

View Summary for Preliminary 1055518

County:Hennepin **Auditor ID:**

Submit Date: 01/09/2020 10:10 AM Accept Date: 01/22/2020 1:09 PM

Buyers Information

Organization name:

KUMAGAI Bloomington, LLC

Address:

17853 Santiago Blvd, #107, Villa Park, CA 92861 United States

Foreign address: **No**

Phone number: **(949) 842-7866** Email: **henryikumagai45@gmail.com**

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

Sellers Information

Organization name:

MF LYNDAL I OWNER, LLC

Address:

680 Fifth Avenue, 20th Floor, New York, NY 10019 United States

Foreign address: **No**

Phone number: **(212) 906-3470** Email:

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Property Information

County: **Hennepin**

Legal description:

Parcel 1: Lot 1, Block 1, Valley Commercial Park 2nd Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota. Parcel 2: Non-exclusive easements for drainage, utilities, ingress and egress as contained in Declaration of Covenants, recorded December 13, 1984 as Document No. 4950765 in the office of the Hennepin County Recorder. Abstract Property.

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: **801 West 106th Street, Bloomington, 55420-5639**

Preliminary Parcel IDs

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

Primary parcel ID: **21-027-24-41-0027**

Additional parcel ID(s):

Use(s)

Planned use:

Warehouse / Office

Primary use: **Yes**

Planned use:

Office / General office

Primary use: **No**

Prior use:

Warehouse / Office

Prior use:

Office / General office

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

Square Footage: **113471**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **01/10/2020**
Purchase amount: **\$3,200,000.00**
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): **Yes**
Purchase over two years old: **No**

Supplementary Information

Buyer paid appraisal: **Yes** Appraisal value: **\$3,300,000.00**
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: **01/09/2020 10:10:55 AM**

Submitter: **Adrienne Golenko**

Organization: **First American Title Insurance Company**

Email: **agolenko@firstam.com**

Phone number: **(212) 850-0605**

Comments:

Information provided by Ryan Hughes (seller) and John P. Yentz (buyer atty) Adrienne Golenko First American Title Insurance Company 666 Third Avenue, 5th Floor, New York, NY 10017 Email: agolenko@firstam.com Direct: 212-850-0605 Main: 212-922-9700

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.