

Seeking Equity Investor

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Seeking Equity Investor to purchase Permit-Ready Hwy Frontage Pad in Idaho Bankruptcy Court sale

(Pad Address: 2708 N. Highway 41, Post Falls, Idaho 83854)

Equity Investor GIVES

\$400K Cash Investment (June 2026)

Grants purchase option to DWD Development LLC

Equity Investor GETS

Fee-simple free-clear title to permit-ready frontage pad

\$800K Option Price (paid upon Optionee's sale of leased pad)

Other Benefits to Equity Investor

No Participation in Any Partnership or JV Entity

Option Timeline: up to 36 months

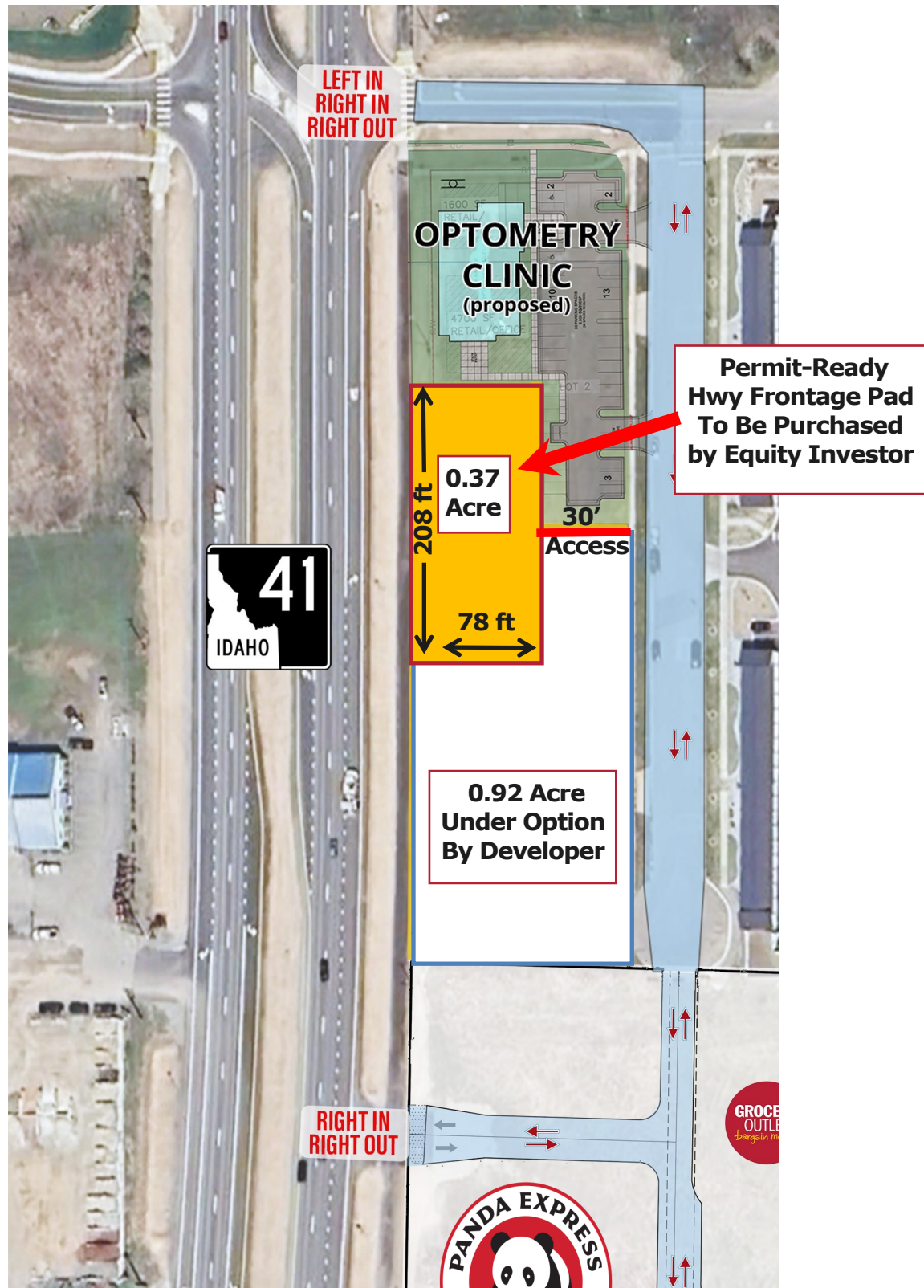
Experienced Developer (Optionee)

