

Please allow me to apologize for not understanding the process of proposing ideas to the city on Wednesday. I was expecting an informal chance for give and take and discussion on my possible purchase of the 501 building. The proposal I made was not a binding offer, but was intended as more of a starting point.

That being said, I will now try to appeal to your sense of what might be in the best interest for the City of Yachats.

Here is my intent:

- Divide the building into three sections, each having access to the bathrooms and lunchroom, as well as having their own entrances into their section of the building.
- Fill these sections with: 1. Real Estate Office on the South end 2. Use the drive thru window area for beach fare food (sandwiches, soup, etc.) 3. Utilize the middle section with a business or businesses that benefit the city. Put brochures and posters of Yachats and events throughout.
- I already have people vying for the drive-thru, and I own the real estate company. Others are considering the middle section, and I am still evaluating ideas.
- Provide an agreement for shared parking for Yachats and the businesses.

All of the above will provide much needed services for the Yachats community. There is currently no place where someone can get a quick meal to take to the beach, or for lunch at work. There is plenty of room in Yachats for a fully-staffed real estate company. The middle section of the building will supply the town with items/services requested by locals and tourists. At the same time, the city keeps its much needed parking.

These businesses and the City will benefit greatly from being on Hwy frontage property. There can be signs on the property inviting people to park there during peak events - or any time.

So, here is my offer:

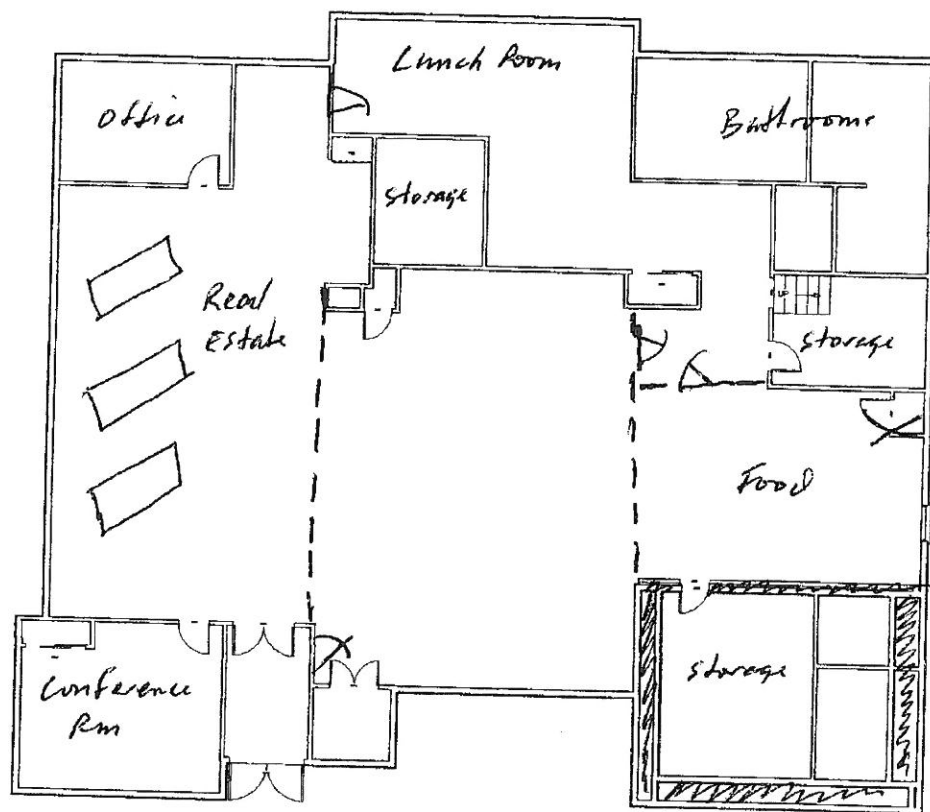
- \$250,000
- \$25,000 down, which I will lose to the City of Yachats if I don't make the payments.
- City of Yachats to carry a note for balance of \$225,000. The payments for this balance will be based on a 30 yr loan at 4% interest per year. This will only be for 40 months. The balance to be paid on or before Dec. 1st, 2020.
- The payments will be \$1080/mo for 40 months, which will help me get the businesses started.
- City of Yachats will be provided an agreement for shared parking. I will provide maintenance of the parking lots and landscaping, have insurance, pay utilities, property taxes, maintain the building, etc.
- Sale to close on or before August 1, 2017.

