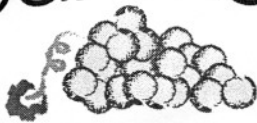


# B your market!



The Community Market on Broadway

engaging the community • sustaining quality local retail



## The lease has been signed\* & we're ready to go!

## We need YOUR investment before November 15

## Be a part of this special neighborhood project.

**\*Reaching \$600,000 is part of the agreement for activating the lease. It represents sufficient means to begin the design/build in order to achieve an early summer opening.**

### background

The Community Market on Broadway LLC (CMOB) is a proposed investment strategy in local retail that is intended to include the residents and businesses in the local area by investing in the retail activity serving the community. The goal is to assure the highest quality, local retail that supports a sustainable neighborhood.

### membership

- Members of CMOB will be provided votes in proportion to their member interest.
- Each member interest is valued at \$1,000 and provides one vote in the organization of the LLC.
- Member interests will continue to be sold for one year up to a maximum of \$5,000,000.
- The Operating Agreement requires that interests for sale first be offered to existing members before being offered to others. CMOB interests can only be sold to residents of the State of Oregon. CMOB approval of the transfer of interest is required. Prospective investors should be prepared to hold their interests.

### cmob plans

#### Step one -

Secure 15,000 s.f. of retail space at 1600 Broadway with the purpose of establishing a grocery market in a desire to fuse sustainable business practice with community engagement.

The initial concept is for a local marketplace featuring a bistro for fun meals and gourmet take-out. The market is planned to be full-service, offering sustainably-created products primarily from our regional food economy.

#### Step two -

Acquire additional retail spaces to enable supportive retail in the neighborhood. Each investment will be evaluated on the basis of economic feasibility.



market+bistro

### executive officers

#### Richard L. Gustafson

Chief Executive Officer

Responsible for the management of CMOB affairs, presides at all meetings of the members, prepares the annual budget, retains professional services approved by the budget, and supervises the Chief Operating Officer.

#### Ankist Zadeyan

Chief Operating Officer

Responsible for shaping and leading market activity, forming its team, creating & coordinating partnerships, preparing periodic reports on performance and ensuring CEO maintains ebullience.

#### meet rick

Richard L. Gustafson is CMOB's Chief Ebullience Officer. He is Vice President of Shiels Obletz Johnson, Inc., a project management firm with offices in Portland and Seattle. He has initiated the effort to purchase and form a market at 1600 NE Broadway for the expressed purpose of involving the community in the investment.

Rick has a considerable background in project, business development and public policy. He has organized numerous public and private partnerships that include the Wheat Marketing Center, Seafood Consumer Center, the Oregon Garden and the Food Innovation Center. He has formed a number of LLC's for the purpose of purchase and development of property for residential as well as commercial. He is part owner of Belmont Dairy LLC and Fifth Avenue Court LLC both of which are mixed used projects that include first floor retail and residential units above. Belmont Dairy LLC has Zupan's grocery as a tenant.

#### meet ankist

Ankist Zadeyan is CMOB's Chief Optimist Officer. After graduating with a B.A. in Politics from the University of San Francisco, Ankist pursued a professional soccer career both in Europe and the United States. From 1997 to 2003, he served in the United States Navy and Marine Corps. Upon leaving military service, Ankist joined his brother, Antranik, in the opening and running of a family bistro in San Diego. By January of 2005, he accepted the position of Assistant Store Director with Wild Oats markets in Portland. Today, he is focused on bringing a community market to Broadway in a way that promotes local business, food economics and the vision of the neighborhoods it is meant to serve.

# Now is the Time

## Invest Today.

## The market won't happen without support from neighbors like you.

For more information please visit our websites: [www.cmob.biz](http://www.cmob.biz) • [www.bmarket.biz](http://www.bmarket.biz)