Stephen Davis 281-915-2434 call or text
sjdavis@dwdcommercialmortgage.com

DWD Commercial
Mortgage
Company

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DWD Commercial Mortgage Company

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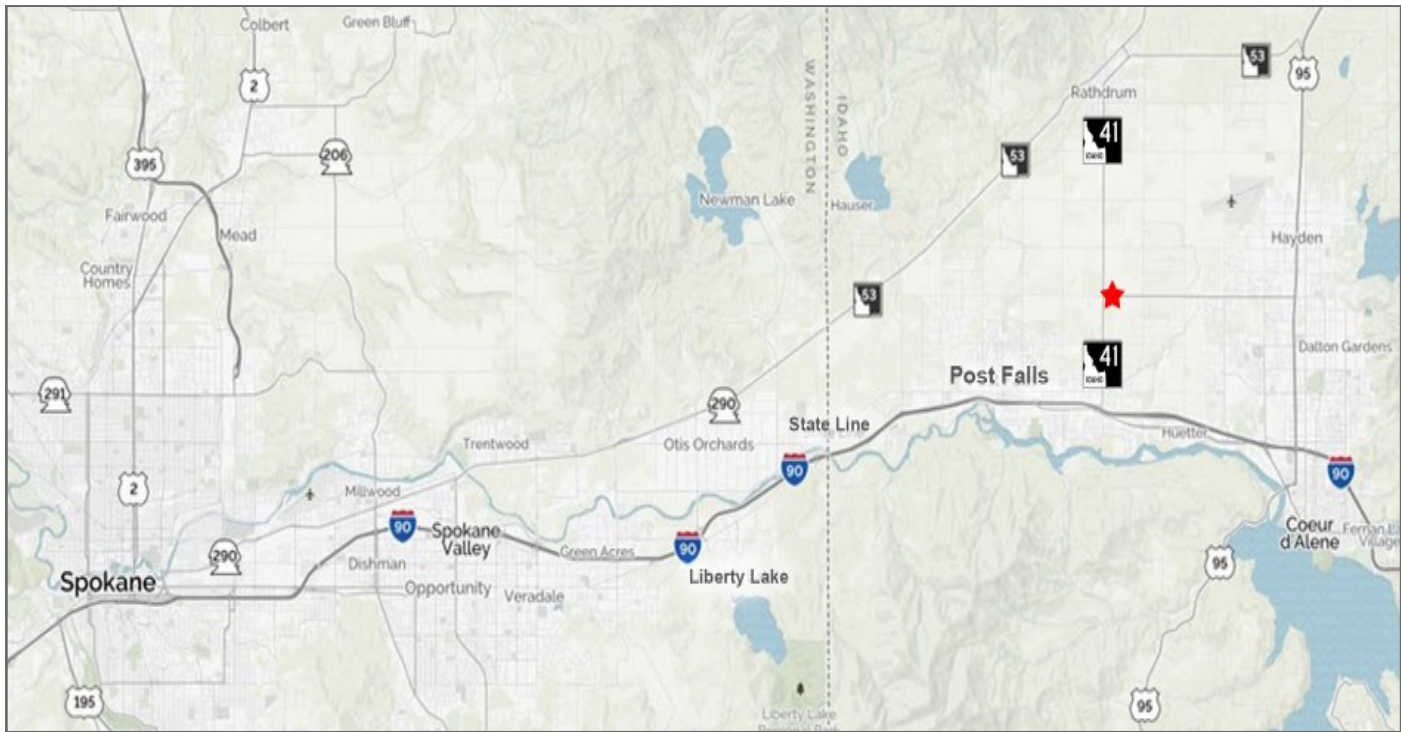


