbia River and Enchantment Mountains provide premium market positioning for future homes.
- **High Demand Residential Market:** West Wenatchee continues to attract homebuyers seeking quality of life, affordability, and outdoor access.
- **Infrastructure Accessibility:** Public utilities and road access available nearby, simplifying development timelines and cost considerations.



# SITE DETAILS

Submarket	Wenatchee
County	Chelan
Parcel Number	222005430050 222005420950 222005421050
Zoning Classification	Residential Moderate
Maximum Allowed Density	20 du/s per acre
Minimum Lot Area	3,000 Sqft.
Total Site Area	27 Acres
Estimated Development Yield	Up to 540 units (depending on design, infrastructure, and entitlements).

**ALLOWABLE USES**

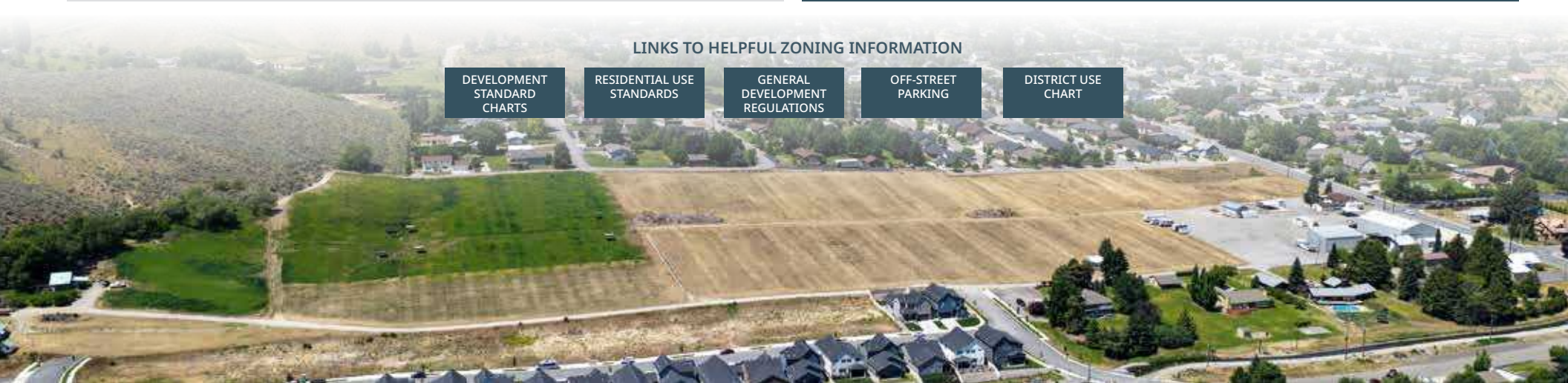
The Residential Moderate (RM) zoning designation allows for a broad range of residential development types, providing significant flexibility for builders and developers. Permitted uses include:

- Single-Family Homes
- Multifamily Residential
- Senior Housing Communities
- Modular Housing
- Mobile Home Parks (as a residential planned development)

**ZONING INTENT & PLANNING CONTEXT**

The RM zoning district is intended to support a diverse mix of housing types within a moderate-density framework. The designation encourages residential occupancies and neighborhood-supporting services, with the purpose of:

- Facilitating the full spectrum of housing choices
- Enabling the creation of vibrant, walkable residential neighborhoods
- Supporting accessory uses and public facilities that enhance livability
- Ensuring compatibility with surrounding low- and medium-density residential uses



# INVESTMENT HIGHLIGHTS



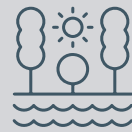
*Quietly situated with sweeping views of the Columbia River and Enchantment Mountains.*



*Residential Moderate zoning permits up to 20 units per acre, allowing 540 units total.*



*Allows diverse housing types: single-family, multifamily, senior, modular, and mobile homes.*



*Access to Columbia River, parks, and trails boosts residential appeal.*



*7-minute drive to Wenatchee Downtown and 6 minutes to Valley North Shopping Center.*



*Close to Wenatchee Valley College and Columbia Station, with regional transit access.*



*In a growth-focused city with established nearby infrastructure.*

## Convenient Everyday Access

The site is ideally located near essential retail services, enhancing its appeal for residential development. Local options like Western Market (0.4 miles), Easley Farms (1.1 miles), and Safeway (1.4 miles) provide future residents with convenient access to groceries and daily necessities—supporting a well-rounded living environment.

