

# BEO Bancorp reports strong third quarter earnings

BEO Bancorp (OTCBB:BEOB) and its subsidiary, Bank of Eastern Oregon, announced 3rd quarter 2010 consolidated net income of \$518,000 or \$0.56 per share, compared to a loss of \$306,000, or (\$0.34) per share for 3rd quarter 2009. Year-to-date earnings are \$1,421,000, up 225.2% year over year. Total assets were \$249.6 million, up 8.4% year over year. Net loans of \$191.2 million were up 6.4% from the same period in 2009, while deposits were at \$221.0 million, up 11.8% year over year. With a 10.2% tier one capital ratio, Bank of Eastern Oregon continues to be the strongest capitalized bank in eastern Oregon, as well as having one of the highest capital ratios in the state and well above its national peer group average.

"We are very pleased with our 3rd quarter and year-to-date results. Our provision for possible loan losses and bank-owned property write downs for 3rd quarter 2010 amounted to \$325,000, compared to \$2.1 million in 2009. Our overall loan portfolio quality continues to improve as we work through the lingering effects of the struggling economy," said president and CEO, Jeff Bailey.

Chief Financial Officer Mark Lemmon said, "Year-to-date Return on Average Assets is 0.77% and Return on Average Equity is 12.51%, compared to 0.25% and 4.12%, respectively, year over year." Lemmon went on to say, "Our low cost source of funds continues to fuel profits."

Chief Operations Officer Gary Propheter said, *-See BEO EARNINGS/PAGE EIGHT*

## CHECK OUT THESE Fall Real Estate Buys



**\$238,000**  
**199,000**

**Price Reduced**

**This spacious home comes with its own view of the lake.** Sit in the living room or the deck and enjoy the view. Entertain guests in the large living room downstairs and even prepare the meal with the complete bonus kitchen located downstairs, off the patio and backyard. Plenty of room in this high-quality, stick-built Stratford modular home located at Lakeview Heights. Call for a showing today.

**170,000**

**New Listing!**

**New master bedroom & bath in this 3 bedroom** Stop spending your time fixing up your house and move into a home where it's all been done. You'll adore this 3 bedroom, 2 bath on a quiet street near downtown. Remodeled in 2008 with a new master suite, bath and more. Walk in closet, jet tub and tile floors. Well kept fenced back yard with room to park your RV or other toys.

**New Listing!**

**SALE PENDING**

**2 bedroom 1 bath home** Would make a good starter home or invest for a rental unit. Currently rented out. 1176 square feet and located in quiet neighborhood near downtown Heppner. Call for a showing. **\$45,000**

**New Listing!**

**\$130,000**

**3 bedroom near downtown Heppner** This turn of the century home in Heppner has been completely remodeled. It has 3 bedrooms and 1.1 bath. Lots of living space at 1893 square feet. It has a wood stove large yard and a nice front porch to sit on and watch the world go by. Close to downtown too. Call now for an appointment to view this home.

**Diner and Bakery Located in Heppner, Oregon.** Operating diner and bakery business with attached 3 bedroom home in the back. Includes all equipment to operate and run the business. Real property included. Including separate lot w/ large shop **\$225,000**

**New Listing!**

**10 units in the apartment complex** 1 Small house in back. Good rental history. Positive cash flow. Stop in and let me show you the spreadsheet. **\$189,000**

**\$61,200**

**HUD owned home for sale in Heppner** Take a look at this 2609 sq ft 4 bedroom 2.5 bath home in Heppner. This home needs work, however a complete property condition report is available on line or stop by Sykes Real Estate office and talk to David. This property is eligible for HUDs 203K Streamline loan, which may allow you to finance up to \$35,000 in repairs or improvements! To find out more contact David Sykes. This is a HUD-owned property. To view all HUD Properties available for sale in Oregon please visit [www.tenmanagement.com/listings](http://www.tenmanagement.com/listings). David Sykes is a HUD-registered agent and can sell and show you any home you find of interest on the site.

**New Listing!**

**The Price is Right.** For a first time home buyer or invest as a rental unit. 2 bedroom 1 bath located near downtown Heppner. **\$45,000**

**\$260,000**

**Reduced Price**

**Top of the world view** Or at least top of the town. Great view of Heppner from the exciting 4 bedroom 2.1 bath home on the hill overlooking the fairgrounds. Visit with friends and family while preparing meals in your beautiful open kitchen. Enjoy the expansive carpeted living room in this one of a kind home. Must see to fully appreciate, call for an appointment today.

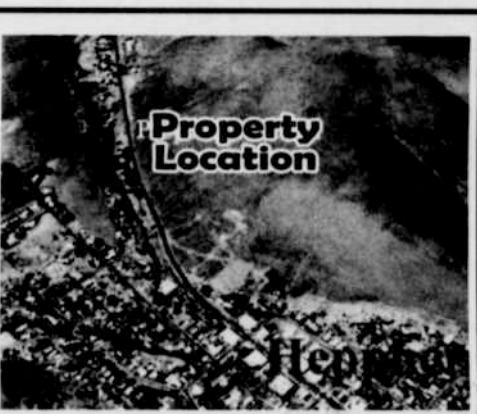
**New Listing!**

**660 range land acres near Ruggs.** Create your own place on this 660 m/l acres of range land near Ruggs. Fenced. Pick out your building spot. Priced right at **\$260,000**