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PROPERTY HIGHLIGHTS

- Permit-Ready Retail Pad
- Hwy Frontage 208 Ft
- All Utilities to Pad or to Ketchikan Court
- Goin' Home Side on Busy State Highway
- Street-Snow Maintenance by City of Post Falls
- Quick-Easy Freeway Access (Interstate 90)
- 1000-Unit Residential Subdivision Nearby
- Shadow Anchored
- Served by Four (4) Accesses
- No CAMS
- No Exclusives
- Approx 600 Ft North of Signalized Intersection
- Highway Widening Completed Oct 2022
- 300-Apt Project Next-Door Completed 2022



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Sample Sale Outcomes Leased Pad

Low Outcome

Net Ground Lease Income
\$80,000

Cap Rate at Sale
6.0%

Gross Sale Price: \$1,333,333
\$83.33 per sq ft

Less:
Lease/Sale Fees (9%) \$119,999

Return of Equity
To Equity Investor \$400,000

Option Profit
To Equity Investor \$400,000

Developer Profit \$413,334

Middle Outcome

Net Ground Lease Income
\$90,000

Cap Rate at Sale
5.0%

Gross Sale Price: \$1,800,000
\$112.50 per sq ft

Less:
Lease/Sale Fees (9%) \$162,000

Return of Equity
To Equity Investor \$400,000

Option Profit
To Equity Investor \$400,000

Developer Profit \$838,000

Best Outcome

Net Ground Lease Income
\$100,000

Cap Rate at Sale
4.50%

Gross Sale Price: \$2,222,222
\$138.88 per sq ft

Less:
Lease/Sale Fees (9%) \$199,999

Return of Equity
To Equity Investor \$400,000

Option Profit
To Equity Investor \$400,000

Developer Profit \$1,222,222

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Note to Equity Investor: \$485K Purchase LOI was submitted May-2025 by an experienced preferred developer representing top-tier national tenant (Non-QSR) with 3000 sq ft bldg footprint Full Details Available

Redacted

LOI TO PURCHASE

May 22, 2025

This letter is a preliminary indication of interest for the sale and purchase of the property identified below. An agreement between the parties will not exist unless and until the parties hereto have fully negotiated, executed and delivered a definitive agreement ("Agreement") containing all terms (many of which will be substantial and substantive) as may be mutually acceptable to the parties in their sole and absolute discretion relative to Buyer's (as defined below) purchase from Seller (as defined below) of the Subject Property (as defined below). Following execution and delivery of Agreement, the parties' only obligations will be as set forth in such Agreement. Buyer is willing to enter into negotiations with the Seller based upon the following terms:

1. **SUBJECT PROPERTY:** The Subject Property consists of approximately 16,170 square feet (0.3712 acres) located at 2708 ID-41, Post Falls, ID 83854; APN P705030056AC as generally depicted on **Exhibit A** attached hereto.

2. **BUYER:**

Redacted

3. **SELLER:**

Redacted

4. **CLOSING DOCUMENTS:** The Agreement shall be prepared by Buyer. The Subject Property shall be conveyed by warranty deed, as approved by Buyer.

5. **PURCHASE PRICE:** The purchase price to be paid by Buyer to Seller for the Subject Property shall be \$485,000.00 ("Total Purchase Price"). The Total Purchase Price of the Subject Property was calculated at a price of \$30.00 per square foot of total land area contained within the Subject Property. The legal description of, and the amount of total land area contained within, the Subject Property shall be determined by a survey to be obtained by Buyer and, upon such determination, shall be incorporated into the Agreement and shall thereafter be used, if necessary, to recalculate the Total Purchase Price in the manner stated herein above.

Redacted

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Developer's Greatest Hits



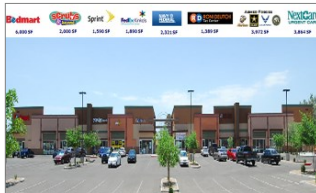
Plaza Antigua



Rome Towers
Retail-Office Condos



Scottsdale
Self Storage



Peoria Square
Retail



LaSabre Apartments



Sierra Highway
Self Storage



Midvale Park
Retail Pads



Quebec Street
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Temecula
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Cedar Shadows
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Woodmen Plaza
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Shops at Rockaway
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Tucson-Valencia
Retail Pads



Blockbuster



Woodmen Plaza
Retail



Quail Ridge
Apartments

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