

Hello,

I'd like to introduce myself. My name is Wendy Weimer. I became a real estate agent in 2007, and, after becoming comfortable in the trade, I started Beachcomber Real Estate in June 2013. My business is currently based in Waldport in my home office. It has done quite well, and I am going to expand with a few other agents. I've been searching for a building that would be a good fit, and the 501 building appears to be so for many reasons. My focus is Yachats and Waldport, and the agents wishing to join me live in the area. After looking extensively at the building, I have in mind a couple of other business ideas that could blend well with my real estate office - and Yachats. I think I could utilize the entire space. I would have to do major remodeling after I solidify those ideas and garner people to run them.

I am willing to share the parking areas surrounding the 501 with the City of Yachats. Perhaps an easement would be in order. This is something we would have to work out. As far as I'm concerned, the more people who use the parking at 501, the better.

As far as an offer, I think leasing would be out of the question because I will need to remodel to make the whole building work. I won't do that on a lease, plus, I don't want to heat the whole building if I'm only using a third of it. If we did a one year lease-option, I would basically be in limbo for a year, again, only using a third of the building. So, what is left is to purchase the building outright. In order to do so, I need your help. Here's what I propose:

Purchase price to be \$100,000; \$10,000 down, City of Yachats to carry the balance at 5% per annum interest. Based on a ten year amortization, payments would be approximately \$954/month. Closing on June 30th 2017.

Benefits to Yachats would include

- Continued use of most the parking spaces
- Putting a vacant building to good use
- Increase in employment
- New businesses to benefit Yachats year round
- Good use of the Hwy 101 frontage
- Yachats no longer has to maintain a large building that is currently serving no purpose.

I appreciate your thoughtful consideration in this matter, and look forward to meeting you next Wednesday at the council meeting. Please feel free to contact me to express concerns, etc.

Sincerely,

Wendy Weimer
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