In Considering this offer, I hope you will consider the value of the parking space which I plan to leave open for your use. Any buyer approaching anywhere near the price you paid for this property will definitely not want to share those spaces. At least, not without a huge cost to you. I have attached a copy of a listing of bare land for sale which is close to the size of the parking area the City of Yachats will be using. The parcel for sale is not paved, and is not as close to downtown. The price is \$259,900. In comparison, this would place a value of the parking at 501 at approximately \$300,000. There is also a plot map showing the two properties to compare size and location. I will be paying \$250,000 for the property, half of what the City paid. But, the City will recoup half of the money it paid for the property and still have the parking, an approximate \$300,000 value, that it really needs. Plus, the City will no longer have maintenance and utility costs, the building will be put to good use, and all will benefit from the frontage on Hwy 101 and proximity to The Commons.

I appreciate your thoughtful consideration,

Sincerely,

Wendy Weimer, Principal Broker/Owner  
Beachcomber Real Estate  
541-270-4849



LIVING AREA  
480 sq. ft.



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 541-270-4849  
 www.wendyweimer.com  
 info@beachcomberrealestate.com

TL 3301 HIGHWAY 101 N, Yachats, OR 97498  
 MLS #17-769

OCEAN VIEW COMMERCIAL LOT IN QUAIN TOWN OF YACHATS. CITY SEWER AND WATER AVAILABLE CHECK WITH CITY FOR PERMISSIBLE LAND USES. BRING YOUR IDEAS.

#### Contract Information

List Price	259,900	Bank/Lender Owned?	No
Sh Sale/3rd Pty App?	No		

#### General Property Description

Property Type	Land-Commercial	Book Section	Land - Commercial
Realtor.COM Type	Land	Major Area	SYAC - Yachats
Area	SYAC - Yachats	Frontage	Highway
View	Ocean	View 2	Mountain
Lot Size	120' X 165'	# of Acres	0.45

#### Location, Tax and Other Information

County	Lincoln	Cross Street	9TH STREET
Property ID	R224356	Subdivision	Ocean Crest
Taxes	1,413.01	Tax Year	2016
CC & R	No	Parcel Nbr	141227AD-3301-00
Zoning	Neighborhood Commercial	Hwy 101	West Side
Directions	WEST SIDE OF HWY 101 NEAR 9TH ST. LOCATED ONE LOT NORTH OF VILLAGE BEAN (NEW LOCATION).		

#### Status Change Info

Status Active

#### Details

<b>Legal:</b>	Tax Map#: 14-12-27-AD; Tax Lot#: 3301; Block: 2; Lot: 38 & 39; Tax District: 328; Neighborhood Code: Y212
<b>Miscellaneous:</b>	Hwy 101: West Side; Corner Stakes: No; Survey: Recorded; Grade: On; Cable TV: Available; Sign
<b>Topography:</b>	Level
<b>Street Surface:</b>	Paved
<b>Water:</b>	At Street
<b>Electric:</b>	At Street
<b>Sewer:</b>	City - 100+ Away
<b>Septic:</b>	Sewer
<b>Financial Info:</b>	Escrow Preference: WESTERN TITLE
<b>Sellers Terms:</b>	1031; Cash; Conventional

Information is not guaranteed and should be verified by you. See www.peak.com. Prepared by Wendy Weimer on Friday, June 09, 2017 10:32 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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Revised: SEB  
01/08/2015

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