

OREGON LAKEFRONT TOWNHOMES



FOSTER LAKE INVESTMENTS, LLC
FOR DISTRIBUTION



EDGEWATER AT FOSTER GATED COMMUNITY

EXCLUSIVE WATERFRONT PROPERTIES



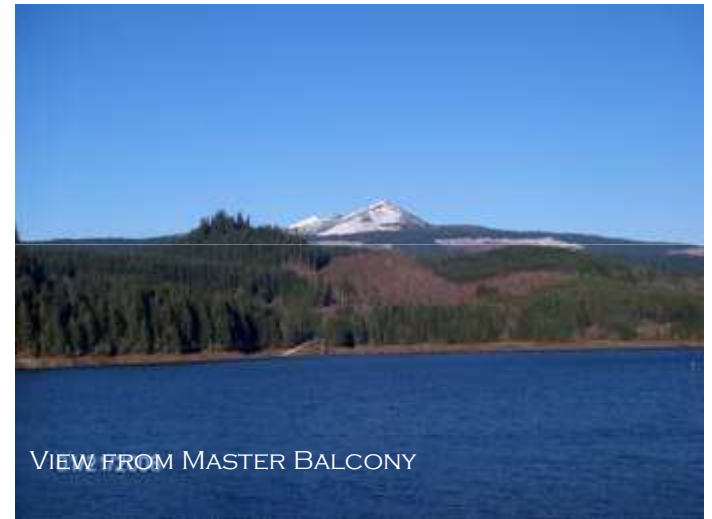
EDGEWATER AT FOSTER WATERFRONT COMMUNITY IS UNIQUE IN OREGON

12-UNIT GATED TOWNHOME SUBDIVISION ON FOSTER LAKE / NINE WATERFRONT UNITS COMPLETED



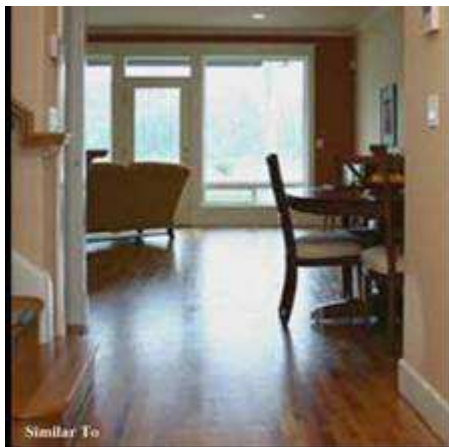
EDGEWATER OFFERS SPECTACULAR VIEWS AND QUALITY CRAFTSMANSHIP

- EXHILARATING SETTING ON THE WATERFRONT WITH UPLAKE VIEWS OF MOUNT JEFFERSON
- RARE OPPORTUNITY TO PURCHASE A LIMITED NUMBER OF OREGON LAKEFRONT PROPERTIES
- *ALL NINE LAKEFRONT UNITS COMPLETED, **ONLY TWO REMAIN!!!***
- EXCELLENT VACATION GETAWAY OR RECREATIONAL RENTAL INVESTMENT
- GREAT SALMON FISHING ON SOUTH SANTIAM RIVER AND FOSTER RESERVOIR
- BACKYARD WATERSKIING
- SNOW SKIING WITHIN AN HOUR
- TOP OF THE LINE FINISHES INCLUDE :
 - HARDWOOD AND TILE FLOORS
 - CUSTOM CHERRY, HICKORY OR MAPLE CABINETS
 - GRANITE COUNTER TOPS
 - CENTRAL VAC
 - GAS FIREPLACE
 - GFA HEAT & CENTRAL AC
 - JENN-AIR STAINLESS STEEL KITCHEN APPLIANCES
 - LG STACKED WASHER AND DRYER
- MASTER AND GREAT ROOM OFFER BREATHTAKING VIEWS OF THE LAKE AND CASCADE FOOTHILLS
- HOME OWNER'S ASSOCIATION PROTECTS YOUR INVESTMENT AND MINIMIZES HOME MAINTENANCE
- EASY ACCESS TO INTERSTATE 5 AND THE WILLAMETTE VALLEY; INCLUDING EUGENE & PORTLAND AIRPORTS
- ***PURCHASE ENTITLES FIRST RIGHT OF REFUSAL FOR BOAT MOORAGE SLIP IN NEW MARINA***



STRONG DEMAND FOR TOWNHOMES – ONLY TWO WATERFRONT HOMES REMAIN

CURRENT PRICING STARTS AT \$275/FT²



EDGEWATER IMAGE GALLERY



EDGEWATER IMAGE GALLERY



NESTING EAGLE



STEELHEAD FISHING ON SANTIAM RIVER



Foster
Dam and Lake

EDGEWATER IMAGE GALLERY



OFFERED EXCLUSIVELY THROUGH PRUDENTIAL REAL ESTATE PROFESSIONALS

BRENDA HICKS, BROKER / CORVALLIS, OREGON

(541) 740-8899 (Mobile)
(541) 753-3131 (Office)