## Family-Friendly Convenience

The surrounding neighborhood includes multiple daycares and early education centers, positioning the site well for a family-focused residential community. Easy access to childcare services supports a variety of housing types and encourages long-term retention among future homeowners and renters alike.

## Peaceful Yet Connected

Positioned in a quiet, low-traffic area with minimal surrounding noise, the property offers a peaceful setting ideal for residential use. Despite its serene atmosphere, the site benefits from excellent proximity to major transportation routes, providing efficient access to Wenatchee's urban core, regional employment centers, and community services.



# Wenatchee

## WASHINGTON



### Prime West Wenatchee Land Offering Scale, Access, and Scenic Elevation

Positioned at the geographic center of Washington State, Wenatchee has emerged as one of the most dynamic and development-ready markets in Central Washington. As the commercial and residential heart of the Wenatchee Valley, the city benefits from a strategic location along the Columbia River with direct access to key transportation routes, including U.S. Route 2 and State Route 285. This accessibility, paired with pro-growth city leadership, makes Wenatchee an ideal environment for land development across residential, multifamily, and commercial sectors.

#### West Wenatchee: Underserved & Poised for

#### Expansion

West Wenatchee represents the next frontier for growth. With larger lot sizes, favorable topography, and expanding utility infrastructure, the area offers developers a rare opportunity to shape new neighborhoods and commercial nodes in a high-demand submarket. As Wenatchee's urban core continues to densify, West Wenatchee is increasingly attractive for ground-up development thanks to its open land availability, strong regional connectivity, and views that enhance long-term resale or leasing value.

#### Growth-Driven Fundamentals

- **Consistent Population Growth:** The Wenatchee

MSA continues to outpace statewide averages in both population and job growth. Chelan and Douglas Counties have seen sustained expansion fueled by in-migration and a resilient local economy.

- **Diverse Economic Base:** Wenatchee's economy extends beyond its agricultural roots. The city is now home to a growing mix of technology companies, healthcare providers, logistics operators, and tourism-related businesses. Major employers such as Confluence Health and regional data centers contribute to stable demand for housing and services.
- **Business-Friendly Environment:** With mini-

#### LOCATION OVERVIEW

mal development barriers, supportive municipal leadership, and predictable permitting timelines, Wenatchee stands out among secondary markets for ease of entry and favorable investment conditions.

As land becomes increasingly scarce near Washington's urban centers, Wenatchee—and specifically West Wenatchee—offers developers and investors a strategic advantage: the ability to acquire large, development-ready sites in a market still early in its growth curve. Whether you're planning multifamily units, build-to-rent homes, commercial pads, or light industrial projects, this submarket combines long-term upside with immediate development potential.

Wenatchee serves as the economic and population center of North Central Washington, with a regional population of over 70,000. While its economy is rooted in agriculture, Wenatchee has undergone a significant transformation, evolving into a diverse and development-ready market supported by strong infrastructure, abundant clean energy, and increasing private investment. Key industries now include hydroelectric power, healthcare, education, technology, and logistics, all of which help maintain the area's consistent demand for housing and services.

#### Hydropower Advantage & Data Infrastructure

One of Wenatchee's most compelling features for developers is access to low-cost, renewable hydroelectric energy, which has attracted major technology operators, including data farms and colocation centers in the Columbia Basin. These facilities leverage the area's utility strengths—including electrical and HVAC systems originally developed to support the fruit packing and cold storage industries—and now serve broader industrial and technological use cases.

