

## View Summary for Preliminary 1069957

**County:**Olmsted    **Auditor ID:**

*Submit Date: 03/05/2020 2:14 PM    Accept Date: 03/06/2020 11:36 AM*

### Buyers Information

Organization name:

**Advanced Auto LLC**

Address:

**2602 Jeanne Lane, Eau Claire, WI 54703 United States**

Foreign address:        **No**

Phone number:        **(641) 530-5357**        Email:

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

### Sellers Information

Organization name:

**7th Street Tile Partners LLC**

Address:

**2519 Commerce Drive NW, Suite 200, Rochester, MN 55901 United States**

Foreign address:        **No**

Phone number:        **(507) 398-8603**        Email:

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

## Property Information

County: **Olmsted**

Legal description:

Outlot "A", VALLEYHIGH SECOND SUBDIVISION, except the North 135 feet thereof, in the City of Rochester, Olmsted 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: **2411 7th Street NW, Rochester, 55901**

### *Preliminary Parcel IDs*

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

Primary parcel ID: **74.27.33.070940**

Additional parcel ID(s):

### *Use(s)*

Planned use:

**Retail / Neighborhood shopping center**

Primary use: **Yes**

Prior use:

**Retail / Neighborhood shopping center**

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

Square Footage: **364193**

### Sales Agreement Information

Deed Type: **Warranty Deed**  
Date of Deed or Contract: **03/05/2020**  
Purchase amount: **\$4,200,000.00**  
Downpayment amount: **\$840,000.00**  
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: **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: **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: **03/05/2020 2:14:19 PM**  
Submitter: **Samantha Johns**  
Organization:  
Email: **saj@dunlaplaw.com**  
Phone number: **(507) 285-4249**  
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.