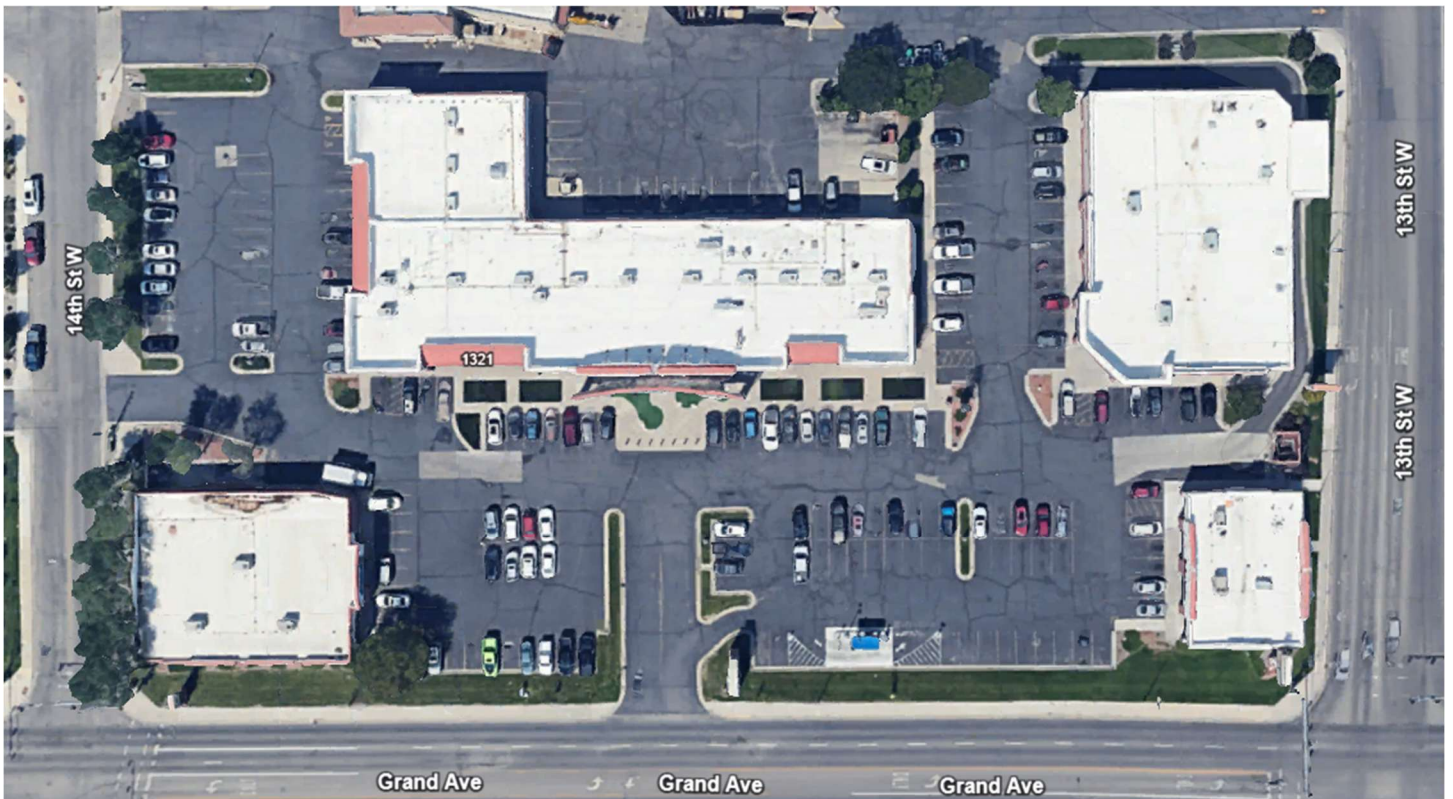


Evergreen Midtown Plaza

1313 Grand Avenue, Billings, MT 59102



FOR SALE

EVERGREEN MIDTOWN PLAZA

1313 GRAND AVENUE

ADDRESS: 1313 Grand Avenue
Billings, Montana

SUBJECT: Units A, B, and C of Evergreen Midtown Plaza together with an undivided interest in the General Common Elements as defined and identified in the Declaration of Unit Ownership for Evergreen Midtown Plaza