#### Ongoing Planning & Redevelopment Initiatives

Wenatchee's forward-thinking approach to urban planning further strengthens the appeal for land investment:

- The North Wenatchee Avenue Redevelopment Plan focuses on reactivating key commercial corridors with an emphasis on highest-and-best-use development.
- The Reimagine Wenatchee Master Plan outlines a cohesive vision to integrate public and private investment into a vibrant and functional urban core, further boosting regional real estate values.
- The North Wenatchee Avenue Redevelopment Plan focuses on reactivating key commercial corridors with an emphasis on highest-and-

best-use development.

- The Reimagine Wenatchee Master Plan outlines a cohesive vision to integrate public and private investment into a vibrant and functional urban core, further boosting regional real estate values.

With city-led master planning, expanding infrastructure, and favorable economic incentives already in place, West Wenatchee presents a prime opportunity for developers to capitalize on a growing market with long-term potential and competitive advantages rarely found in comparable Washington locations.

#### MAJOR EMPLOYERS



Confluence Health (Wenatchee Valley Hospital & Clinics)

Stemilt Growers

Chelan County PUD

Mission Ridge Ski & Board Resort

Blue Bird, Inc. (Fruit Warehousing)

Wenatchee Valley College

Pacific Aerospace & Electronics

Cascade Medical



“Apple Capital Of The World,”

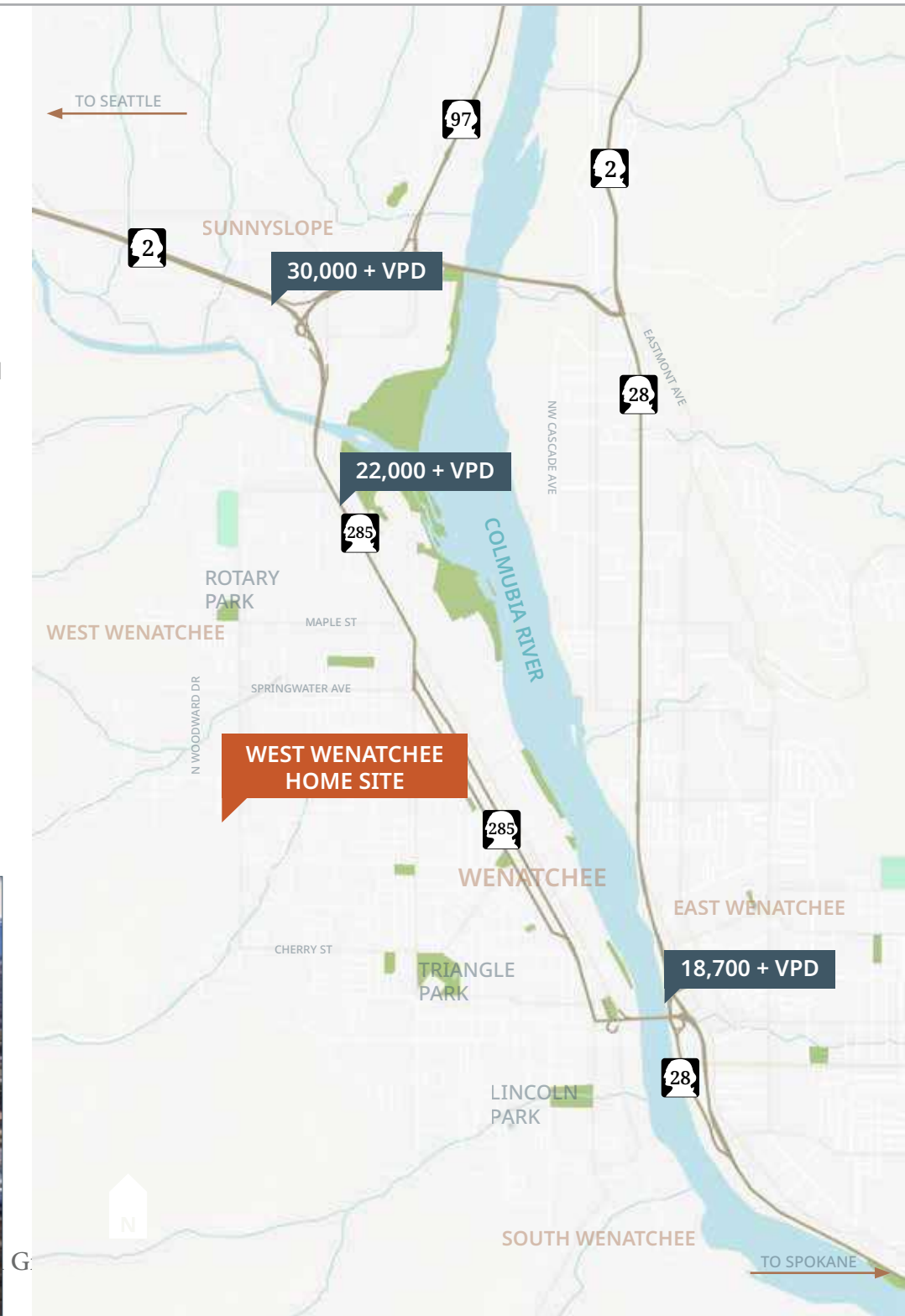
**Strategically Positioned in a Thriving Regional Hub**