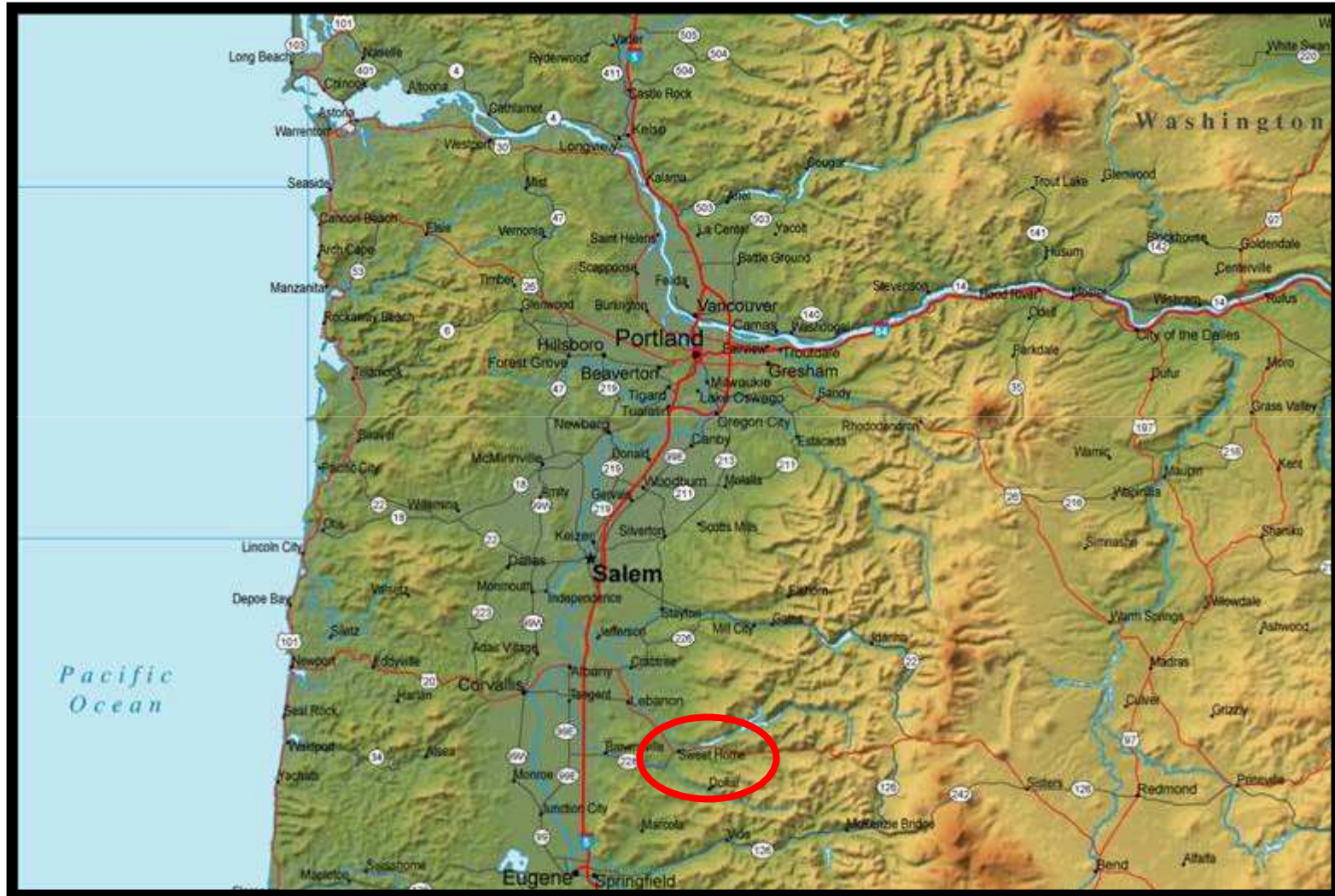
www.EdgewateratFoster.com

www.brendahicks.com



EDGEWATER IS LOCATED IN WESTERN FOOTHILLS OF CASCADE MOUNTAINS

EASY DRIVING ACCESS FROM PORTLAND, SALEM, CORVALLIS AND EUGENE



EDGEWATER AT FOSTER IS PHASE I OF DESTINATION RESORT DEVELOPMENT

- THREE PHASE PROJECT**
1. RESIDENTIAL CONSTRUCTION
 2. RV RESORT AND MARINA
 3. CENTRAL COMMERCIAL CENTER

PHASE 2
EDGEWATER MARINA



PHASE 3
RESORT COMMERCIAL CENTER

PHASE 2
RV RESORT



PHASE 1
EDGEWATER AT FOSTER



Edgewater Marina Design



**OPEN FOR
2009 BOAT
SEASON**

- 115 Year Round Slips (155 Slips in Summer)
- Public Marina (Privately Owned and Operated, but NOT a Private Club)
- Seasonal, Monthly, Weekly Moorage Lease Options + Courtesy Docks
- On-Water Fueling, Sewage Pump-Out, Electricity and Potable Water

Existing Stairs, ADA Ramp & Fishing Platform

295 ft

635 ft

Existing 200 ft No-Wake Zone

Average Low Pool

200 ft

Edgewater at Foster

 = 2010 Upland Improvements

- Concession Stand with Patio Seating
- Public Restrooms
- Fish Cleaning Station
- Additional Picnic Tables and Benches



Image State of Oregon
Streaming 100%



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EDGEWATER RV RESORT AVAILABLE FOR YOUR FAMILY AND FRIENDS



RESORT COMMERCIAL CENTER

PHASE 3 : OPENING IN 2010



COMMERCIAL CENTER CONCEPT



RETAIL AND MEETING ROOM – 1ST FLOOR

RESTAURANT AND LOUNGE – 2ND FLOOR

SINGLE FAMILY RESIDENTIAL – 3RD FLOOR CONDOMINIUMS