

OFFERING MEMORANDUM

# RECEIVERSHIP SALE SOUTH SOUND DEVELOPMENT LOTS

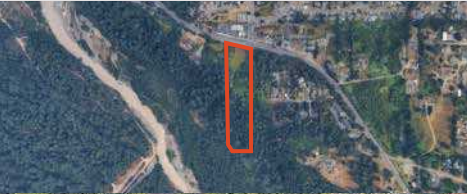





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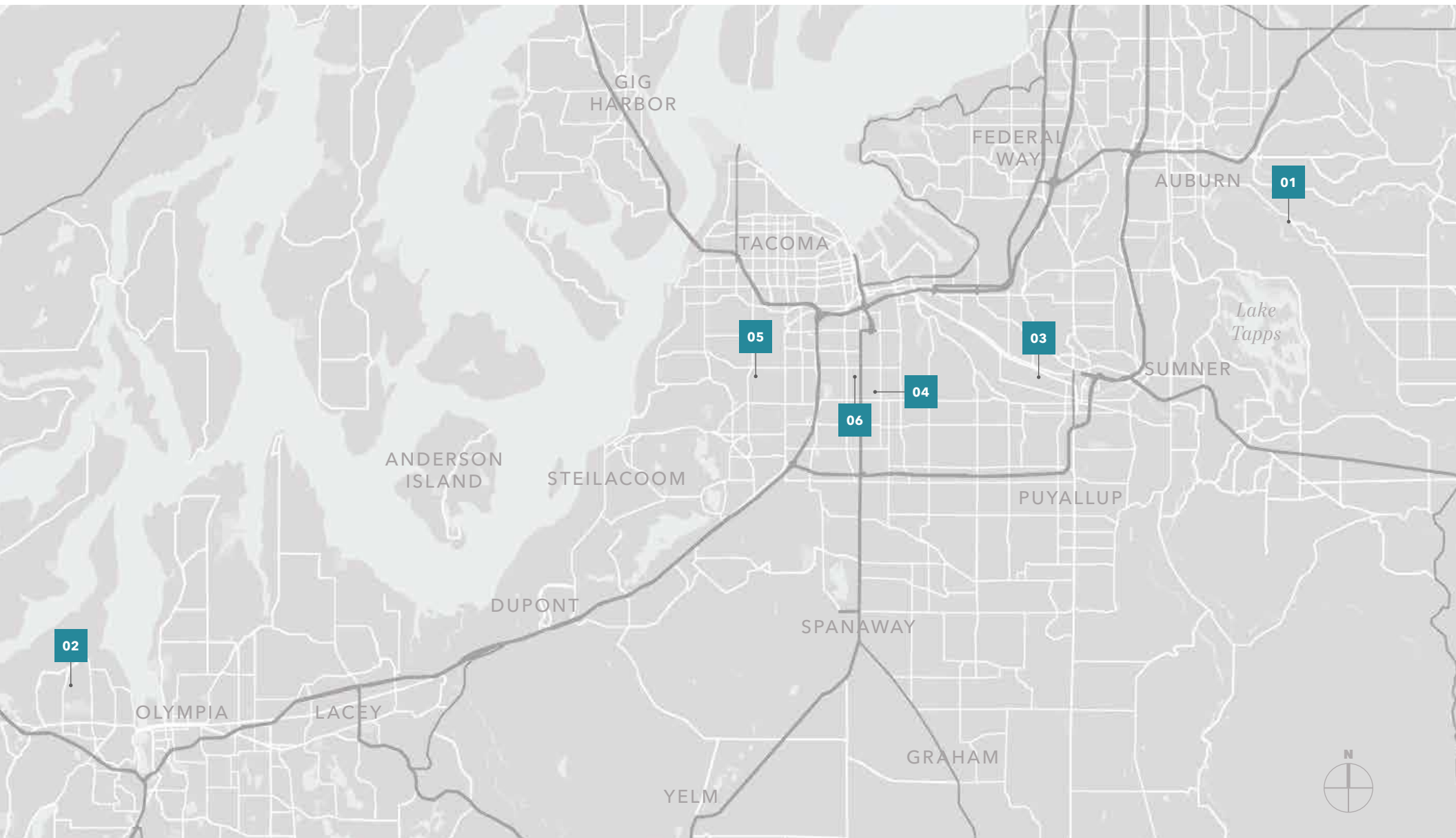
*Kidder Mathews is pleased to offer 7 development lot portfolios located in Auburn, Olympia, Puyallup, Steilacoom and Tacoma, Washington.*