Located in the heart of North Central Washington, the West Wenatchee Home Site benefits from seamless access to key transportation corridors including U.S. Routes 2, 28, and 97, providing direct connectivity to the region’s economic arteries and major cities like Seattle and Spokane. Wenatchee, often referred to as the “Apple Capital of the World,” is more than an agricultural powerhouse—it’s a regional center for commerce, logistics, and growth. The site is centrally located just minutes from the Columbia River and Wenatchee’s revitalizing downtown core, making it well-positioned for residential, mixed-use, or light commercial development.

**A Connected, Growth-Oriented Community**

The West Wenatchee Home Site is ideally situated within a rapidly evolving corridor, offering access to both established neighborhoods and emerging developments. As the city expands westward, this location is poised to benefit from growing demand for housing, infrastructure investment, and regional connectivity.

- **High Traffic Exposure:** With direct proximity to Highway 285, the site enjoys daily exposure to over 22,000 vehicles per day, enhancing value for future development with commercial potential.
- **Walkable & Transit-Friendly:** Minutes from local parks, schools, and Wenatchee’s regional trail system, including the Apple Capital Loop Trail, the area promotes walkability and outdoor living.
- **Infrastructure Ready:** Located within city boundaries and surrounded by residential development, the parcel has access to existing utilities and street infrastructure, reducing entitlement and improvement timelines.



**WASHINGTON STATE AGRICULTURAL HIGHLIGHTS**

APPLES	PEARS	POTATOES	HOPS	DAIRY / MILK	WINE
LEADING U.S. PRODUCER — APPROX. 60% OF NATIONAL OUTPUT, WITH NEARLY \$2 BILLION IN PRODUCTION VALUE.	#1 U.S. PRODUCER, HARVESTING OVER 260,000 TONS ANNUALLY WITH PRODUCTION VALUED AT OVER \$130 MILLION.	AMONG TOP U.S. PRODUCERS; OVER 101 MILLION CWT HARVESTED WITH TOTAL VALUE OF \$1.16 BILLION.	#1 U.S. PRODUCER WITH ANNUAL OUTPUT EXCEEDING \$400 MILLION, FUELING THE NATION'S BREWING INDUSTRY.	ONE OF WASHINGTON'S LARGEST AG SECTORS, CONTRIBUTING \$1.3 BILLION IN MILK PRODUCTION ANNUALLY.	#2 WINE-PRODUCING STATE IN THE U.S., WITH OVER 1,050 WINERIES AND \$245 MILLION IN WINE GRAPE PRODUCTION.

