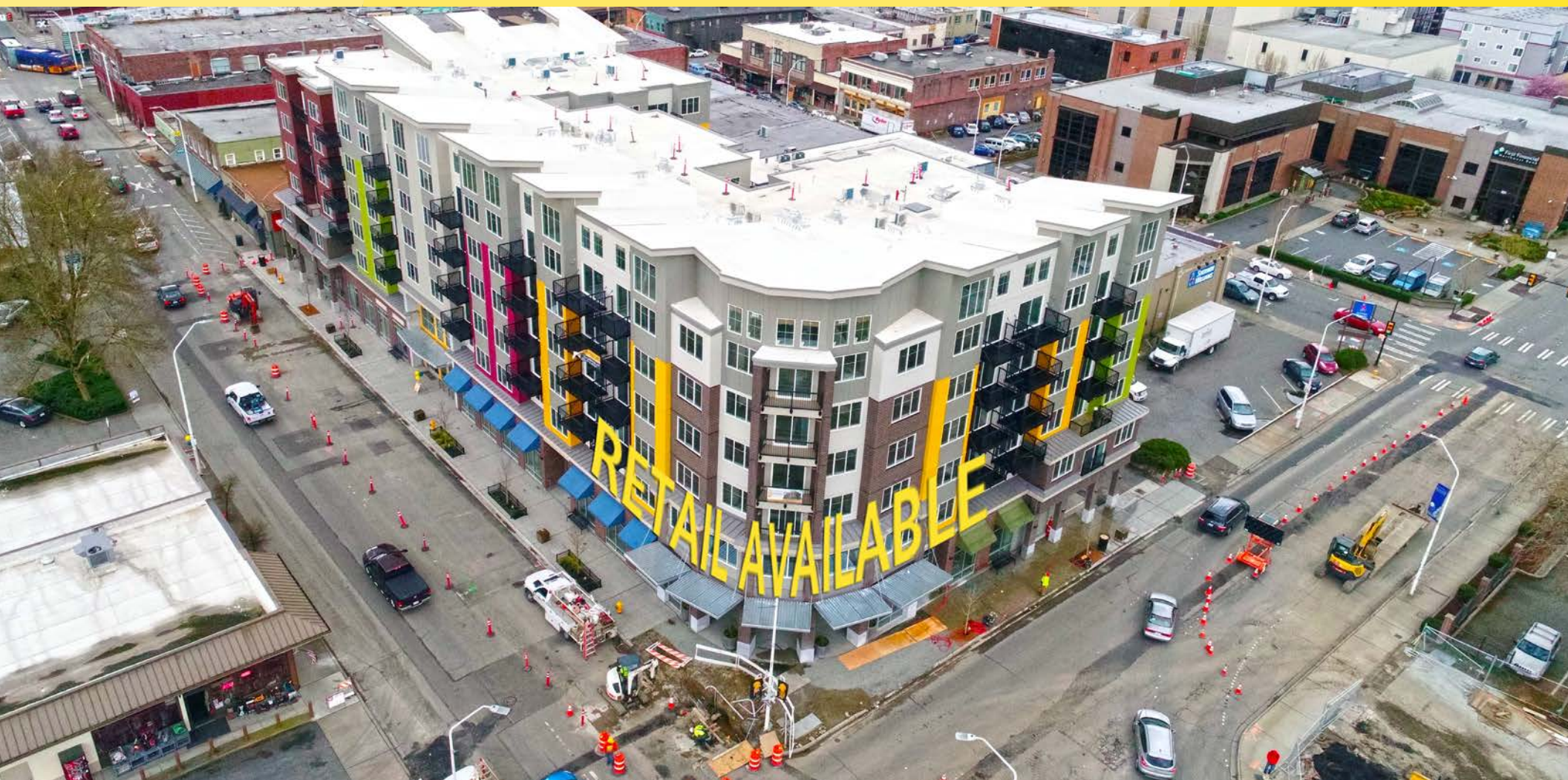




THE LOFTS AT SECOND & MAIN

Renton, Washington 98057

FOR
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First Western Properties, Inc.
11621 97th Lane NE, Kirkland, WA 98034
P (425) 822-5522 F (425) 822-7440

