

## View Summary for Preliminary 1053989

County:Hennepin Auditor ID:

Submit Date: 01/02/2020 1:29 PM Accept Date: 01/06/2020 9:25 AM

### Buyers Information

Organization name:

**Faneta Development LLC**

Address:

**1212 44 1/2 NE, Columbia Heights, MN 55421 United States**

Foreign address: **No**

Phone number: **(612) 481-3306** Email:

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

### Sellers Information

Organization name:

**Equitron Holdings LLC**

Address:

**7401 Bush Lake Road, Edina, MN 55439 United States**

Foreign address: **No**

Phone number: **(651) 216-6008** Email:

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

## Property Information

County: **Hennepin**

Legal description:

Lots 4, 5, 6 and 7, Block 1, Hobart's 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)*

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Property location: **3040 4th Avenue S, Minneapolis, 55408**

### *Preliminary Parcel IDs*

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Parcels to be split or combined: **Yes**

Primary parcel ID: **03-028-24-11-0027**

Additional parcel ID(s):

### *Use(s)*

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Planned use:

**Office / General office**

Primary use: **Yes**

Prior use:

**Office / General office**

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

Square Footage: **4000**

### Sales Agreement Information

Deed Type: **Contract for Deed**  
Date of Deed or Contract: **01/02/2020**  
Purchase amount: **\$1,300,000.00**  
Downpayment amount: **\$200,000.00**  
Seller-paid amount: **\$0.00**  
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**  
Financing type: **Contract for Deed**

#### *Finance Arrangements*

Mortgage or contract amount: **\$1,100,000.00**  
Payment type: **Monthly**  
Payment amount: **\$6,595.06**  
Payment is for: **Principal and Interest**  
Interest rate type: **Fixed**  
Interest rate: **6.0%**  
Number of payments: **36**  
Balloon payment amount: **\$0.00**  
Balloon payment date: **02/01/2023**

#### *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: **No** 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: **01/02/2020 1:29:59 PM**

Submitter: **Dan Seidel**

Organization:

Email: **dan@bankerstitlemn.com**

Phone number: **(651) 681-0382**

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.