

View Summary for Preliminary 951409

County:Hennepin **Auditor ID:**

Submit Date: 05/14/2019 12:49 PM Accept Date: 05/21/2019 10:40 AM

Buyers Information

Person name:

Matthew Knip

Address:

201 East 3rd Street, #24, New York, NY 10016 United States

Foreign address: **No**

Phone number: **(917) 280-5911** Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Organization name:

Equity Trust Company Custodian FBO 200377087

Address:

201 East 3rd Street, New York, NY 10016 United States

Foreign address: **No**

Phone number: **(917) 280-5911** Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Sellers Information

Person name:

Jeffrey D Spencer

Address:

366 Maple Island Road, Burnsville, MN 55305 United States

Foreign address: **No**

Phone number: **(651) 224-4441** Email:

*** *MN Revenue does not display SSN/Tax ID fields due to privacy.* ***

Person name:

Phia Tony Xiong

Address:

366 Maple Island Road, Burnsville, MN 55305 United States

Foreign address: **No**

Phone number: **(651) 760-3236** Email:

*** *MN Revenue does not display SSN/Tax ID fields due to privacy.* ***

Property Information

County: **Hennepin**

Legal description:

Lot 12, Block 2, Turner and Warnock's First Addition to Minneapolis

Deeded acres:

Will use as primary residence: **No**

What is included in the sale: **Land and Buildings**

New construction: **No**

Property Location(s)

Property location: **4409 Nicollet Avenue, Minneapolis, 55419**

Parcel ID(s)

Parcels to be split or combined: **No**

Primary parcel ID: **10-028-24-43-0025**

Additional parcel ID(s):

Use(s)

Planned use:

Residential / Apartment (4+ units)

Primary use: **Yes**

Prior use:

Residential / Apartment (4+ units)

Rental buildings: **1** Rental units: **4**

Sales Agreement Information

Deed Type: **Warranty Deed**
Date of Deed or Contract: **05/10/2019**
Purchase amount: **\$180,000.00**
Downpayment amount: **\$0.00**
Seller-paid amount: **\$0.00**
Delinquent Special Assessments Paid by Buyer: **\$0.00**
Financing type: **Cash**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale: **No** Lease option to buy: **No**
Seller leased after sale: **No** Minimum rental income guaranteed: **No**
Partial interest indicator: **Yes** Contract payoff or deed resale: **No**
Received in trade: **No** Like exchange (IRS section 1031): **No**
Purchase over two years old: **No**

Supplementary Information

Buyer paid appraisal: **No** Appraisal value: **\$0.00**
Seller paid appraisal: **No** Appraisal value: **\$0.00**
Buyer and seller related: **Yes** Organization tax exempt: **No**
Government sale: **No** Foreclosed, condemned or legal proceedings: **No**
Gift or inheritance: **No** Name change: **No**
Buyer owns adjacent property: **No**
Public promotion: **No** Comment:
Seller and one of the Buyers are current owners. Sale of partial interest.
Significant different price paid: **No**
Comment on price difference:

Submitter Information

Submit date: **05/14/2019 12:49:10 PM**
Submitter: **Paul Fahning**
Organization: **PFB Law**
Email: **pfahning@pfb-pa.com**
Phone number: **(651) 290-6917**
Comments:

Terms Accepted by the Submitter:

I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.