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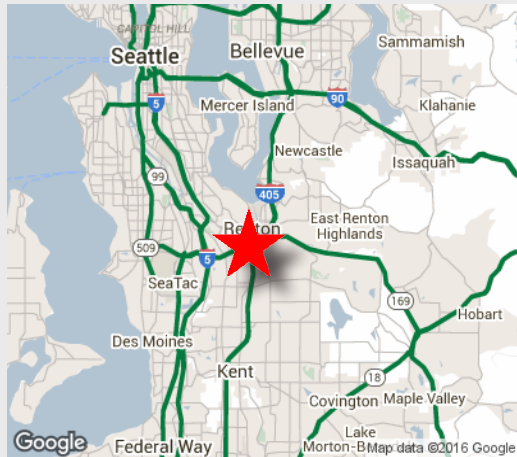
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PROPERTY HIGHLIGHTS:

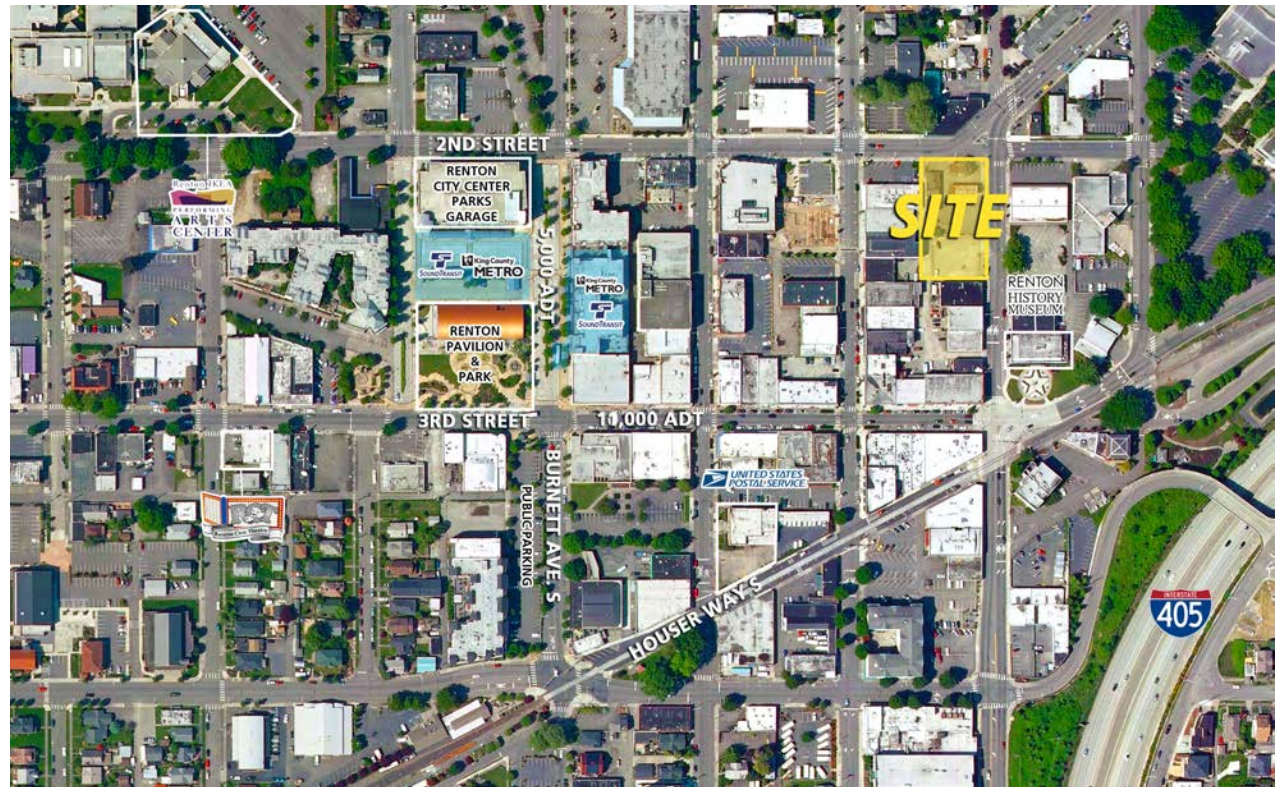
- Retail Space: 4,016 SF, Can be Demised
- Patio Space: 630 SF
- Prime Exposure to the Lighted Intersection of 2nd & Main
- Excellent Space for a Restaurant, Lifestyle and Fitness Center, or Financial Institution



THE LOFTS AT SECOND & MAIN

The Lofts at Second and Main includes 101 new units with lofts in a six-story building, and include underground and main level parking for residents, employees, and visitors. The building also includes 4,000 square feet of street-front retail space. The Lofts retail space are ready for delivery.