**Powering the Region: Agriculture, Technology & Infrastructure**

Located in the heart of North Central Washington, Washington State is a national leader in agriculture, with the Wenatchee Valley and surrounding Central Washington region forming the heart of this multi-billion-dollar sector. Known as the “Apple Capital of the World,” the area produces over 60% of the nation’s apples, generating nearly \$2 billion in annual output. Wenatchee and its neighboring counties also lead the U.S. in the production of pears and hops, and are among the top regions for potatoes, dairy, and wine.

This robust agricultural ecosystem supports not only farmers and growers, but a vast network of shippers, packers, storage and cold-chain logistics, equipment suppliers, and agritech solutions. The resulting economic ripple supports employment and investment across Chelan and Douglas counties. Meanwhile, East Wenatchee and Quincy—both less than an hour’s drive from the West Wenatchee home site—have become strategic hubs for data center infrastructure due to their access to low-cost renewable hydroelectric energy, strong broadband networks, and reliable climate conditions.

**Regional Strengths Driving Long-Term Demand:**

- Over 1,050 wineries statewide supporting wine tourism and hospitality
- Clean, renewable hydropower from the Columbia River ensures cost-efficiency and sustainability
- These industries reinforce Wenatchee’s economic diversity and resilience, supporting both blue-collar and tech-forward workforce demand.



## WENATCHEE COMPREHENSIVE PLAN

### Supporting Long-Term Growth & Development in Wenatchee

West Wenatchee Home Site benefits from its strategic location within the Wenatchee Urban Growth Area, directly aligning with the City's Comprehensive Plan—a 20-year roadmap that guides future development, infrastructure investment, and land use priorities.

### What is Wenatchee's Comprehensive Plan?

The Wenatchee Comprehensive Plan is the city's primary policy document for managing future growth through 2046. It establishes a unified community vision with clear goals and policies for land use, housing, infrastructure, transportation, climate resiliency, and public services. The plan ensures that growth is efficient, sustainable, and responsive to both market trends and community values.

### Why It Matters to Developers & Investors

- **Policy Stability:** The Comprehensive Plan provides long-term zoning and development clarity, reducing regulatory risk.
- **Growth-Driven Demand:** Wenatchee is planning for 20% population growth by 2046, with an estimated 43% increase in housing units to meet demand.
- **Infrastructure Support:** Anticipated upgrades to roads, utilities, parks, and public spaces are prioritized in growth areas.
- **Focus on Infill Development:** Due to limited land for outward expansion, the City prioritizes infill and redevelopment—making well-located parcels highly valuable.

### 2046 Planning Goals Include:

- **Diverse Housing Options:** Incentivizing a range of housing types (e.g., duplexes, triplexes, townhomes) to meet varied household needs.
- **Climate Resiliency:** New planning elements address wildfire risk, extreme heat, and water conservation.

**Multimodal Transportation:** Improved bike, pedestrian, and transit connectivity as part of a regional mobility network.

**Economic Vitality:** Land use policies support local business retention and job creation in targeted sectors.

### Key Elements of the Plan

Land Use	Natural Environment
Housing	Climate Change & Resiliency
Transportation	Parks, Recreation & Open Space
Capital Facilities	Economic Development
Community Design	Cultural & Historic Resources
Utilities	

### Update Timeline

The current Comprehensive Plan was adopted in 2017 and is undergoing a major update, due June 2026, to reflect new demographic data, community input, and statewide mandates.

#### Key Milestones:

- 2025:** Draft housing, climate, and transportation chapters released
- Q1 2026:** Public comment and Environmental Impact Statement (EIS)
- Q2 2026:** Final plan adopted

### Growth & Housing Outlook

- **Current Metro Population:** 123,251
- **Projected Population by 2046:** ~149,000

- **Projected Housing Need:** 5,300+ additional units
- **Average Household Size:** 2.63
- **Median Rent (2025):** \$1,590/month
- **Median Household Income:** \$79,007

### Development Advantage

The subject property is positioned to benefit from:

- Proactive land use planning
- High demand for infill housing
- Supportive city infrastructure investments
- Zoning code updates encouraging higher density and flexible design



