

View Summary for Preliminary 1197310

County:Olmsted **Auditor ID:**

Submit Date: 12/18/2020 11:00 AM Accept Date: 01/05/2021 12:17 PM

Buyers Information

Organization name:

MSIR 2 LLC

Address:

3551 Commercial Dr. SW, Rochester, MN 55902 United States

Foreign address: **No**

Phone number: **(507) 254-2064** Email: **Tom.Hexum@yahoo.com**

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

Sellers Information

Organization name:

Rochester MN VA LLC

Address:

3551 Commercial Drive SW, Rochester, MN 55902 United States

Foreign address: **No**

Phone number: **(847) 482-0178** Email: **mkorey@spklaw.com**

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

Property Information

County: **Olmsted**

Legal description:

Unit No. 4, 3551 Building Condominium, Common Interest Community No. 371, Olmsted County, Minnesota, including the percentage interest in common areas as delineated and defined in the Declaration, recorded December 26, 2018 as Document Nos. A-1464258

Deeded acres:

Will use as primary residence: **No**

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

New construction: **No**

Property Location(s)

Property location: **3551 Commercial Drive SW, Rochester, 55902**

Preliminary Parcel IDs

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

Primary parcel ID: **64.23.42.084620**

Additional parcel ID(s):

Use(s)

Planned use:

Other/Special Use / Unspecified/Other

Primary use: **Yes**

Prior use:

Other/Special Use / Unspecified/Other

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

Explanation: **Outpatient Clinic**

Prior Use - Explanation: **Outpatient Clinic**

Sales Agreement Information

Deed Type: **Warranty Deed**
Date of Deed or Contract: **12/29/2020**
Purchase amount: **\$4,600,000.00**
Downpayment amount: **\$4,600,000.00**
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: **\$4,600,000.00**
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: **12/18/2020 11:00:38 AM**
Submitter: **Martin Korey**
Organization: **Stone Pogrund & Korey**
Email: **mkorey@spklaw.com**
Phone number: **(312) 641-1233**
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.