In process, the City of Renton is converting traffic on adjacent Main Avenue South between Mill Avenue South and South 3rd Street from one-way to two-way traffic.



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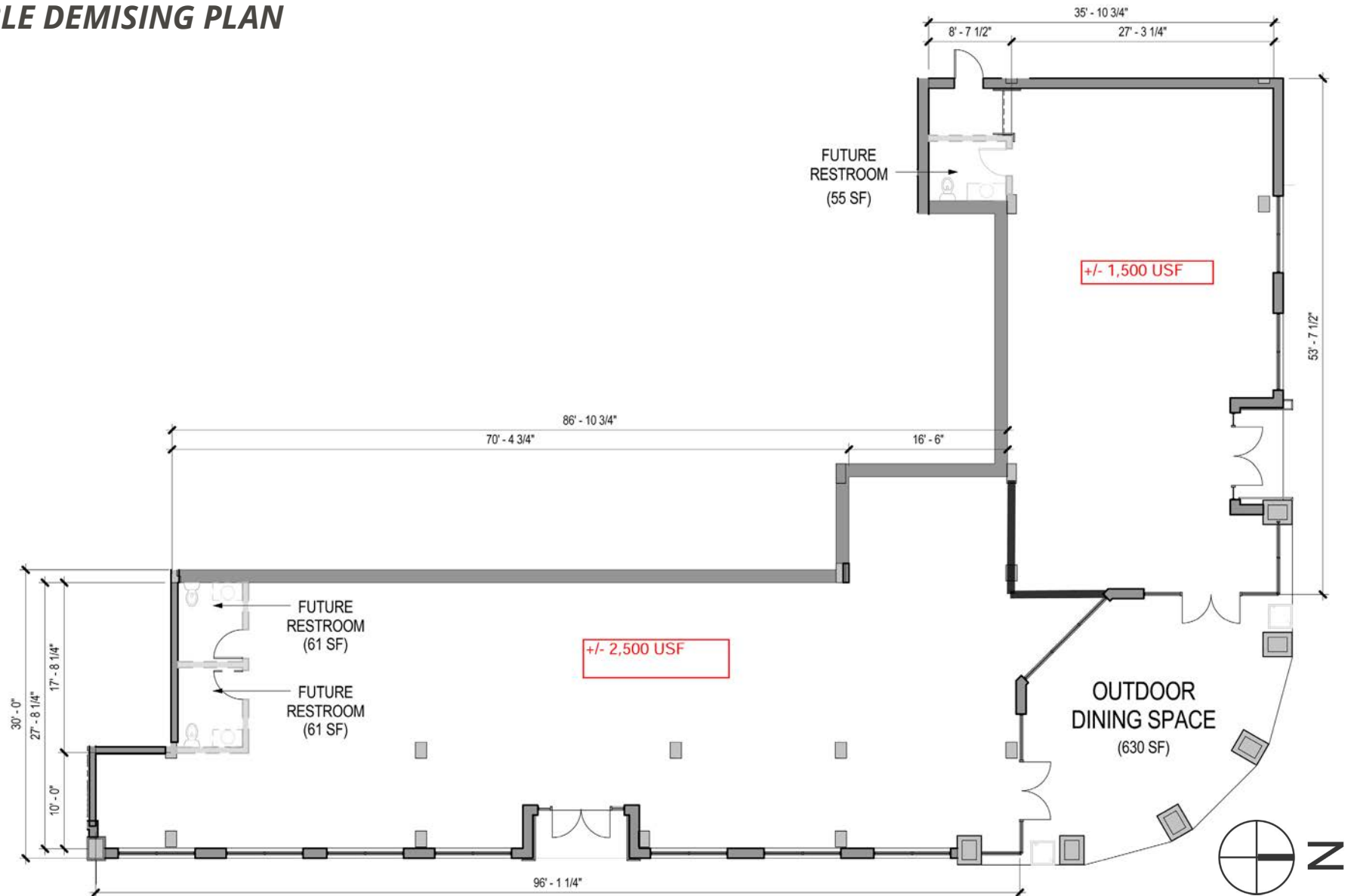
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POSSIBLE DEMISING PLAN