Wenatchee Urban Growth Area

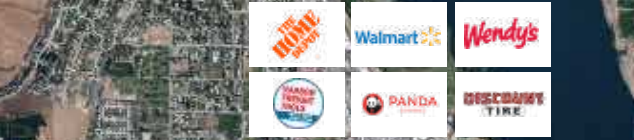
*“Wenatchee: The Heart of Washington”*



Wenatchee Urban Area Comprehensive Plan



17 MIN | 8 Miles  
To Pangborn Airport



WENATCHEE VALLEY SUPER OVAL

WENATCHEE GOLF & COUNTRY CLUB

PAUL THOMAS SR. FIELD WENATCHEE VALLEY COLLEGE

WENATCHEE CHRISTIAN HOMESCHOOL CO-OP

PYBUS PUBLIC MARKET

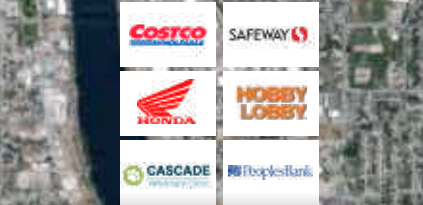
APPLE VALLEY PUMPING INC.

WASHINGTON ELEMENTARY SCHOOL

WENATCHEE VALLEY MALL



WENATCHEE HIGH SCHOOL



SADDLEROCK

MAJOR CORPORATE INVESTMENT: MICROSOFT'S DATA CENTER

A BILLION-DOLLAR ANCHOR IN THE WENATCHEE VALLEY



Microsoft is making a transformational investment in East Wenatchee with the development of a multi-phase data center campus—a project expected to exceed \$1 billion over the next several years. The tech giant has acquired 170 acres of land near Pangborn Memorial Airport for \$19.3 million, solidifying the Wenatchee Valley as a regional hub for advanced infrastructure and cloud technology.

Key Development Highlights:

- 244,440 SF first-phase data center currently under construction
- Two additional data center buildings planned, each approximately 250,000 SF
- A dedicated substation and transmission infrastructure, funded entirely by Microsoft, will deliver up to 180 MW of power
- \$24.9 million investment in electric infrastructure and site-level power upgrades
- Water system improvements supported by Microsoft and the East Wenatchee Water District, including a 2-million-gallon reservoir and new pump station
- Estimated \$500M+ in assessed value for the first building alone

Why It Matters for Investors

Microsoft's expansion significantly elevates the Wenatchee Valley's economic profile and utility capacity. This type of infrastructure investment:

- Drives demand for supporting commercial and residential development
- Stimulates long-term tax revenue for local jurisdictions

- Attracts additional tech-related businesses and suppliers
  - Validates Wenatchee as a strategic growth corridor in Washington State
- The Wenatchee Valley is now home to Microsoft's growing network of regional data centers, including facilities in Quincy, Malaga, and East Wenatchee, positioning the area for long-term, stable employment and high-value infrastructure development.

Strategic Takeaway

The presence of Microsoft's multi-building data center campus—combined with Wenatchee's ongoing infrastructure planning and pro-development climate—makes this an ideal time to invest in land positioned for smart growth. Microsoft's East Wenatchee campus is one of three planned data center sites in the region,

forming a strategic triad with facilities in Quincy and Malaga. Together, these interconnected sites are designed to provide enhanced resiliency, scalability, and long-term operational capacity across North Central Washington.