**Acreage for Sale**

**6 acre parcel (1/2 in city limits)** If you are looking for some elbow room to build your home, here it is. 6 acres, m/l, half of it located within the city limits. Power and water nearby **\$39,000**

**32 Acres inside Heppner city limits** Has a good building spot and room for animal. Water and electricity located nearby **\$49,000**



**\$410,000**

**Price Reduced**

**Highway frontage Commercial Property with rental income** in Power City, Oregon 4.52 acres of commercial highway frontage property in Power City between Hermiston and Umatilla, Oregon. Several businesses providing rental income. Includes bare land and 62 acres of residential zoned property. Owner will carry contract. Call me for financial details and potential for this property. **Make an offer, price reduced motivated seller.**

**\$98,000**

**2 Bedroom near schools and downtown Heppner** Just blocks from school and downtown shopping, this 2 bedroom 1 1/2 bath charmer has a fenced yard for children and a separate small yard in the back. Enjoy your reading room, living room and kitchen with window looking out on the street.

**\$45,000**

**SALE PENDING**

**Two homes for the price of one.** These two fixers are ready for the handy man to turn into lots of living space. The big house in front has 4 bedroom 2 bath and the back home has 2 bedroom 1 bath. Both needs lots of work but the price is right. Have your own home and a rental, two rentals, or a place for the mother in law to live out back. The possibilities are there. Owner will carry contract.

**\$89,500**

**2 apartments and shop building for Sale in Lexington** On the bottom floor is a former auto body shop and a 1 bedroom apartment newly remodeled renting for \$350. Upstairs is a 2 bedroom apartment that has been completely redone renting for \$375. Building has a good roof and owner says the shop has been completely rewired.

**SALE PENDING**

**City building lot 2 adjoining city lots** make up 10,250 sq ft. Overlooks town on Chase Street. City water, sewer and power all there. Owner will carry contract. **\$15,000**

**\$65,000**

**Spick & Span in Heppner.** Cute 2 bedroom 1 bath home in Heppner. See pride of ownership in this newly remodeled home. New carpeting, linoleum, lighting and much more. Don't spend your time fixing things up, spend your time enjoying your home. Efficient to heat and easy to care for. Stop renting and start owning. Call today and have a look inside.

**Three bedroom one bath home in Lexington.** 1520 square foot home built in 1946. Good roof and foundation. Wood stove and propane heat. Aluminum siding. **\$72,500**

**Price Reduced**

**\$197,000**

**Beautiful home overlooking Willow Creek Lake** Impressive 3 bedroom 2 bath home set on hill overlooking Willow Creek Lake. Entertain guests in front of the fireplace in the Great Room just off of the dining room and kitchen. Lots of extras including diamond premier cabinets, lazy susan turntables, tile look laminated flooring and under cabinet lighting. Enjoy the recessed can light throughout the home with 9 foot ceilings. There is a two-car garage, underground sprinklers and an immaculate kept yard. Washer, Dryer & Refrigerator included.

**3 Bedroom 2 bath home in Lexington** This home has metal roof, cement foundation & propane F/A. 128 X 121.66 lot. 2465 sq ft home has full basement and large fenced yard with apple, nectarine and cherry trees. Garage. **\$116,000**

**\$160,000**

**3 bedroom 1 bath on 1.6 acres in Lexington** You'll enjoy this cozy 3 bedroom home snuggled beneath pine trees on 1.6 acres inside the city limits. Has a barn for horses and a large shop with cement floor. Comes with 2 tons hay and 2 cord of firewood. New siding and windows. 1.6 acres fenced for animals. Seller says will pump septic before moving. Refrigerator, washer & Dryer, freezer included.

**Major Price Reduction!**

**\$96,000**

**160 acres with home site - Heppner** 160 acres of rolling native grasses - deer, chukars, quail, 4 LOP tags, 3 miles to town, level home site with power and DEQ approved, fully fenced and separate pasture with small horse corral and year round spring, raise 1-10 animals year round and drive your golf cart to Willow Creek County Club. Good view of the valley. School bus runs on county road through the Property. Owner will consider carrying contract. Call for details.

**3 Bedroom 2 bath near downtown** This two story home is close to grade school and has fenced back yard. Central A/C and Electric F/A. Carpet, laundry room and large family room downstairs. Dishwasher refrigerator and stove included. **\$120,000**

**MORE COVERAGE!**  
**MORE BUYERS!**  
**BECAUSE WE ARE RMLS MEMBERS**

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*David Sykes*

**\$40,000**

**Price Reduced**

**Three Bedroom 2 bath in Fossil** This fixer upper is priced right. 1220 square foot home with a small shop building. Do some work and have a nice little place to live or rent out.

**\$59,000**

**4 bedroom home in Heppner** This large older Victorian home has a new furnace and a new deck. Large living room and lots of quaint features like old style hand railings, dormers and indoor transoms. Call me for an appointment to look at this unique home.

**Reduced Price!**

**\$130,000**

**2 bedroom 2 bath in Heppner** This nice 2007 Marlatt home is in excellent condition. Everything was done right when this home was put in. It has a deck, cyclone fenced yard and a 18 X 31 garage. Ceiling fans, along with the energy package will keep you warm in the winter and cool in the summer. There is a den/office, living room and lots of extras. Must see inside this one. Call and schedule an appointment today.



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Information deemed correct not guaranteed



Owner/Broker  
**David Sykes**



If you are looking for a particular property please contact me  
**To have your property listed here call me**