

Rainshadow Loop

EXCLUSIVE OFFERING MEMORANDUM

SEQUIM, WA

PRESENTED BY

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Rainshadow Loop

SEQUIM, WASHINGTON

35 single-family home sites, with engineering approval in place.

EXCLUSIVE OFFERING MEMORANDUM





Land Advisors is a nationwide team of respected, connected, and talented land and existing asset professionals that provide advisory and brokerage services to clients who need a rock-solid, data driven roadmap for acquiring, selling, financing, or developing land and land-related assets.



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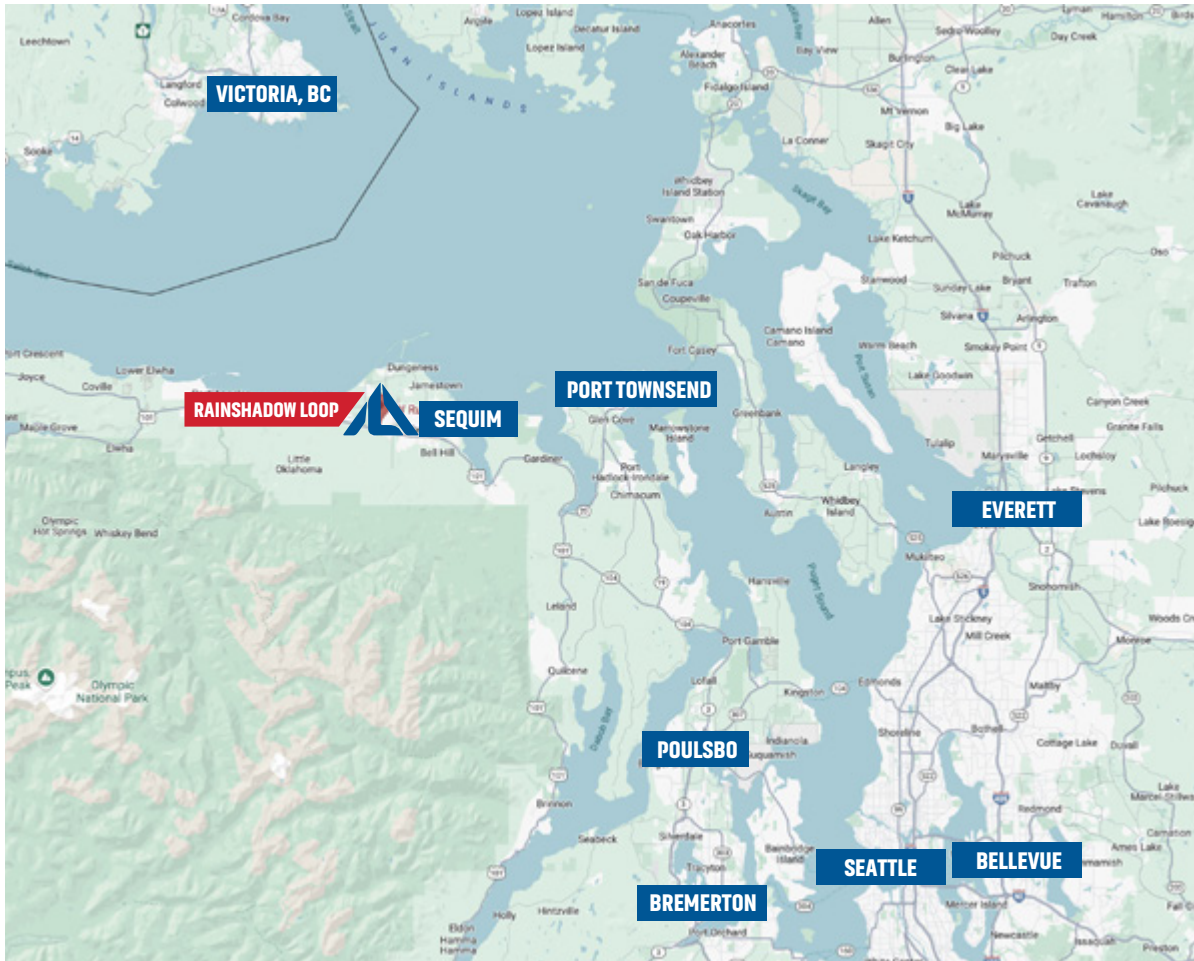
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900 S. Fifth Avenue | Sequim, WA 98382



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Property Overview

Land Advisors is proud to present Rainshadow Loop, an exclusive development offering 35 single-family homesites across nearly 7 acres in the picturesque community of Sequim, WA. The project is delivered with full engineering approval in place, ensuring a smooth transition from acquisition to development. Most lots measure around 5,400 square feet, designed to accommodate 40-foot-wide homes, with a few lots ideal for 45- and 50-foot-wide homes, providing flexibility for a variety of home styles and needs. Most lots measure around 5,400 square feet, designed to accommodate 40-foot-wide homes, with a few lots ideal for 45- and 50-foot-wide homes, providing flexibility for a variety of home styles and needs.