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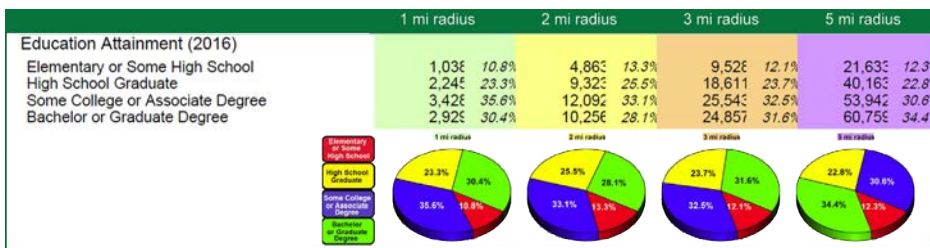
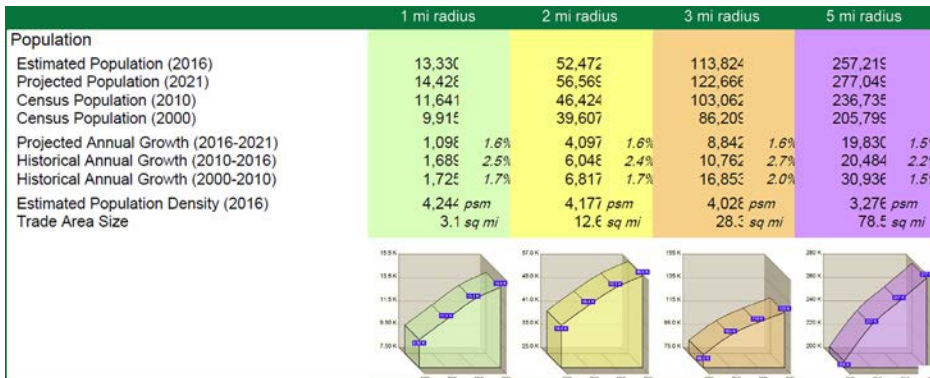
LOCATION HIGHLIGHTS:

Renton is the center of opportunity in the Puget Sound region where businesses and families thrive. On the south shore of Lake Washington, Renton's central location is at the heart of the vibrant Puget Sound region. Served by Interstate 405 and four state highways, access to Renton from other Greater Seattle communities is quick and easy.

Affordable land costs and lease rates, as well as large blocks of developable property, all provide Renton with opportunities unseen throughout the rest of the Puget Sound region. With no local business and occupation (B&O) tax for businesses with annual gross receipts of less than \$1.5 million, most businesses keep more earnings. Renton draws an exceptionally talented and extremely well-educated workforce from the region that is filled with world leaders in the high-tech, manufacturing, medical, biotech, and service industries.

With nationally recognized public schools, an excellent technical college and nearby higher learning institutions, Renton offers a learning environment that benefits employees and their children.

~ City of Renton



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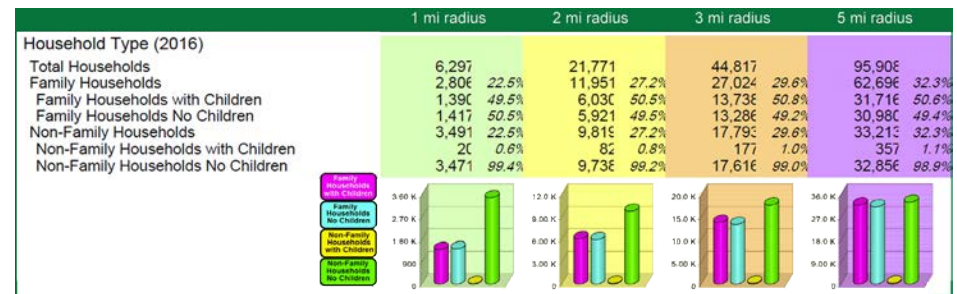
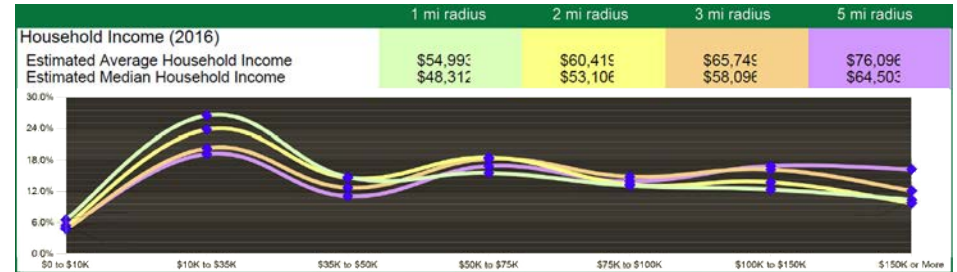
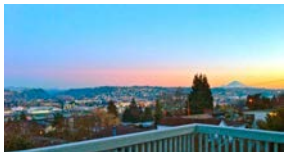
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RENTON BY THE NUMBERS

