

## View Summary for Preliminary 1433130

**County:**Hennepin    **Auditor ID:**

*Submit Date: 07/08/2022 12:34 PM    Accept Date: 07/08/2022 12:49 PM*

### Buyers Information

Organization name:

**WRH Quincy LLC**

Address:

**450 Alton Road, Apt #1110, Miami Beach, FL 33139 United States**

Foreign address:        **No**

Phone number:        **(763) 442-3243**        Email:        **hibbs.william@icloud.com**

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

### Sellers Information

Organization name:

**A. A. Holdings, LLC**

Address:

**2527 So. Bayshore Drive, #2504, Coconut Grove, FL 33133 United States**

Foreign address:        **No**

Phone number:        **(305) 401-1231**        Email:        **rrhibbs@yahoo.com**

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

## Property Information

County: **Hennepin**

Legal description:

See attachment

File attached:  **Exhibit A.pdf**

Deeded acres:

Will use as primary residence: **No**

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

New construction: **No**

### *Property Location(s)*

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Property location: **1330 Quincy Street NE, Minneapolis, 55413**

### *Preliminary Parcel IDs*

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

Primary parcel ID: **14-029-24-14-0084**

Additional parcel ID(s):

### *Use(s)*

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Planned use:

**Warehouse / General warehouse**

Primary use: **Yes**

Planned use:

**Warehouse / General warehouse**

Primary use: **No**

Prior use:

**Warehouse / General warehouse**

Prior use:

**Warehouse / General warehouse**

### Sales Agreement Information

Deed Type: **Quit Claim Deed**  
Date of Deed or Contract: **06/27/2022**  
Purchase amount: **\$1,645,124.10**  
Downpayment amount: **\$0.00**  
Seller-paid amount: **\$0.00**  
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**  
Financing type: **Assumed Mortgage**

#### Finance Arrangements

Mortgage or contract amount: **\$580,499.87**  
Payment type: **Quarterly**  
Payment amount: **\$11,200.00**  
Payment is for: **Principal and Interest**  
Interest rate type: **Fixed**  
Interest rate: **4.85%**  
Number of payments: **5**  
Balloon payment amount: **\$0.00**  
Balloon payment date: **03/31/2023**

#### 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: **Yes**      Contract payoff or deed resale: **No**  
Received in trade: **Yes**      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: **Yes**      Organization tax exempt: **No**  
Government sale: **No**      Foreclosed, condemned or legal proceedings: **No**  
Gift or inheritance: **No**      Name change: **Yes**  
Buyer owns adjacent property: **No**  
Public promotion: **No**      Comment:  
**Already owned a 37.5% interest in the real property so his son and partner is transferring his 37.5% interest to WRH Quincy LLC,**  
Significant different price paid: **No**  
Comment on price difference:

### Submitter Information

Submit date: 07/08/2022 12:34:26 PM  
Submitter: Mary Kay Osmonson  
Organization: Agent for WRH Quincy LLC  
Email: mary.kay.osmonson@gmail.com  
Phone number: (651) 688-8816  
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.