

View Summary for Preliminary 1064328

County:Hennepin **Auditor ID:**

Submit Date: 02/14/2020 11:26 AM Accept Date: 02/18/2020 11:30 AM

Buyers Information

Organization name:

4201 American Hotel Group LLC

Address:

1920 S 1st Street, Unit 904, Minneapolis, MN 55424 United States

Foreign address: **No**

Phone number: **(612) 275-8396** Email:

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

Sellers Information

Organization name:

Champion X 2017 LLC

Address:

3048 N Grand Blvd, Oklahoma City, OK 73107 United States

Foreign address: **No**

Phone number: **(405) 659-2045** Email:

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

Organization name:

Naynish LLC

Address:

6618 Forest Creek Dr., Edmond, OK 73034 United States

Foreign address: **No**

Phone number: **(405) 641-3330** Email:

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

Organization name:

Guru Krupa Investments LLC

Address:

10420 NW 35th Street, Yukon, OK 73099 United States

Foreign address: **No**

Phone number: **(405) 412-1636** Email:

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

Organization name:

Shreeji Hotel LLC

Address:

11 Waters Edge Circle, Georgetown, TX 78626 United States

Foreign address: **No**

Phone number: **(916) 628-2620** Email:

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

Organization name:

Purcell Motel Investment Inc.

Address:

1101 Sandy Shore Ct., Irving, TX 75063 United States

Foreign address: **No**

Phone number: **(214) 403-9302** Email:

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

Property Information

County: **Hennepin**

Legal description:

Parcel 1: Lot 2, Block 1, France 494 5th Addition Hennepin County, Minnesota Abstract Property Parcel 2:

The easements for the benefit of Parcel 1 as set forth in that certain Roadway and Utility Easement Agreement dated June 8, 1982, recorded June 9, 1982 as Document No. 4721106, as amended by the First Amendment dated June 18, 1982, recorded June 23, 1982 as Document No. 4724079. Parcel 3: The easements for the benefit of Parcel 1 as set forth in that certain Mutual Easement Agreement dated August 21, 1981, recorded August 21, 1981 as Document No. 4666171. Parcel 4: The easement for the benefit of Parcel 1 as set forth in that certain Mutual Easement Agreement dated June 8, 1982, recorded June 9, 1982 as Document No. 4721107. Parcel 5: The easements for the benefit of Parcel 1 as set forth in that certain Mutual Easement Agreement dated February 8, 2007, by and between Denny's Realty, LLC and RFS SPE 2, 1998, LLC, recorded March 5, 2007 as Document No. 8945051.

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: **4201 American Blvd W., Bloomington, 55437**

Preliminary Parcel IDs

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

Primary parcel ID: **06-027-24-14-0016**

Additional parcel ID(s):

Use(s)

Planned use:

Lodging / Hotels/Motels /Limited service

Primary use: **Yes**

Prior use:

Lodging / Hotels/Motels /Limited service

Rental buildings: **1** Rental units: **135**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **02/14/2020**
Purchase amount: **\$6,250,000.00**
Downpayment amount: **\$1,900,000.00**
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: **Yes**
Item: **\$350,000.00 - Furniture, Fixtures and Equipment for the operation of a 135 room hotel**
Personal Property Total Amount: **\$350,000.00**

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: **No** Comment:
Buyer contacted the Seller about any interest in selling the property.
Significant different price paid: **No**
Comment on price difference:

Submitter Information

Submit date: **02/14/2020 11:26:33 AM**

Submitter: **Katharine Oakley**

Organization:

Email: **katieoakley786@gmail.com**

Phone number: **(405) 659-2045**

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.