

TENANT IN COMMON LAND OWNERSHIP OPPORTUNITY QUALIFIED 1031 REAL ESTATE

Beacon Hill Spokane Inc. is offering up to \$5 Million in Tenant In Common, 1031 qualifying, interest in 132 acres of raw undeveloped land. The company is ready to move forward with residential development. Phase I is set to launch the summer of 2015.

Contact your Realtor for details or have your Realtor reach us for more information.


Investment Highlights

- ◆ 132 Acre, Tenant In Common Interest
- ◆ For Accredited Investors
- ◆ Qualified 1031 Exchange Real Estate
- ◆ Property Owned Free and Clear
- ◆ Rate of Return 8%-15%
- ◆ Zoned for Residential
- ◆ Developer Agreement
- ◆ Just outside North South Corridor
- ◆ Located Inside \$30 Million TIF

Maximum Investment
\$5,000,000 TIC Undivided Interest
Minimum Investment To Close Offering
\$1,250,000
Land Size
132 Acres
Price Per Acre
\$43,560
TIC Owner's Share of Gross Sales
35%
Expected Gross Sales
\$35-\$50,000,000
TIC Owner's Share of Gross Sales
\$12-\$17,000,000
Expected Build Out Time
6-10 Years
Market Overview

The Metropolitan Spokane market has sold 1000 residential units per year on average for the last 20 years. Beacon Hill would absorb 4%-10% of the annual market share. Currently, new single family home permitting is outpacing the production of residential lots.



Downtown Spokane as seen from the Southwest Corner of the property.



The Beacon Hill Trail System overlooking Felts Field located south of the property.



Territorial views define the entire property. A 15 minute drive to the west brings you to downtown.

Risk Factors and Suitability Standards

This overview is a summary of information detailed in the Private Placement Memorandum and should be read with that understanding. Beacon Hill Spokane encourages investors to exercise their own judgement when reviewing this investment and consider their personal portfolio.