Nestled in the heart of the Pacific Northwest's renowned "banana belt," Rainshadow Loop offers homeowners a rare opportunity to live in an area famous for its mild, sunny climate. Sequim's annual rainfall averages just 17 inches, a fraction of what the Seattle area receives, making it a true sunbelt oasis with more than 300 days of sunshine per year. Enjoy a lifestyle that encourages outdoor activities year-round, from hiking and biking to gardening and relaxing in your own backyard.

Imagine waking up each day to crisp blue skies, majestic mountain views, and the soothing ambiance of nature all around you. The climate here fosters an active, healthy lifestyle—perfect for those who love to explore the scenic beauty of the Olympic Peninsula or simply enjoy the comfort of home in one of Washington's most desirable regions.

As the Gateway to the Olympic Peninsula, Sequim offers a unique blend of small-town charm and outdoor adventure. Whether you're a nature enthusiast, an art lover, or someone who enjoys a slower pace of life, Sequim has it all. With a vibrant local culture, including the world-famous Lavender Festival, bustling farmers' markets, and an array of art galleries, this community is the perfect place to call home.

Rainshadow Loop provides an exceptional opportunity for affordable homeownership in this sought-after region, ideal for those looking to plant roots in a tranquil yet conveniently located community. Whether you're looking for a peaceful retreat or easy access to year-round outdoor recreation, Rainshadow Loop offers the perfect balance of serenity and convenience. Don't miss your chance to own a piece of Sequim's natural beauty—make your dream of living in the Pacific Northwest a reality today!

Property boundaries and buffers are approximate and for demonstration purposes only.



Property Details

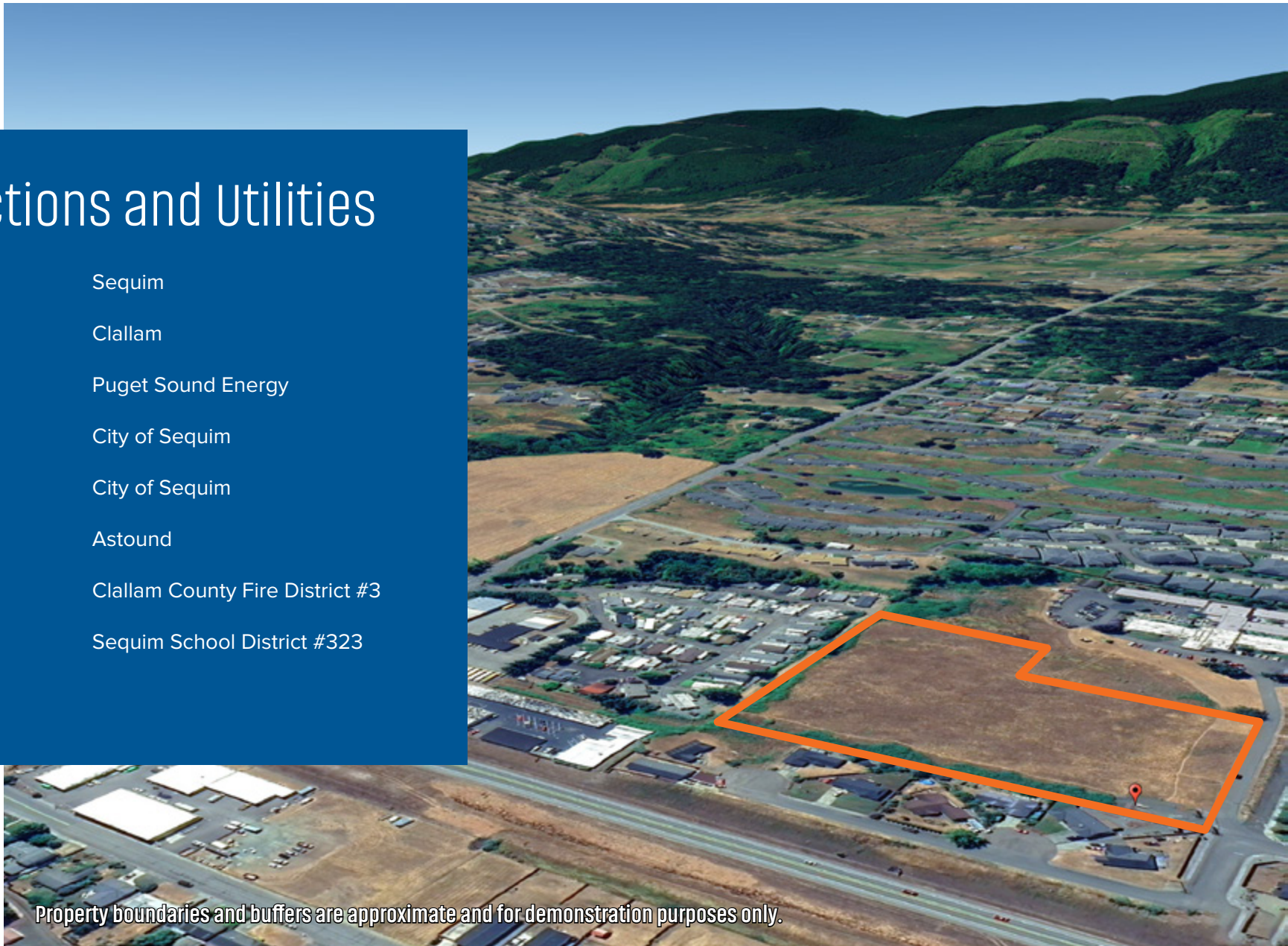
PROPERTY NAME	Rainshadow Loop
PROPERTY ADDRESS	900 S. Fifth Avenue Sequim, WA 98382
PARCEL NUMBERS	033030120125
PURCHASE PRICE	\$1,600,000
PURCHASE TYPE	Cash out preferred but Seller is open to owner financing and/or other creative structures
SELLER INFORMATION	Rainshadow Loop LLC
ACREAGE	6.91 acres
ZONING	R 4-8
LOT/UNIT COUNT	35. Most lots are 5,400 sqft and for 40' wide product. A few will fit widths of 45' and 50'.
ENTITLEMENT STATUS	Full engineering approval issued
SITE CONDITION	Undeveloped, vacant