QUINCY MICROSOFT DATA CENTER



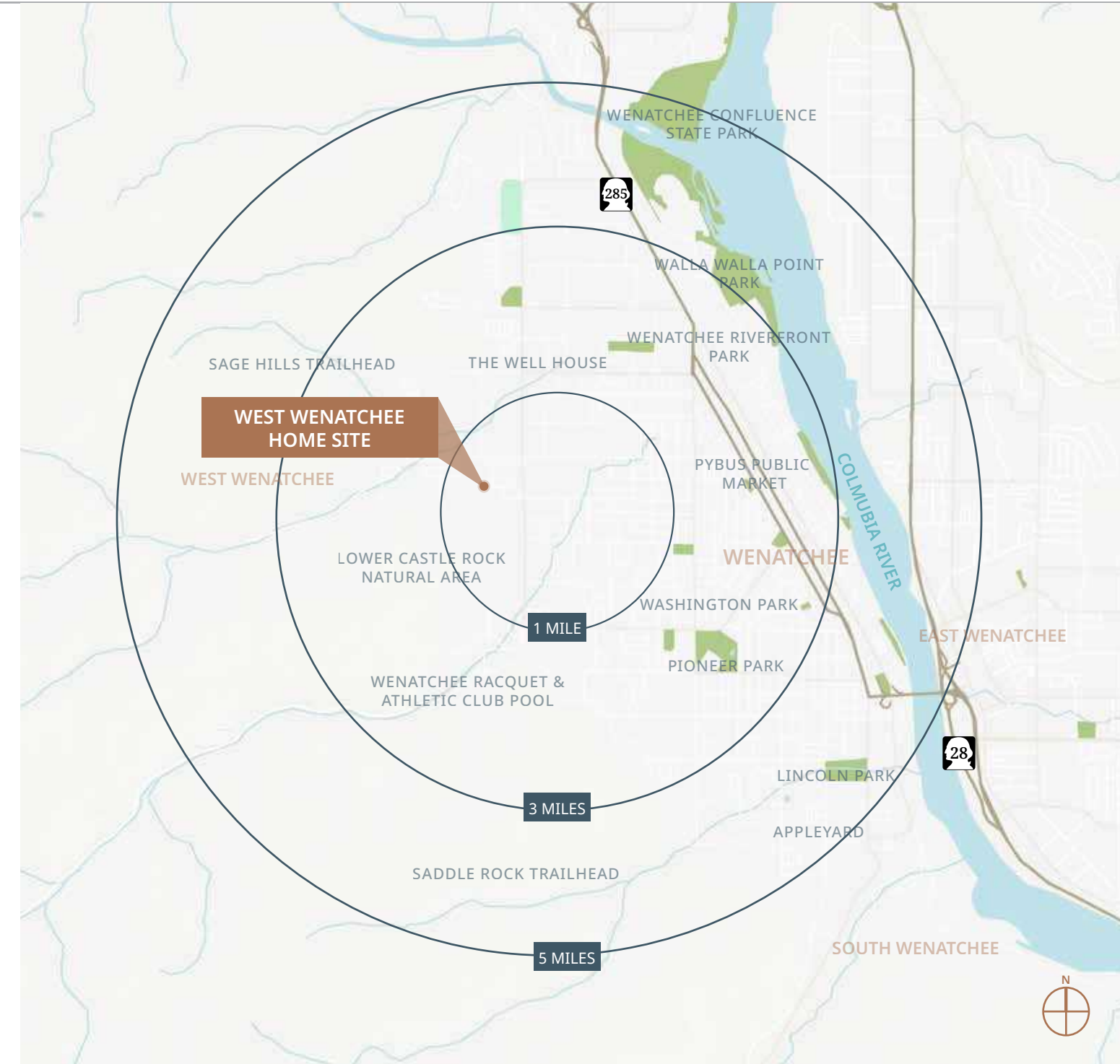
MALAGA MICROSOFT DATA CENTER



EAST WENATCHEE MICROSOFT DATA CENTER

DEMOGRAPHICS

Population	
1 Mile	35,500
3 Miles	49,600
5 Miles	124,800
Projected Population (2025)	
1 Mile	35,578
2 Miles	49,668
3 Miles	129,000
Median Age	
1 Mile	36
2 Miles	42.1
3 Miles	42.1
Average Household Size	
1 Mile	2.63
2 Miles	2.5
3 Miles	2.5
Median Household Income	
1 Mile	\$70,000
2 Miles	\$79,000
3 Miles	\$73,600
Median Rent	
1 Mile	\$1,590
2 Miles	\$1,630
3 Miles	\$1,662



# ATTRACTIONS

## PYBUS PUBLIC MARKET

Pybus Public Market is a bustling, year-round destination located along the Columbia River in downtown Wenatchee. Set in a beautifully restored industrial building, it features a wide range of local vendors offering fresh produce, artisan foods, wines, and handcrafted goods. The market also hosts community events, live music, and seasonal celebrations, making it a lively gathering place for both locals and visitors.



