



World Class View For A Selected Few"
8143 North Coast Highway, Newport Oregon
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OWN A ONE OF A KIND PRIVATE OCEAN FRONT MOTORCOACH ESTATE!

An Incredible Opportunity For An Existing RV Resort or RV Business to enhance sales through partial or full remaining ownership in a private gated oceanfront motorcoach estate limited to 7 motorcoach sites.

Pacific Surf Motorcoach Estate was developed by a real estate developer and motorcoach enthusiast who spent four years creating one of the most spectacular oceanfront estates, no less dedicated to seven motorcoach sites. Pacific Surf is a gated 2.4 acre site with direct access to over four miles of secluded Pacific Ocean beach, views of Yaquina Head Lighthouse to the south and Otter Rock to the north. Amenities include 25' x55' sites, 50 amp, cable, wireless internet, webcams/security system, storage buildings, outdoor community granite and stone entertainment area with BBQ, Cooking Burners, Bar Sink, Fire Bowl under a pergola with views to the ocean. A separate natural fire pit was created within a natural ocean front area with dune sand and grass surrounding, perfect for watching sunsets.

The development was originally established for six owners, however recently the developer/owner determined to sell fractional interests in the site to make them more affordable and palatable. There are currently 4 owners of third fractional interests in Pacific Surf Motorcoach Estate, LLC. The developer will retain an owner in the project, recognizing it is truly a one of a kind property in the country and wishes to enjoy it in retirement. Currently he is active developing in Phoenix AZ. Excellent estate host on site.

Fractional interests or the entire remainder of the estate is available, six interests in a site can be matched with another to acquire a third interest for as little as \$35k and the remainder of the interest in the estate with developer fractional/ use rights retained for \$895,000 offering considerable upside for a buyer to further fractionalize the LLC ownership.

TESTIMONIALS:

NEW OWNERS JULY 3RD, 2009 First Visit "We're here and loving it. Thank you so much for having the vision and insight of this project. Bill is a pleasant host. As I type we are spotting whales spouting a few hundred yards off shore to the south going north. Love this place

Corky and Karl"

Dear Scott,

Ward and I have just returned from Pacific Surf. The address atop a hillside overlooking a magnificent walking beach is like a wonderful dream. One does not want to wake up from it. The exclusivity of six motor home sites is rare to find anywhere. Add to that the long walks on the beach, the breeze, the sunsets, the prospect of whale watching, the night skies, the fog blowing in on the beach, the nice people visiting the resort, the nearby coastal towns offering art classes, restaurants, and fishing trips. We so enjoyed it all for three nights.

You have a good eye for beauty, Scott. The property is definitely one of a kind. Thank you so much for the invitation to visit! We loved the entire experience.

Most sincerely,
Suzy Proescher

From Salem, we returned to the Oregon coast to overnight at Pacific Surf Motorcoach Estate, which was exhibited at the rally (503/753/7526/ scott@mickeleit.com). This developer, over a seven-year period, created a 180 degree panoramic view of the ocean, with six sites, just north of Pacific Shores, the ORA resort that, to us, was nothing short of a zoo.

Camping above the ocean, with access to the beach, was incredible! You high rollers should contact Scott, visit, and you'll likely plunk down the \$300K to have a cool place for the summer months. While there, your reporter went albacore fishing, out of Depoe Bay, catching a 24-pounder, some 36 miles out. The next day he had his limit of rock fish within an hour.

Commodore Ward Hornblower Proescher

Scott,

After spending a few days on this wonderful property you created, we just want to tell you it is the most beautiful and unique RV park we have ever experienced on the Pacific Coast. Whale watching and beautiful sunsets were a daily event. While barbequing in the outdoor kitchen, sipping wine and watching the sunset was quite an experience. Unobstructed five mile walks on the beach and taking in wildlife and meeting people walking their special pets was such a treat. Thank you again for giving us the opportunity to experience such a special place on the Oregon Coast. We will be getting back to you in the very near future about purchasing a space so we can enjoy this place for many years to come. Hugs to your lovely wife Kristen.

Kent and Donna Burch

Scott,

Thanks so much for letting us extend our stay at your beautiful Pacific Surf. Everything was just beautiful , from the perfectly manicured lawn to the beautiful flowers We have had just the best time there. We walked the beach, visited the lighthouse, the aquarium, the historical bay area and we ate in many of your city's wonderful seafood restaurants. We think it is probably the best vacation we have had.

Jim and Barbara were such gracious host and hostess. They made us feel so welcome and included us in their evening cocktail gathering. Everyone was so friendly and we plan to get together this winter, as we will all be in the Phoenix area.

We have left a check for you with Jim and Barb. So sorry we didn't get to meet you in person. Maybe next year, as we are already planning to return. I have sent an email to Country Coach and will send another letting them know how much we appreciated them sending us to Pacific Surf. It's just beautiful here!

Thanks again,

Diana and Rick Spence
Hello Scott, Gene/Barb Bacon here.

Firstly, I want to apologize for being so late with this message.

Scott, Barb and I had a WONDERFUL time during our week at PS and want to thank you for allowing us to stay there. Jim and Carol Rowe were terrific hosts. What a magnificent location and so peaceful. The views took our breathe away. We will certainly consider being a permanent part of your property.

Again Scott, thank you.

Gene Bacon

Re: Country Coach Shake Down Cruises
Stay tuned. I have heard good things from our customers on your location!

Best regards,
-Matt Howard
Country Coach

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