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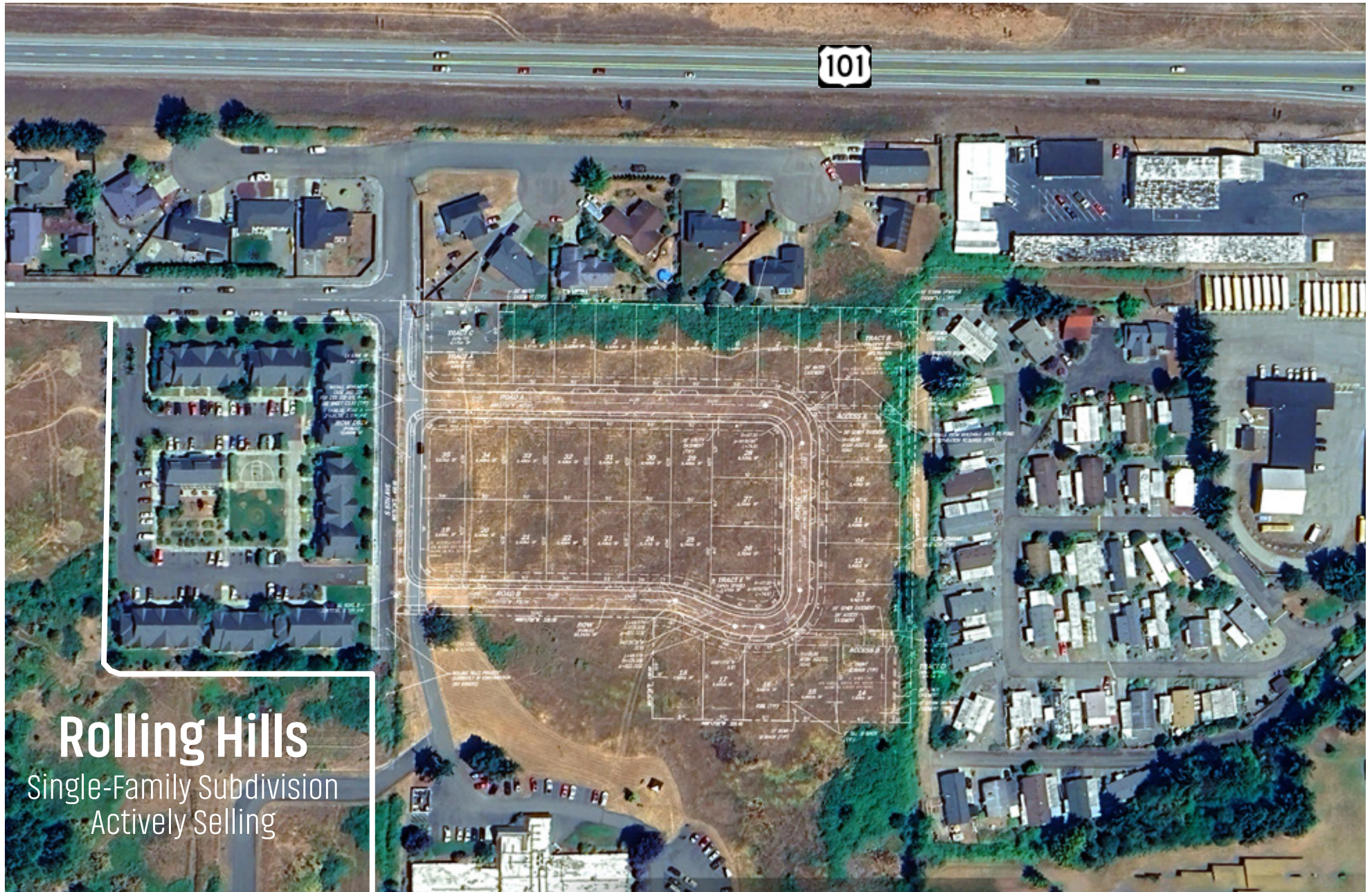
Jurisdictions and Utilities

