

View Summary for Preliminary 1214818

County:Hennepin **Auditor ID:**

Submit Date: 02/09/2021 3:42 PM Accept Date: 03/04/2021 1:09 PM

Buyers Information

Organization name:

CP4 Inglewood, LLC

Address:

2082 Michelson Drive, Suite 400, Irvine, CA 92612 United States

Foreign address: **No**

Phone number: **(949) 299-0849** Email: **ssanders@trinity-pm.com**

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

Sellers Information

Organization name:

Sidal Realty Co. Limited Partnership, LLLP

Address:

7201 Walker Street, Suite 20, St. Louis Park, MN 55426 United States

Foreign address: **No**

Phone number: **(612) 328-0517** Email: **brucer@sidal.com**

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Property Information

County: **Hennepin**

Legal description:

Parcel 1: Lots 1 and 2, Auditor's Subdivision No. 267, Hennepin County, Minnesota, and That part of the vacated France Avenue as dedicated in the plat of "Manhattan Park, Minneapolis, Minn." lying East of Lot 3, Auditor's Subdivision No. 267, Hennepin County, Minnesota, and South of the Westerly extension of the North line of Lot 2, said Auditor's Subdivision, and That part of vacated public alley in Block 8, "Manhattan Park, Minneapolis, Minn." lying South of the Easterly extension of the line between Lots 7 and 8, said Block 8. Parcel 2: Lot 1, Block 1, Inglewood Trails, Hennepin County, Minnesota (Torrens Property)

Deeded acres: **4.87**

Will use as primary residence: **No**

What is included in the sale: **Land and Buildings**

New construction: **No**

Property Location(s)

Property location: **3200 Inglewood Avenue S, 3113 France Avenue S, St. Louis Park, 55416-4610**

Preliminary Parcel IDs

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

Primary parcel ID: **06-028-24-11-0070**

Additional parcel ID(s):

05-028-24-22-0003

Use(s)

Planned use:

Residential / Apartment (4+ units)

Primary use: **Yes**

Prior use:

Residential / Apartment (4+ units)

Rental buildings: **1** Rental units: **124**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **02/10/2021**
Purchase amount: **\$22,400,000.00**
Downpayment amount: **\$22,400,000.00**
Seller-paid amount: **\$0.00**
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**
Financing type: **Cash**

Personal Property

Personal property included: **Yes**
Item: **\$1.00 - Unknown**
Personal Property Total Amount: **\$1.00**

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: **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: **02/09/2021 3:42:38 PM**

Submitter: **Gregory Soule**

Organization:

Email: **gds@mgmlp.com**

Phone number: **(612) 986-6030**

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.