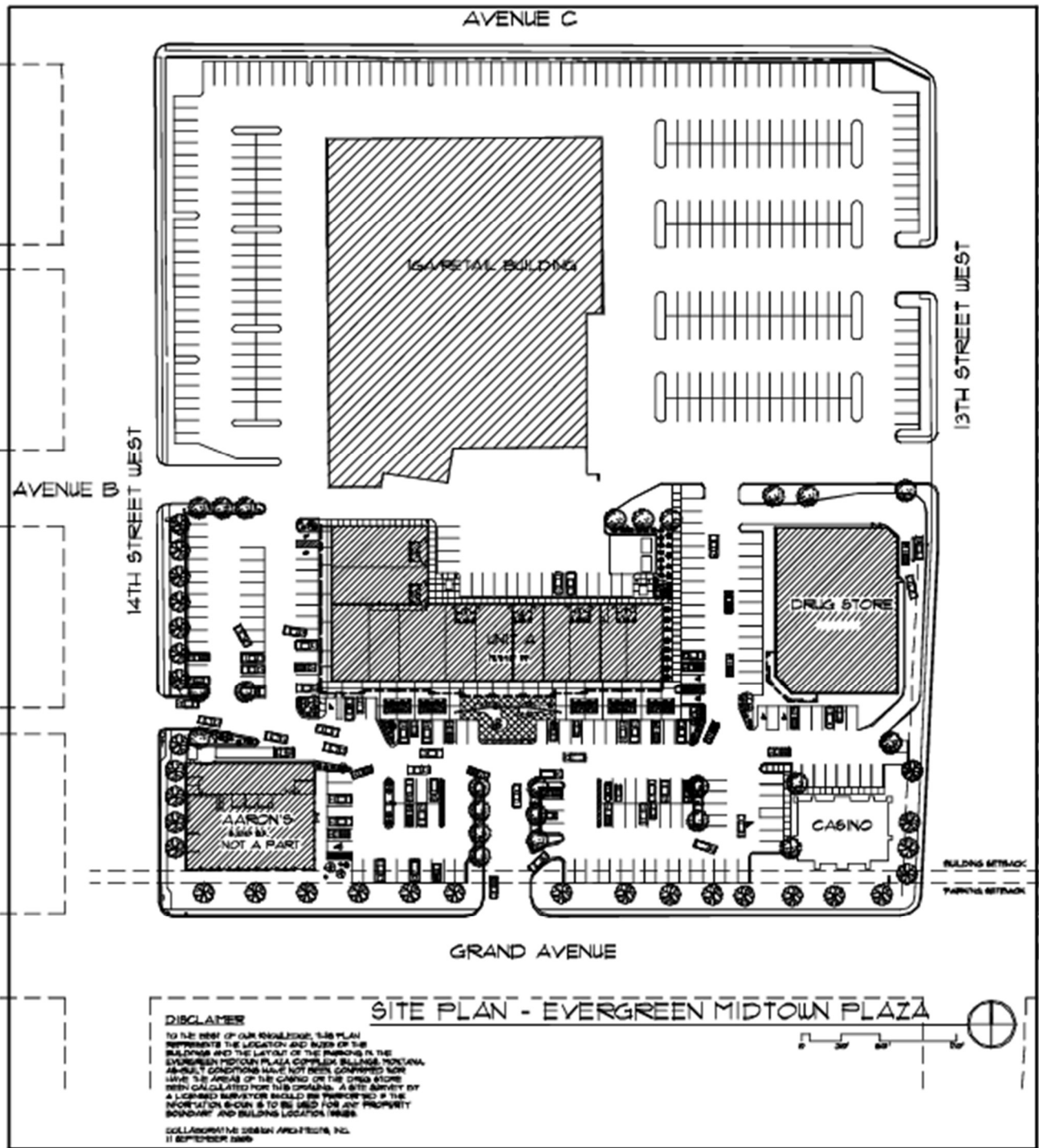
BUILDING: Approximately 32,000 sq. ft. in 3 separate buildings, including 12 units in the larger in-line center and Aaron's Rent To Own pad site and Dotty's pad site. Total of 14 units. Construction in 1999 and 2002.

NET OPERATING INCOME: Approximately \$561,400 (2025) with great escalators in pad site leases.

CAP RATE: Yields a 7.5% Cap Rate at 100% occupancy

SALES PRICE: \$7,485,000.00 Cash or New Finance

CONTACT: Rob Veltkamp 406-855-9089
406-656-2201



EVERGREEN MIDTOWN PLAZA

1313 GRAND AVE. BILLINGS, MT.

9776.7

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SUITE 902 • 175 NORTH 27TH STREET
(406) 248-3443

**COLLABORATIVE
DESIGN
ARCHITECTS INC.**
BILLINGS, MONTANA 59101
FAX (406) 248-3765

29 SEPT 05

SITE

LEGAL DESCRIPTION

Units A, B, and C of Evergreen Midtown Plaza, located on

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 and 47; Block 1

TOGETHER with:

Vacated alley adjoining said lots and the south one-half of vacated Avenue B adjoining said lots

Of Evergreen Subdivision, in the City of Billings, Yellowstone County, Montana according to the official plat on file in the office of the Clerk and Recorder of said County, under Document # 452020.