CITY	Sequim
COUNTY	Clallam
POWER	Puget Sound Energy
SEWER	City of Sequim
WATER	City of Sequim
PHONE	Astound
FIRE	Clallam County Fire District #3
SCHOOLS	Sequim School District #323



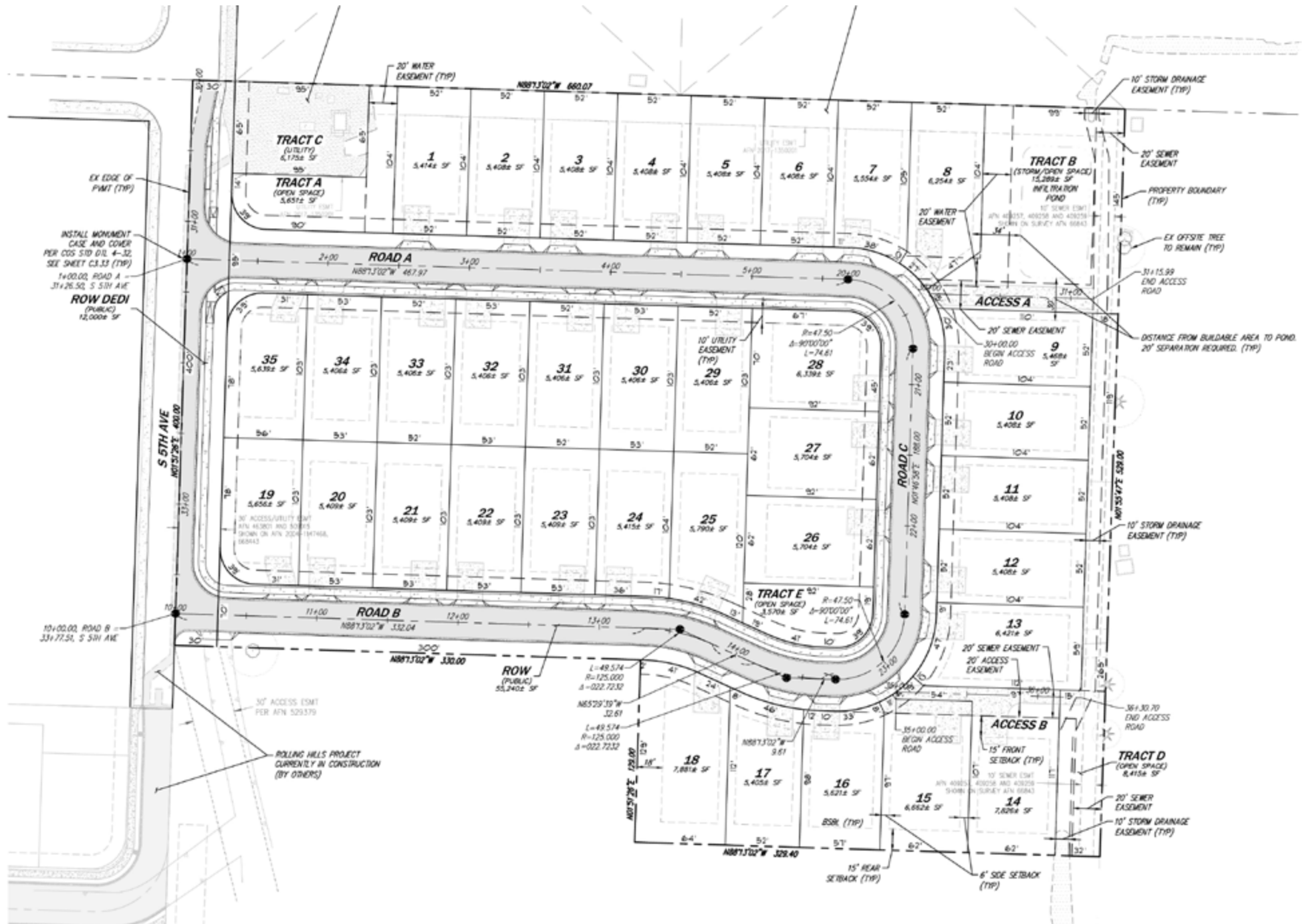
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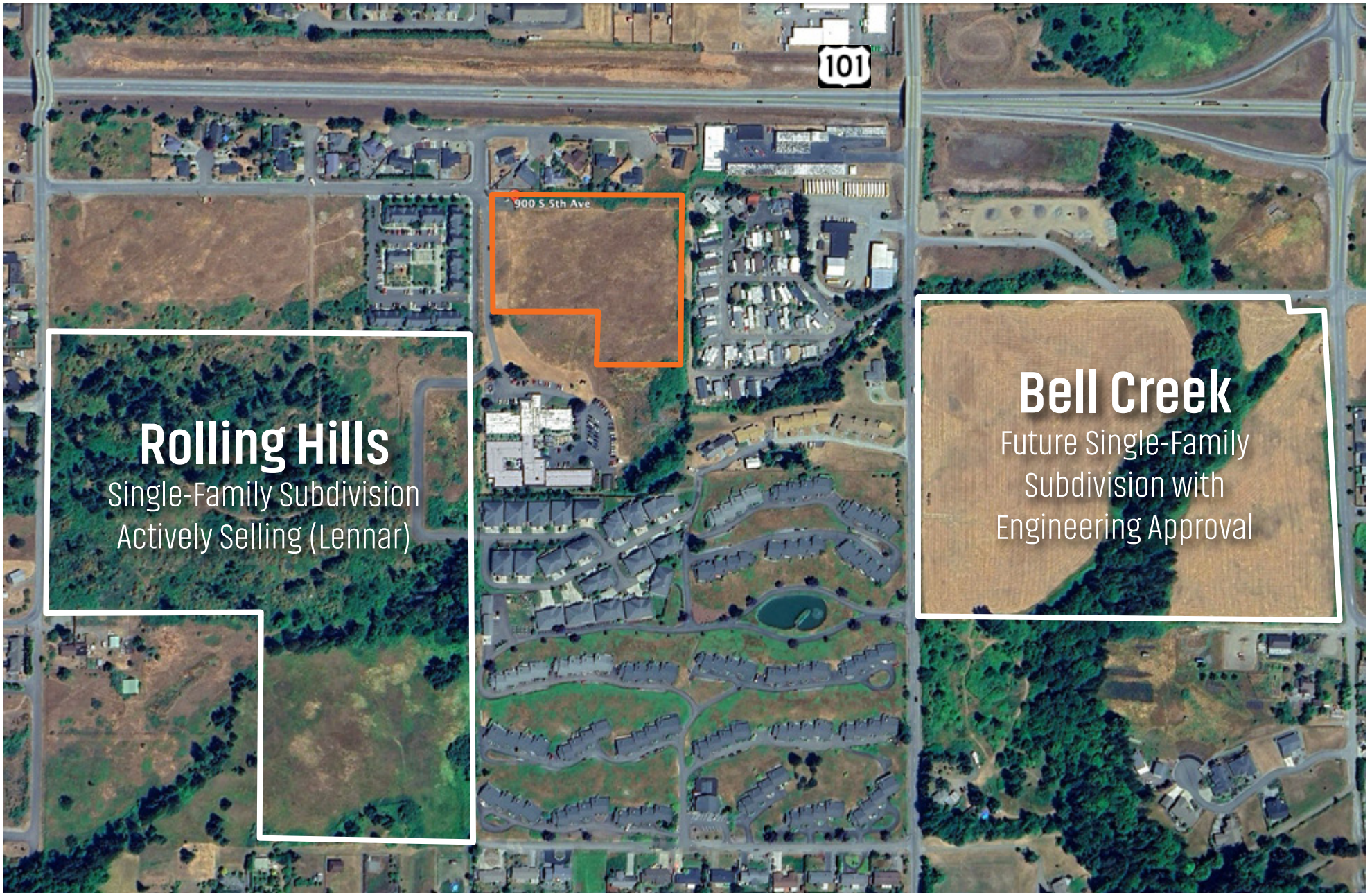
Site Plan