## WENATCHEE CONFLUENCE STATE PARK

Wenatchee Confluence State Park is a 197-acre recreational gem where the Wenatchee and Columbia Rivers meet. The park offers scenic trails, riverfront beaches, picnic areas, and access to the Apple Capital Loop Trail. Visitors enjoy swimming, boating, birdwatching, and cycling—all set against the stunning backdrop of the Wenatchee Valley. It's a perfect spot for both relaxation and outdoor adventure.



## OKANOGAN-WENATCHEE NATIONAL FOREST

Okanogan-Wenatchee National Forest stretches across central Washington, offering endless outdoor recreation just minutes from Wenatchee. With scenic trails, rivers, and alpine lakes, it's perfect for hiking, camping, fishing, and winter sports. Popular spots like Colchuck Lake and Icicle Ridge make it a top destination for nature lovers year-round.



## MCGLINN'S PUBLIC HOUSE

McGlinn's Public House is a beloved local restaurant in downtown Wenatchee known for its warm atmosphere, rustic charm, and scratch-made comfort food. Housed in a historic brick building, McGlinn's offers a menu of hearty American fare—from wood-fired pizzas and burgers to fresh salads and regional craft beers. With its cozy interior, friendly service, and outdoor seating in warmer months, it's a favorite gathering spot for both locals and visitors alike.



# LEAVENWORTH

*“The Bavarian Village,”*

Nestled in the heart of the Cascade Mountains just a 30-minute drive from Wenatchee, Leavenworth is a charming Bavarian-themed village known for its alpine architecture, vibrant festivals, and stunning natural surroundings—offering a memorable experience year-round.

## Bavarian Architecture

Wander through picturesque streets lined with timber-framed buildings, colorful murals, and flower-filled window boxes. The authentic Bavarian aesthetic creates the feeling of being transported to a quaint European village—without ever leaving Washington.

## Shopping

Leavenworth is a shopper's delight, featuring boutique stores, artisan galleries, and specialty shops. From handmade crafts and local art to traditional German souvenirs, there's something for everyone. Don't miss the famous Leavenworth Nutcracker Museum, home to thousands of nutcrackers from around the world.

## Dining

Savor the flavors of Germany with hearty Bavarian fare including bratwurst, schnitzel, pretzels, and



apple strudel. Leavenworth's many restaurants and beer gardens offer authentic cuisine and a warm, festive atmosphere. Pair your meal with a locally brewed beer or a glass of wine from nearby vineyards.

## Festivals and Events

Leavenworth is renowned for its seasonal celebrations. Signature events include Oktoberfest, Maifest, and the magical Christmas Lighting Festival. Live music, traditional dances, local vendors, and family-friendly activities create a lively atmosphere throughout the year.

## Outdoor Recreation

Surrounded by rugged peaks, forests, and rivers, Leavenworth is a hub for outdoor adventure. Popular activities include hiking, mountain biking, river rafting, fishing, rock climbing, and skiing. The nearby Icicle Creek and Wenatchee River offer excellent opportunities for water sports and scenic views.



## Wine Tasting

The region's emerging wine scene offers a taste of local excellence. Explore nearby tasting rooms and wineries producing award-winning wines from grapes grown in the surrounding Columbia Valley and Wenatchee Valley.

## Art and Culture

Leavenworth nurtures a vibrant cultural scene with local galleries, art walks, and live performances. Catch an outdoor production at the Leavenworth Summer Theater or explore exhibits showcasing the talents of regional artists.





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