

View Summary for Preliminary 1099515

County:Hennepin **Auditor ID:**

Submit Date: 06/02/2020 12:29 PM Accept Date: 06/11/2020 12:41 PM

Buyers Information

Organization name:

Kings Highway Properties LLC, a Minnesota limited liability company LLC

Address:

5201 E River Road, Suite 308, Fridley, MN 55421 United States

Foreign address: **No**

Phone number: **(952) 212-3959** Email: **nolanmn18@yahoo.com**

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

Sellers Information

Organization name:

Prebarich Investments LLC, a Minnesota limited liability company

Address:

10531 Prairie Lakes Drive, Eden Prairie, MN 55344 United States

Foreign address: **No**

Phone number: **(612) 751-0711** Email: **jprebarich@comcast.net**

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

Property Information

County: **Hennepin**

Legal description:

Lot 4, Block 11, Remington's Second Addition to Minneapolis. Hennepin County, Minnesota 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: **3140 Emerson Avenue South, Minneapolis, 55408**

Preliminary Parcel IDs

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

Primary parcel ID: **04-028-24-12-0151**

Additional parcel ID(s):

Use(s)

Planned use:

Residential / Apartment (4+ units)

Primary use: **Yes**

Prior use:

Residential / Apartment (4+ units)

Rental buildings: **1** Rental units: **9**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**

Date of Deed or Contract: **06/02/2020**

Purchase amount: **\$1,400,000.00**

Downpayment amount: **\$465,000.00**

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: **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: **06/02/2020 12:29:26 PM**
Submitter: **Jennifer Malinak**
Organization: **Commercial Partners Title, LLC**
Email: **jenniferm@cptitle.com**
Phone number: **(612) 337-2476**
Comments:
Submitted on behalf of the buyer and seller.

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.