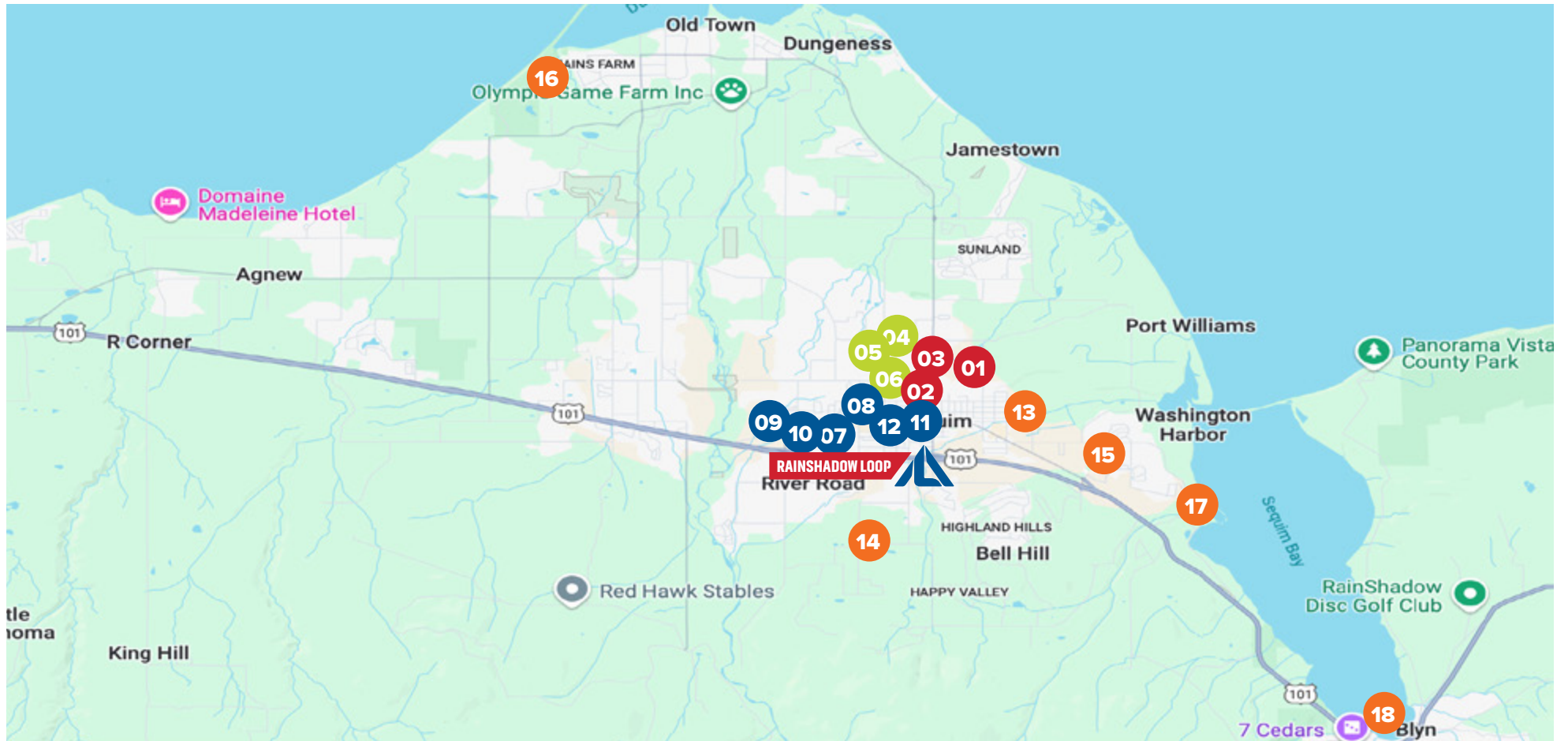
Rolling Hills

Single-Family Subdivision
Actively Selling





Area Amenities



EDUCATION

- 01 Sequim High School
- 02 Sequim Middle School
- 03 Helen Haller Elementary School

HEALTH

- 04 Olympic Medical Services
- 05 Sequim Medical Plaza
- 06 Obria Medical Clinic

SHOP + EAT

- 07 Costco
- 08 Safeway
- 09 Walmart Super Center
- 10 Home Depot
- 11 Walgreens
- 12 Rite Aid

RECREATION

- 13 Carrie Blake Park
- 14 Happy Valley Alpaca Ranch
- 15 Purple Haze Lavendar Farm
- 16 Dungeness Recreation Area
- 17 John Wayne Marina
- 18 7 Cedars

