

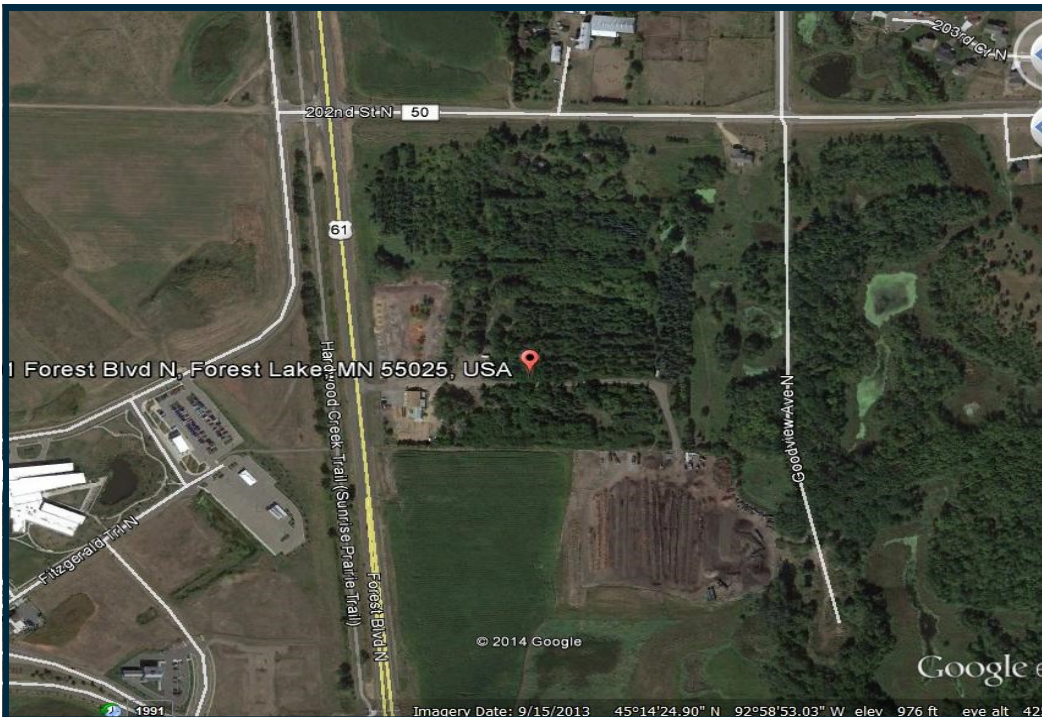
For Sale

Commercial Land
\$699,000
(\$1.53 PSF)

- 10.5 Acres
- Excellent Highway 61 Location
- Highly Visible
- Excellent Accessibility
- Zoned Commercial
- Possible Seller Financing or Project Participation



**SE Corner of Forest Blvd & 202nd Street N
 Forest Lake, MN**



For more information contact:

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****All square footages are assumed to be approximate****

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

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Forest Lake, MN

SALIENT FACTS AND CONCLUSIONS

(from a 2007 Appraisal)

GENERAL DESCRIPTION:	An "L" shaped tract of vacant land containing 10.5 acres or about 457,380 square feet.
LOCATION:	At the southeast corner of Forest Boulevard and 202nd Street, in Forest Lake, Minnesota
PID #:	20.032.21.44.0005
ZONING:	NC—Neighborhood Commercial
LAND SIZE:	10.5 acres or 457,380 square feet
HIGHEST & BEST USE:	Commercial
APPRAISED VALUE:	\$3.75 per square foot or \$1,715,000
DATE OF VALUATION:	January 25, 2007
APPRAISERS:	F.W. Gergen, MAI Garry Kjos Certified General Real Property Appraisers

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Forest Lake, MN**

DESCRIPTION OF THE SITE

(from a 2007 Appraisal)

