

## View Summary for Preliminary 1388121

**County:**Nicollet    **Auditor ID:**35176

*Submit Date: 03/14/2022 3:27 PM    Accept Date: 03/15/2022 10:25 AM*

### Buyers Information

Organization name:

**Belgrade Holdings LLC**

Address:

**1812 S Riverfront Drive, Mankato, MN 56001 United States**

Foreign address:        **No**

Phone number:        **(507) 380-3877**        Email:

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

### Sellers Information

Organization name:

**Belgrade Business Center, LLC**

Address:

**1010 Innovation Lane, Mankato, MN 56001 United States**

Foreign address:        **No**

Phone number:        **(507) 420-5679**        Email:

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

## Property Information

County: **Nicollet**

Legal description:

The Easterly 41 feet of Lot Ten (10), Block Six (6), North Mankato, according to the plat thereof on file and of record in the office of the Registrar of Deeds in and for said County and State. (Torrens Property - Certificate of Title No. 14070) AND Lot Nine (9), Block Six (6), of North Mankato, (Abstract Property) AND Outlot A, Block One (1), Valley National Subdivision, City of North Mankato, Nicollet 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: **245 Belgrade Ave, North Mankato, 56003**

### *Preliminary Parcel IDs*

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

Primary parcel ID:

Additional parcel ID(s):

### *Use(s)*

Planned use:

**Office / Bank**

Primary use: **Yes**

Prior use:

**Office / Bank**

### Sales Agreement Information

Deed Type: **Contract for Deed**  
Date of Deed or Contract: **03/08/2022**  
Purchase amount: **\$775,000.00**  
Downpayment amount: **\$77,500.00**  
Seller-paid amount: **\$0.00**  
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**  
Financing type: **Contract for Deed**

#### Finance Arrangements

Mortgage or contract amount: **\$672,500.00**  
Payment type: **Monthly**  
Payment amount: **\$3,931.37**  
Payment is for: **Principal and Interest**  
Interest rate type: **Fixed**  
Interest rate: **5.0%**  
Number of payments: **9**  
Balloon payment amount: **\$637,117.00**  
Balloon payment date: **01/01/2023**

#### 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: 03/14/2022 3:27:37 PM

Submitter: TERRI MONAHAN

Organization: PREMIER TITLE SERVICES LLC

Email: terri@premiertitlemn.com

Phone number: (507) 385-1031

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.