Area Amenities – Safeway



Area Amenities – Costco



Area Amenities – 7 Cedars Casino



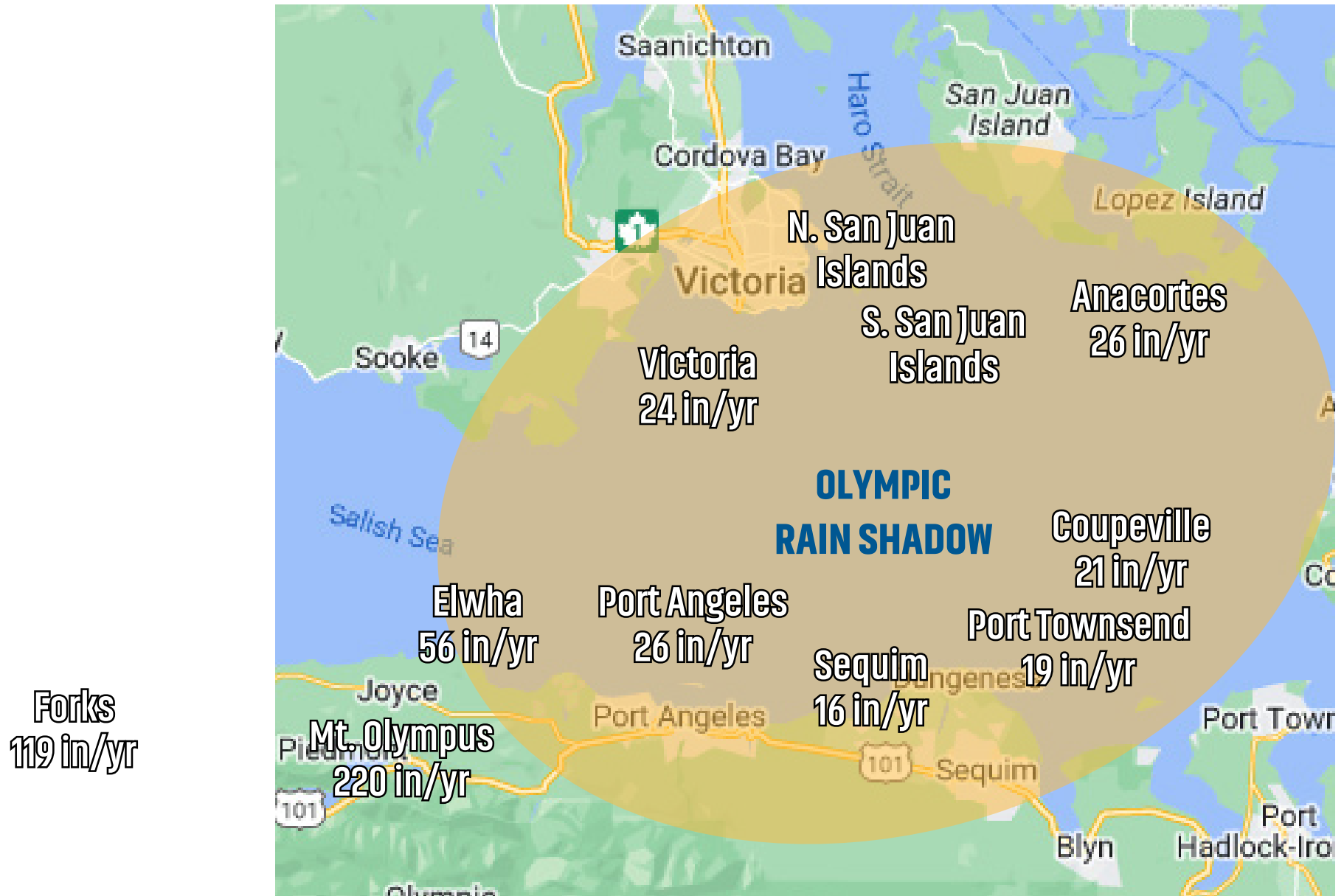
Area Amenities – Dungeness Recreation Area



Area Amenities



The Olympic Rain Shadow



Drive Times





Our Team

Located in Redmond, the Washington Division of Land Advisors Organization covers residential and mixed-use land activity throughout Washington State. We serve a client base inclusive of land developers, homebuilders, investors, trusted advisors, mixed-use land sellers and developers, and private estate owners. Our team of experienced, trusted advisors/brokers provides our clients with specialized land-focused market knowledge, marketing, and transaction management. Providing an expanded service offering that includes resort and hospitality experience, a capital advisory group, deep market insight and research, and cutting-edge technology, we measure our success by the satisfaction of those we do business with—one transaction at a time.



SCOTT CAMERON

CO-FOUNDING PRINCIPAL

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As a Co-Founding Principal of Land Advisors Organization-Washington Division, Scott leverages his twenty-five years of experience in the real estate industry as a trusted advisor and broker to a wide array of valued clients including publicly traded and private homebuilders, developers, investors, financial private parties and master planned community & resort developers.