		Name	APN	Address	City	Land (SF)	Land (AC)
01		Auburn Single Family Development	272105-9020	5545 Auburn Way S	Auburn	256,803	5.89
02		Olympia Kaiserwood Short Plat	1280-81-30101	2100 Kaiser Rd NW	Olympia	733,986	16.85
03		Puyallup Riverdance Townhomes	420204284	1417 18th St NW	Puyallup	87,120	2.0
04		Tacoma 70th	7815001081	609 E 70th St	Tacoma	5,000	0.12
			7815001082	613 E 70th St		5,000	0.12
			7815001202	516 E 70th St		5,000	0.12
			7815001265	606 E 70th St		5,000	0.12
			7815001266	602 E 70th St		5,000	0.12
			7815001263	614 E 70th St		5,000	0.12
			7815001264	610 E 70th St		5,300	0.12

# RECEIVERSHIP SALE - SOUTH SOUND DEVELOPMENT LOTS

		Name	APN	Address	City	Land (SF)	Land (AC)
05		Tacoma Orchard	5470000091	6026 S Orchard St	Tacoma	4,945	0.11
			5470000092	6030 S Orchard St		5,454	0.13
			5470000093	6036 S Orchard St		5,443	0.13
			5470000094	6040 S Orchard St		5,431	0.13
			220247012	6002 S Orchard St		5,618	0.13
			5470000081	6029 S Orchard St		5,750	0.13
			220247008	6025 S Orchard St		5,723	0.13
			5470000082	6033 S Orchard St		5,750	0.13
			5470000083	6039 S Orchard St		5,750	0.13
			220247007	6011 S Orchard St		6,018	0.14
			220247009	6014 S Orchard St		6,294	0.14
			220247010	6010 S Orchard St		6,494	0.15
			220247006	6007 S Orchard St		6,561	0.15
			220247011	6006 S Orchard St		7,751	0.18
			220247005	6001 S Orchard St		8,095	0.19
06		Tacoma South Park	320295023	6406 S Park Ave	Tacoma	4,705	0.11
			320295024	6410 S Park Ave		4,950	0.11
			320295022	6402 S Park Ave		4,571	0.10
			Total				

## RECEIVERSHIP SALE - SOUTH SOUND DEVELOPMENT LOTS





# 01 | AUBURN SINGLE FAMILY DEVELOPMENT

*5.89 acres with preliminary reports  
identifying potential for up to 17  
single-family lots – not platted.*



ADDRESS	5545 Auburn Way S, Auburn, WA 98092
APN	272105-9020
LAND SIZE	256,803 SF / 5.89 AC
ZONING	R7





## 02 | OLYMPIA KAISERWOOD SHORT PLAT

*16.86 acres with previous approvals for 30 single-family lots or potentially up to 53 townhome lots – not platted.*



ADDRESS 2100 Kaiser Rd NW Olympia, WA 98502

APN 1280-81-30101

LAND SIZE 733,986 SF / 16.85 AC

ZONING RLI





# 03 | PUYALLUP RIVERDANCE TOWNHOMES

*Previously approved for 20 Lot  
Townhome development –  
not platted.*



ADDRESS 1417 18th St NW, Puyallup, WA 98371

APN 420204284

LAND SIZE 87,120 SF / 2.00 AC

ZONING RM-20





# 04 | TACOMA 70TH

*Partially built homes ranging from 2,000-2,500 SF – most work completed. Located on a dead-end street with road improvement to be completed. Two-story 4 and 5-bedroom homes.*