LOCATION:	The southeast corner of U.S. Highway 61 and 202nd St. N, in the southerly portion of the City of Forest Lake, MN.
AREA:	10.5 acres or 457,380 square feet
SHAPE:	"L" shaped
BOUNDARIES:	582 feet +/- west line on Forest Blvd (US Hwy 61) 1,040 feet +/- south line 317 feet +/- east line 417 feet +/- north line on 202nd Street N
EASEMENTS:	Proposed ponding and flowage easement in northeast corner Airport expansion easement in southwest corner
ENCROACHMENTS:	None observed
STREET IMPROVEMENTS:	Paving: Bituminous Curbs: None Walks: None Alley: None
UTILITIES:	Electric: Xcel Gas: Xcel Sewer: Public—available on 202nd Street N Water: Public—available on 202nd Street N Storm: Public
PARKING:	On site only
FLOOD DATA:	Zone C, Limited Flood Hazard. Panel #2704990125B, May 17, 1982
VISIBILITY:	Good visibility and access from both Forest Boulevard (US Highway 61) and 202nd Street N.
TOPOGRAPHY:	Generally level to rolling—at or near street grade
SOILS:	We were not provided with soil tests in conjunction with this report. Our inspection did not suggest any subsoil deficiencies. There are no designated wetlands on the site. We are therefore assuming that the subsoil is sufficient to sustain typical commercial construction.

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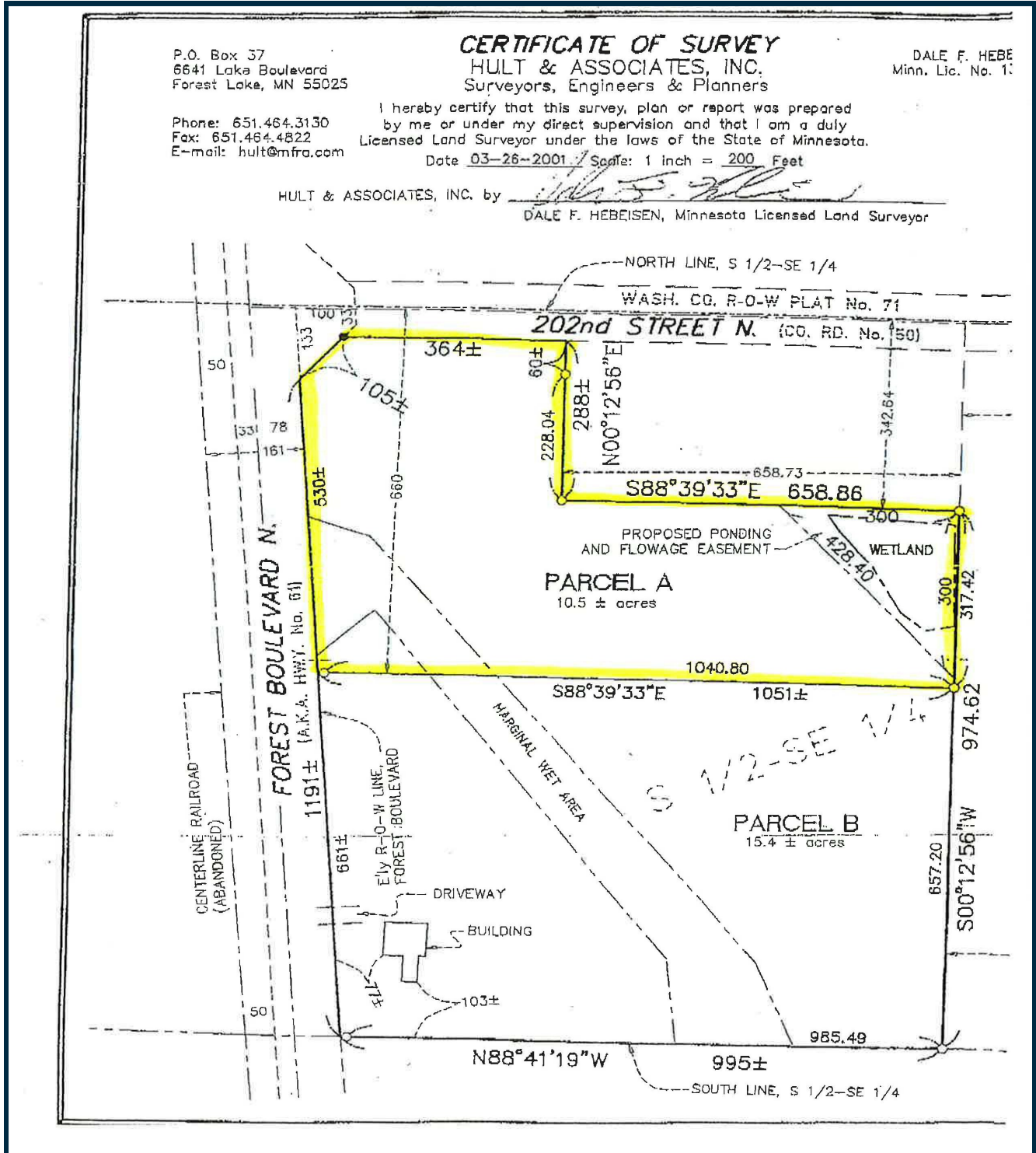
Tax Statement