Scott began his career with East West Partners where he served as a sales consultant and marketing director for master planned community sales. He then became a founding partner in The Lakemont Company, an East West Partners Company. Scott later co-founded Coldwell Banker Bain New Homes and was an executive with Bennett Homes before launching the Cameron Real Estate Group in 2003, which transitioned into the Cameron Land Group in partnership with Wes Falkenberg.

Scott is a licensed Washington real estate broker and earned his Bachelor's Degree in Business Administration from the University of Notre Dame. Scott is a member of the Master Builders Association of King and Snohomish Counties and an active supporter of several community non-profits.



MATHIS JESSEN

BROKER

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Mathis has valuable experience in urban and suburban infill/redevelopment as well as rural development, recreation, resource and conservation land transactions. He has consistently built successful property assemblages by working closely with buyers and sellers to facilitate smooth transactions. His expansive knowledge of the local land market has been attained through years of analyzing and valuing hundreds of acres of land. As each property has its unique challenges and opportunities, Mathis works closely with his LAO team members and trusted advisors to best serve his clients.

A German native, Mathis earned his degree in Communications and Geography from the University of Washington. While studying at UW, Mathis won national championship titles and served as co-captain on the rowing team. Before joining Land Advisors Organization, he helped build a rowing club in New York and served as the assistant rowing coach at Boston University. Mathis' international and athletic background has taught him about teamwork, grit and problem solving which are key components of every successful land transaction he is involved in.



RICHARD OBERNESSER

BROKER

robernesser@landadvisorsnw.com

Richard brings 25 years of real estate experience as a developer and homebuilding executive to the land sales arena. He supports landowners through value creation and a builder's perspective on how to unlock a property's full potential. His senior leadership roles with public and private builders—including Pulte Homes (AZ), Shea Homes (WA), and BDR Holdings (WA)—give him deep insight into operational, financial, and market strategies across diverse regions, asset classes, and product types.

A licensed Washington broker and certified executive coach (CTI, PCC), Richard holds a finance degree from the University of North Texas. He has served on both corporate and nonprofit boards, including as President of Eastside Catholic School's Board of Trustees. He and his wife frequently lead retreats for individuals and couples across several states, focusing on personal growth, communication, and connection. Richard is a rare blend of strategist, coach, and operator—bringing clarity, experience, and execution to every land transaction he supports.



DOUG LORENZ

BROKER

dlorenz@landadvisorsnw.com

A lifelong resident of Washington state, Doug pursued his education at Montana State University, where he studied Business Management. With a passion for the land acquisition industry, Doug has been fortunate to be surrounded by inspiring individuals who have played a pivotal role in shaping his professional trajectory. Doug's experiences have not only grounded him in the Pacific Northwest but have also provided him with a diverse perspective on the intricacies of the land acquisition field. As he continues to grow and contribute to this dynamic industry, he remains dedicated to making a positive impact on the world around himself.

It's not difficult to see why Washington is his home. When he isn't working, he loves to play golf, ski in the cascades, and enjoy the outdoors with his friends and family.



| Who Is Land Advisors Organization?

LOCAL EXPERTISE WITH A NATIONWIDE NETWORK FOR ALL YOUR LAND NEEDS

Families, community developers & home builders depend on Land Advisors Organization to realize maximum value for developed and undeveloped land. Families trust us to find the current market value of long-held land and work as their advocate in a successful sale or development project. Experienced builders and businesspeople rely on us to evaluate properties and reliably determine the most advantageous land uses with modern forecasts.

Dedication

Many of our team members are former collegiate athletes and we look at working with clients as forming a team together—with dedication, energy and team support. In this ever-evolving market, knowledgeable and inexperienced clients alike appreciate our transparent communication style. We're professional straight-talkers who will help you navigate the process and always tell it like it is because we're on the same team with you.

A Land Specialty

We're not the average real estate broker; we're a full service firm. We've spent concentrated time and worked hard getting to know the land market, properties and key players in the Pacific Northwest, and we apply that information to get the most value possible for clients as buyers or sellers. Be forewarned: we may geek out sometimes. We can't help it because the financial modeling systems we use have rewarded our clients so consistently we won't merely go with "gut feelings" or tell you what you want to hear. Our valuations usually come within 5% of the actual sale price. For us, running the numbers and using realistic data in scenarios is a valuable piece of any land puzzle.

Satisfying Results

Clients see the greatest benefits when we advise early in a project, but even coming in later, our team will focus on closing the deal that meets the client's financial goals. We'll investigate, evaluate and most importantly listen so that our clients are satisfied at the transaction's end.



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