ADDRESS 516, 602, 606, 609, 610, 613 & 614 E  
70th St, Tacoma WA 98404

APN 7815001081, 7815001082, 7815001202,  
7815001265, 7815001266, 7815001263,  
7815001264

LAND SIZE 35,300 SF / 0.84 AC

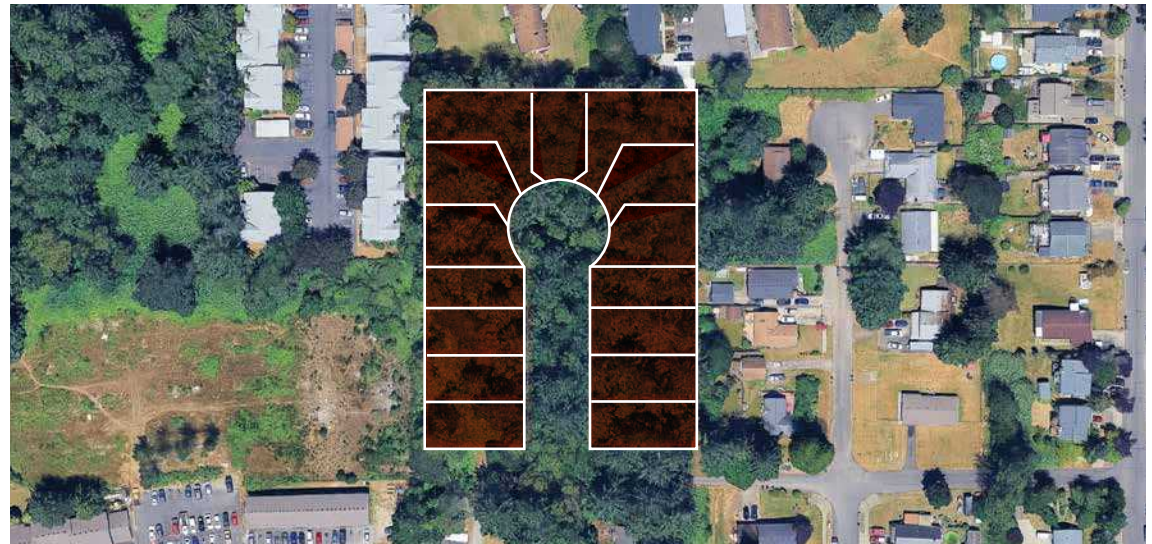
ZONING UR-2





# 05 | TACOMA ORCHARD

*15 single-family lots – fully platted.  
Current access from S. 62nd St.*



ADDRESS 6001 S Orchard St, Tacoma, WA 98467

APN 5470000091, 5470000092, 5470000093,  
5470000094, 220247012, 5470000081,  
220247008, 5470000082, 5470000083,  
220247007, 220247009, 220247010,  
220247006, 220247011, 220247005

LAND SIZE 91,077 SF / 2.10 AC

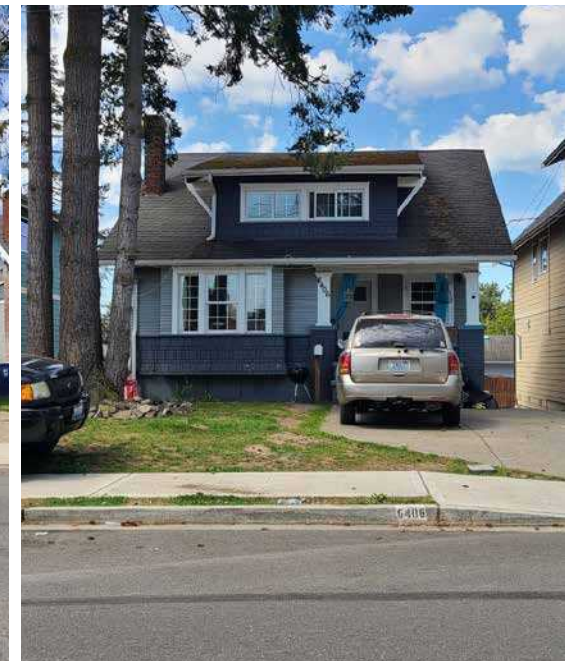
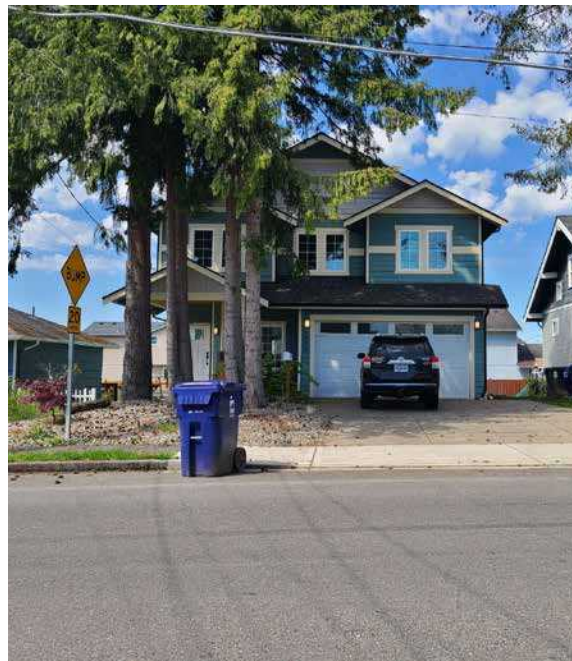
ZONING URT-STGPD





# 06 | TACOMA SOUTH PARK

*3 single-family homes, all rented.  
2 houses built in 2022 as part of a  
short plat. The middle home was  
built in 1922.*



ADDRESS	6402, 6406 & 6410 South Park Ave, Tacoma, WA 98408
APN	320295023, 320295024, 320295022
LAND SIZE	14,226 SF / 0.32 AC
ZONING	UR3



### **EXCLUSIVE REPRESENTATION**

Kidder Mathews is the exclusive Listing Brokerage for this Offering.

### **OFFERING PROCEDURE**

Seller will consider all offers to purchase the property as seller receives such offers.

### **OFFERING PROCEDURE**

All offers must be submitted to Erik Swanson and Mike King, and must include the following terms and information:

- Purchase price allocated for each asset
- Earnest money deposit
- Timing for due diligence inspection and post-diligence closing period
- Source of funds for acquisition

### **PROPERTY TOURS**

All property tours will be conducted exclusively by Erik Swanson and Mike King by appointment only. Please do not contact any on-site personnel, property management, or tenants. To learn more about the offering and to schedule a tour, please contact the Listing Brokers directly.

### **RECEIVERSHIP NOTICE**

The properties are currently under court-appointed receivership. Any offer submitted is subject to a motion for sale and requires court approval.

### **LISTING BROKERS**

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