

View Summary for Preliminary 1378069

County:Hennepin Auditor ID:

Submit Date: 02/15/2022 9:45 AM Accept Date: 02/16/2022 12:47 PM

Buyers Information

Organization name:

JAM Nicollet, LLC

Address:

13949 Ventura Boulevard, Suite 300, Sherman Oaks, CA 91423 United States

Foreign address: **No**

Phone number: **(818) 922-2200** Email:

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

Organization name:

Fairway 9 Nicollet, LLC

Address:

13949 Ventura Boulevard, Suite 300, Sherman Oaks, CA 91423 United States

Foreign address: **No**

Phone number: **(818) 922-2200** Email:

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

Sellers Information

Organization name:

K&P Investments LLC

Address:

316 Oak Grove St # 104, Mpls, MN 55403 United States

Foreign address: **No**

Phone number: **(612) 871-9584** Email: **jeff@oldhomemgmt.com**

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

Property Information

County: **Hennepin**

Legal description:

Lots 7 and 8, Block 2, Cochran's Addition to Minneapolis, according to the recorded plat thereof, Hennepin 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: **2443 Nicollet Avenue South, Minneapolis, 55404**

Preliminary Parcel IDs

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

Primary parcel ID: **34-029-24-13-0048**

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: **30**

Sales Agreement Information

Deed Type: **Warranty Deed**

Date of Deed or Contract: **01/24/2022**

Purchase amount: **\$4,000,000.00**

Downpayment amount: **\$2,800,000.00**

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: **02/15/2022 9:45:13 AM**
Submitter: **Jen Thuente**
Organization:
Email: **jthuente@winthrop.com**
Phone number: **(612) 604-6577**
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.