- 4th Largest City in King County
- 7th Largest City in Washington
- 85% Population Growth Since 2000
- 4th King County Taxable Retail Sales
- 9% Job Growth 2010-2011
- 4th Assessed Value, Real Property



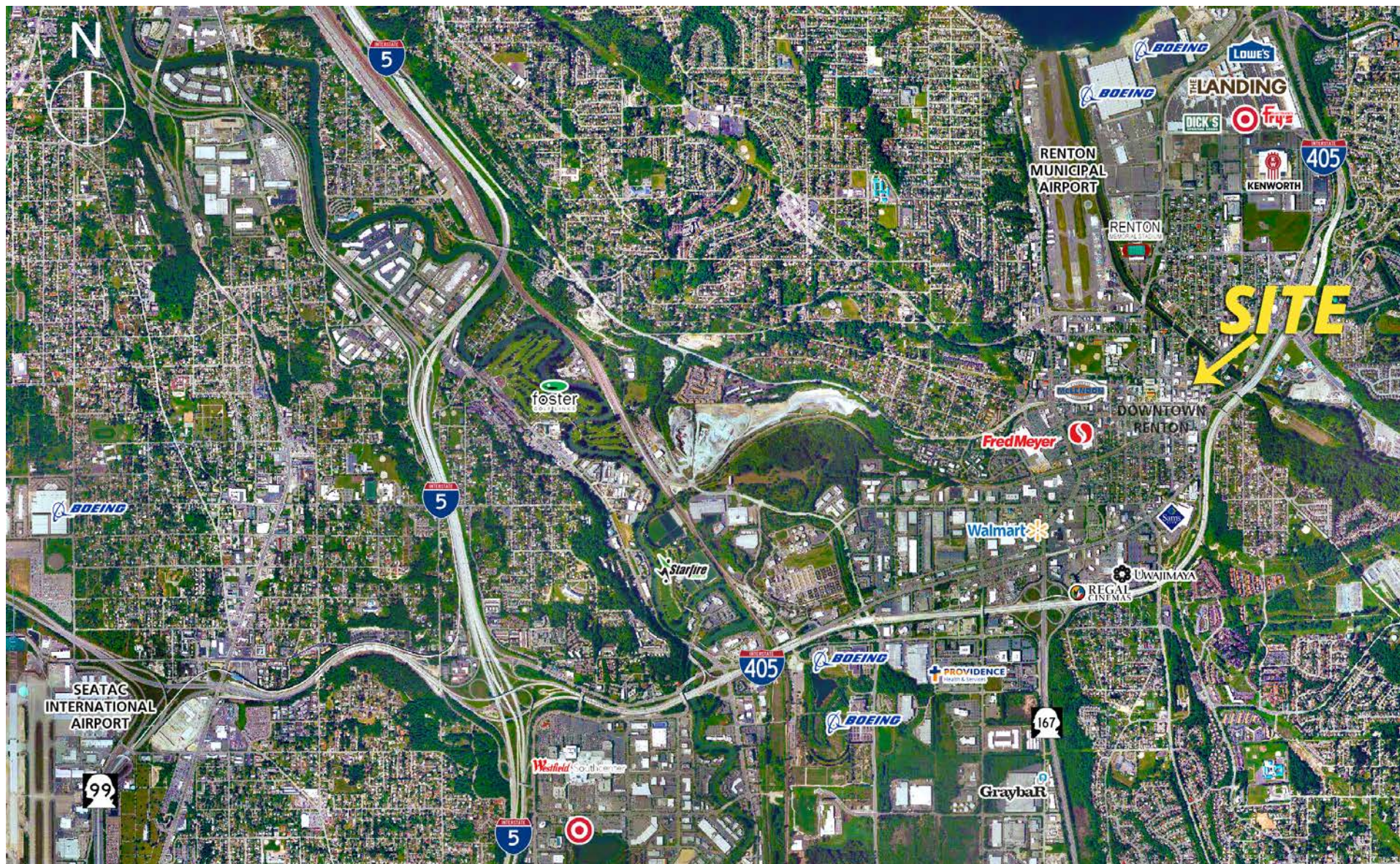
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