Washington County Parcel Information							
Parcel Number	Status		Last Update				
20.032.21.44.0005	Active		10/21/2014 12:53:48 AM				
Current Owner: WINSTED INVESTMENT LLC 5010 HILLSBORO AVE N NEW HOPE, MN 55428				Property Address: 0			
Taxing District 2502 FOREST LAKE-831-RCWS							
Tax Description							
Section 20 Township 032 Range 021							
Tax Installment							
Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	77530	5/15/2014	2014	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	77530	10/15/2014	2014	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00
Payment History							
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid			
2014	77530	WB14.12257	\$10,138.00	5/6/2014			
2014	77530	WB14.38392	\$10,138.00	10/6/2014			
Tax Detail							
	Gross Tax	Credit	Net Tax				
▼ CITY OF FOREST LAKE	\$2,452.38	\$0.00	\$2,452.38				
▼ FISCAL DISPARITIES	\$5,657.04	\$0.00	\$5,657.04				
▼ ISD 831 FOREST LAKE	\$2,022.48	\$0.00	\$2,022.48				
▼ METRO COUNCIL	\$57.69	\$0.00	\$57.69				
▼ METRO MOSQUITO	\$30.37	\$0.00	\$30.37				
▼ METRO TRANSIT DIST	\$83.15	\$0.00	\$83.15				
▼ SP CITY OF FOREST LAKE	\$3,022.98	\$0.00	\$3,022.98				
▼ STATE OF MN	\$4,673.54	\$0.00	\$4,673.54				
▼ WASHINGTON COUNTY	\$1,824.64	\$0.00	\$1,824.64				
▼ WASHINGTON COUNTY HRA	\$70.86	\$0.00	\$70.86				
▼ WASHINGTON COUNTY RRA	\$12.79	\$0.00	\$12.79				
▼ WS RICE CREEK	\$131.09	\$0.00	\$131.09				
▼ SP WS RICE CREEK	\$236.99	\$0.00	\$236.99				
Total Tax	\$20,276.00	\$0.00	\$20,276.00				

Information & Links
[APPRAISAL & VALUE INFORMATION](#)
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[OVERVIEW OF PROPERTY TAX INFORMATION](#)
[2014 TAX STATEMENT](#)
[2013 TAX STATEMENT](#)
[2012 TAX STATEMENT](#)
[2011 TAX STATEMENT](#)
[BACK OF TAX STATEMENT WITH LATE PAYMENT PENALTY SCHEDULE](#)
[2014 VALUATION NOTICE](#)
[BACK OF VALUATION NOTICE WITH APPEAL INFORMATION](#)
[MINNESOTA REVENUE PROPERTY TAX REFUND](#)



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