

## View Summary for Preliminary 1453035

County:Hennepin Auditor ID:

Submit Date: 08/17/2022 8:45 AM Accept Date: 08/19/2022 12:51 PM

### Buyers Information

Person name:

**Benjamin Ganje**

Address:

**5424 Oaklawn, Edina, MN 55424 United States**

Foreign address: **No**

Phone number: **(651) 442-6161** Email:

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

Person name:

**Carrie Ganje**

Address:

**5424 Oaklawn, Edina, MN 55424 United States**

Foreign address: **No**

Phone number: **(740) 424-0745** Email:

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

Organization name:

**6412 Nicollet Holdings, LLC**

Address:

**2118 Fourth Avenue South, Minneapolis, MN 55414 United States**

Foreign address: **No**

Phone number: **(612) 843-4888** Email: **concerns@northbaycos.com**

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

### Sellers Information

Organization name:

**SEABLAZE, LLC**

Address:

**7800 Metro Parkway, Suite 300, Bloomington, MN 55425 United States**

Foreign address: **No**

Phone number: **(651) 328-8671** Email:

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### Property Information

County: **Hennepin**  
Legal description:  
Lots 3 and 4; Lot 5, except the South 30 feet thereof, Block 8, "Rearrangement of Nicollet Homes 2nd Addition", Hennepin County, Minnesota.  
Deeded acres: **0.62**  
Will use as primary residence: **No**  
What is included in the sale: **Land and Buildings**  
New construction: **No**

#### *Property Location(s)*

Property location: **6412 Nicollet Avenue South, Richfield, 55423**

#### *Preliminary Parcel IDs*

Parcels to be split or combined: **No**  
Primary parcel ID: **27-028-24-24-0065**  
Additional parcel ID(s):

#### *Use(s)*

Planned use:  
**Restaurants/Bars/Clubs / Fast food**  
Primary use: **Yes**  
Prior use:  
**Restaurants/Bars/Clubs / Fast food**

### Sales Agreement Information

Deed Type: **Warranty Deed**  
Date of Deed or Contract: **08/12/2022**  
Purchase amount: **\$1,400,000.00**  
Downpayment amount: **\$0.00**  
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): **No**  
Purchase over two years old: **No**

### Supplementary Information

Buyer paid appraisal: **Yes** Appraisal value: **\$1,400,000.00**  
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: **No** Comment:  
**Broker**  
Significant different price paid: **No**  
Comment on price difference:

### Submitter Information

Submit date: **08/17/2022 8:45:31 AM**  
Submitter: **Elizabeth Runde**  
Organization:  
Email: **erunde@firstam.com**  
Phone number: **(612) 305-2047**  
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.