EXCEPT that part conveyed to the City of Billings for the benefit and use of its Public Works Department by Bargain and Sale and Deed recorded November 7, 1996, under Document # 1852561, records of Yellowstone County, Montana, more particularly described as follows:

“A parcel of land, situated in lots 2A, 3 through 23, and 24-A in Block 1 of Evergreen Subdivision, Yellowstone County, Montana; said parcel being more particularly described as follows, to wit:

Beginning at a point on south right-of-way line on Grand Avenue, said point of beginning being the point/ sic/ of curvature on a radius in the southwest corner of Lots 24-A, Block 1, EVERGREEN SUBDIVISION;

Thence from said point of beginning along a 10 .0 foot radius curb/ sic/ to the right with a chord bearing N. 45°18'51"W. a distance of 14.10 feet;

Thence N. 00°29'51"W. a distance of 5.06 feet,

Thence S. 45°07'51"E. a distance of 14.14 feet,

Thence N. 89°52'09"E. a distance of 555.25 feet,

Thence N. 46°05'29"E. a distance of 14.45 feet,

Thence/ sic/ S. 02°21'57"W. a distance of 5.44 feet

Thence/ sic/ along a 10.0 foot radius curb to the right/ sic/ with a chord bearing S. 46°07'03"W. a distance of 13.83 feet

Thence S. 89°52'09"W. a distance of 555.40 feet to the point of beginning.”

Lot 24-A, Block 1, of Amended Plat of Lot 24 of Block 1 of Evergreen Subdivision First Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said county, under Document # 1180349.

EXCEPT that part conveyed to the City of Billings for the benefit and use of its Public Works Department by Bargain and Sale and Deed recorded November 7, 1996, under Document # 1852561, records of Yellowstone County, Montana, more particularly described as follows:

“A parcel of land, situated in lots 2A, 3 through 23, and 24-A in Block 1 of Evergreen Subdivision, Yellowstone County, Montana; said parcel being more particularly described as follows, to wit:

Beginning at a point on south right-of-way line of Grand Avenue, said point of beginning being the point/ sic/ of curvature on a radius in the southwest corner of Lots 24-A, Block 1, EVERGREEN SUBDIVISION;

Thence from said point of beginning along a 10 .0 foot radius curb/ sic/ to the right with a chord bearing N. 45°18'51"W. a distance of 14.10 feet;

Thence N. 00°29'51"W. a distance of 5.06 feet,

Thence S. 45°07'51"E. a distance of 14.14 feet,

Thence N. 89°52'09"E. a distance of 555.25 feet,

Thence N. 46°05'29"E. a distance of 14.45 feet,

Thence/ sic/ S. 02°21'57"W. a distance of 5.44 feet

Thence/ sic/ along a 10.0 foot radius curb to the right/ sic/ with a chord bearing S. 46°07'03"W. a distance of 13.83 feet

Thence S. 89°52'09"W. a distance of 555.40 feet to the point of beginning."

Lot 2A, Block 1, of Amended Plat of Lots 1, 2, & 48 of Block 1 and Lots 1 and 48 of Block 4 of Evergreen Subdivision First Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said county, under Document # 1180352.

EXCEPT that part conveyed to the City of Billings for the benefit and use of its Public Works Department by Bargain and Sale and Deed recorded November 7, 1996, under Document # 1852561, records of Yellowstone County, Montana, more particularly described as follows:

"A parcel of land, situated in lots 2A, 3 through 23, and 24-A in Block 1 of Evergreen Subdivision, Yellowstone County, Montana; said parcel being more particularly described as follows, to wit:

Beginning at a point on south right-of-way line of Grand Avenue, said point of beginning being the point/ sic/ of curvature on a radius in the southwest corner of Lots 24-A, Block 1, EVERGREEN SUBDIVISION;

Thence from said point of beginning along a 10.0 foot radius curb/ sic/ to the right with a chord bearing N. 45°18'51"W. a distance of 14.10 feet;

Thence N. 00°29'51"W. a distance of 5.06 feet,

Thence S. 45°07'51"E. a distance of 14.14 feet,

Thence N. 89°52'09"E. a distance of 555.25 feet,

Thence N. 46°05'29"E. a distance of 14.45 feet,

Thence/ sic/ S. 02°21'57"W. a distance of 5.44 feet

Thence/ sic/ along a 10.0 foot radius curb to the right/ sic/ with a chord bearing S. 46°07'03"W. a distance of 13.83 feet

Thence S. 89°52'09"W. a distance of 555.40 feet to the point of beginning."

In the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said county.

Together with and undivided interest in the General Common Elements as the said unit, and common elements are established, defined and identified in the Declaration of Unit Ownership for Evergreen Midtown Plaza recorded July 8, 1999, under Document # 3058095, records of Yellowstone County, Montana.