

View Summary for Preliminary eCRV ID 1062562

County:Olmsted **Auditor ID:**

Submit Date: 02/06/2020 2:07 PM Accept Date: 03/05/2020 12:39 PM

Buyers Information

Organization name:

TJNE Management LLC

Address:

4320 Highway 52 North, Rochester, MN 55901 United States

Foreign address: **No**

Phone number: **(507) 281-0138** Email: **thaley@haleycomfort.com**

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

Sellers Information

Organization name:

SVCN 5 LLC

Address:

**255 Washington Street, Suite 300, c/o The RMR Group Two Newton Place, Newton, MA 02458-1634
United States**

Foreign address: **No**

Phone number: **(617) 796-8216** Email: **dbastianelli@rmrgroup.com**

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

Property Information

County: **Olmsted**

Legal description:

Parcel 1: Lot One (1), Block One (1), Chateau Third Replat, City of Rochester, Minnesota, according to the plat thereof on file and of record in the office of the Registrar of Titles, Olmsted County, Minnesota. (Torrens property, Certificate of Title No. 37499) Parcel 2: Non-exclusive easements created by Declaration of Cross-Easements and Covenants and Restrictions dated May 4, 2001 and recorded August 31, 2001 as Document No. 91373 and First Amendment to Declaration of Covenants and Restrictions dated October 15, 2003 and recorded December 19, 2003 as Document No. 103947.

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: **3708 Highway 63 North, Rochester, 55906**

Preliminary Parcel IDs

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

Primary parcel ID: **74.24.24.075073**

Additional parcel ID(s):

Use(s)

Planned use:

Other/Special Use / Unspecified/Other

Primary use: **Yes**

Prior use:

Other/Special Use / Unspecified/Other

Rental buildings: **0** Rental units: **0**

Explanation: **Commercial**

Prior Use - Explanation: **Commercial**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **02/06/2020**
Purchase amount: **\$2,600,000.00**
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: **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: **02/06/2020 2:07:38 PM**
Submitter: **Kristin Brown**
Organization: **First American Title Insurance Company**
Email: **meljones@firstam.com**
Phone number: **(602) 567-8142**
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.