

## View Summary for Preliminary 1129320

County:Stearns Auditor ID:

Submit Date: 08/04/2020 9:32 AM Accept Date: 08/10/2020 8:31 AM

### Buyers Information

Organization name:

**RJAE Properties LLC**

Address:

**PO Box 442, Sauk Rapids, MN 56379 United States**

Foreign address: **No**

Phone number: **(320) 250-2651** Email:

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

### Sellers Information

Organization name:

**AI-Raif Group LLC**

Address:

**1736 Cope Ave E A2, Maplewood, MN 55109 United States**

Foreign address: **No**

Phone number: **(507) 516-6099** Email:

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

## Property Information

County: **Stearns**

Legal description:

Condominium Unit 108 of Condominium Number 9, Octagon Professional Building Phase 2, located on Lot 2, Block 1 of Megarry Rearrangement of Schroeder Acres Lots Plat 2, Stearns County, Minnesota

Deeded acres:

Will use as primary residence: **No**

What is included in the sale: **Buildings only**

New construction: **No**

### *Property Location(s)*

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Property location: **325 33rd Ave N #108, St. Cloud, 56303**

### *Preliminary Parcel IDs*

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

Primary parcel ID: **82.49195.0034**

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: **1307**

### Sales Agreement Information

Deed Type: **Warranty Deed**  
Date of Deed or Contract: **07/31/2020**  
Purchase amount: **\$88,000.00**  
Downpayment amount: **\$88,000.00**  
Seller-paid amount: **\$0.00**  
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**  
Financing type: **Cash**

#### *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: **08/04/2020 9:32:47 AM**  
Submitter: **Paul Nordquist**  
Organization: **T&S Title and Closing**  
Email: **pauln@tsagency.net**  
Phone number: **(320) 259-8178**  
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.