

View Summary for Preliminary eCRV ID 1052286

County:Anoka **Auditor ID:**

Submit Date: 12/27/2019 2:14 PM Accept Date: 03/10/2020 9:08 AM

Buyers Information

Organization name:

WG Anoka DST, a Delaware Statutory Trust

Address:

14525 Highway 7 #305, Minnetonka, MN 55345 United States

Foreign address: **No**

Phone number: **(952) 217-5372** Email:

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

Sellers Information

Organization name:

Cherry South, LLC

Address:

1740 Westwood Blvd, Los Angeles, CA 90024 United States

Foreign address: **No**

Phone number: **(310) 701-7701** Email:

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

Organization name:

1911 Ferry, LLC

Address:

3025 S Figueroa St, Los Angeles, CA 90007 United States

Foreign address: **No**

Phone number: **(213) 220-4000** Email:

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

Property Information

County: **Anoka**

Legal description:

Lots 1, 2, 3, 4, 5, 6, 10, 11, 12 and 13, Block 44, City of Anoka, Anoka County, Minnesota, except that part of said Lot 6 described as follows: Commencing at the Northwest corner of said Lot 6; thence Southerly along the West line of said Lot 6 to the South line of Lot 8 extended of said Block 44; thence at right angles East 50 feet; thence North parallel with the West line of said Lot 6 to the Northerly boundary line of said Lot 6; thence Westerly along said Northerly boundary line of said Lot 6, a distance of 50 feet to the point of commencement. Excepting therefrom that part of Lots 1, 2, 3, 4, 5 and 6, Block 44, City of Anoka, shown on Parcel 28 on Minnesota Department of Transportation Right of Way Plat No. 02-25, as the same is on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

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: **1911 Ferry Street, Anoka, 55303**

Preliminary Parcel IDs

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

Primary parcel ID: **01-31-25-44-0113**

Additional parcel ID(s):

Use(s)

Planned use:

Retail / General retail

Primary use: **Yes**

Prior use:

Retail / General retail

Rental buildings: **0** Rental units: **0**

Square Footage: **13000**

Sales Agreement Information

Deed Type: **Warranty Deed**
Date of Deed or Contract: **12/17/2019**
Purchase amount: **\$2,780,000.00**
Downpayment amount: **\$0.00**
Seller-paid amount: **\$0.00**
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**
Financing type: **New Mortgage**

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: **No** 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: **Yes** Appraisal value: **\$0.00**
Seller paid appraisal: **No** Appraisal value: **\$0.00**
Buyer and seller related: **No** 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: **Yes**
Significant different price paid: **No**
Comment on price difference:

Submitter Information

Submit date: **12/27/2019 2:14:51 PM**
Submitter: **Stacy DeMarais**
Organization:
Email: **sdemarais@aactitle.com**
Phone number: **(612) 756-7200**
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.