

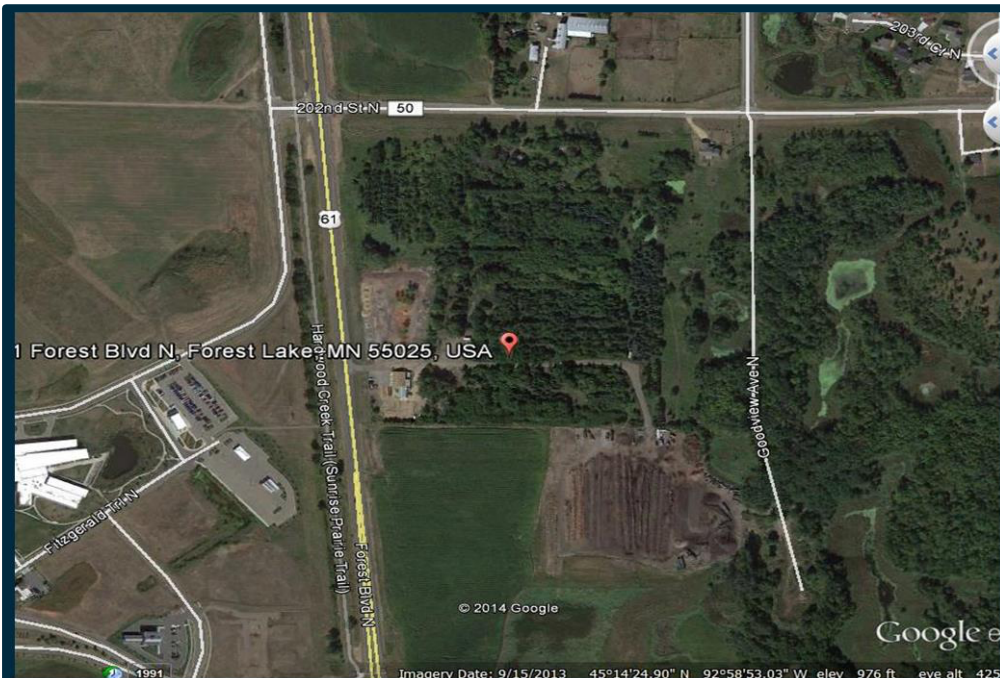
For Sale

Commercial Land
\$669,900
(\$1.48 PSF)

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



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



For more information contact:

Kevin LaCasse
651.430.2024 office
651.216.4858 mobile
651.430.2480 fax
klacasse@greystone-commercial.com

SE Corner of Forest Blvd & 202nd St N
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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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 ex-pansion 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. |

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

TAX STATEMENT

Washington County Department of Property Records
and Taxpayer Services

14949 62nd Street North PO Box 200
Stillwater, MN 55082-0200
(651) 430-6175 www.co.washington.mn.us

Property ID: **20.032.21.44.0005** Bill#: **1373639**

Taxpayer: WINSTED INVESTMENT LLC
5010 HILLSBORO AVE N
NEW HOPE MN 55428-4029

| TAX STATEMENT 2019 | | | |
|--|-------------------------------|------------|-------------|
| 2018 Values for Taxes Payable in | | | |
| VALUES AND CLASSIFICATION | | | |
| | Taxes Payable Year: | 2018 | 2019 |
| Step 1 | Estimated Market Value: | 638,800 | 664,300 |
| | Homestead Exclusion: | | |
| | Taxable Market Value: | 638,800 | 664,300 |
| | New Improvements: | | |
| | Property Classification: | Comm/Ind | Comm/Ind |
| <i>Sent in March 2018</i> | | | |
| Step 2 | PROPOSED TAX | | \$19,802.00 |
| Did not include special assessments or referenda approved by the voters at the November election | | | |
| <i>Sent in November 2018</i> | | | |
| Step 3 | PROPERTY TAX STATEMENT | | |
| | First half taxes due | May 15 | \$10,286.00 |
| | Second half taxes due | October 15 | \$10,286.00 |
| | Total Taxes Due in 2019: | | \$20,572.00 |

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:

Description:

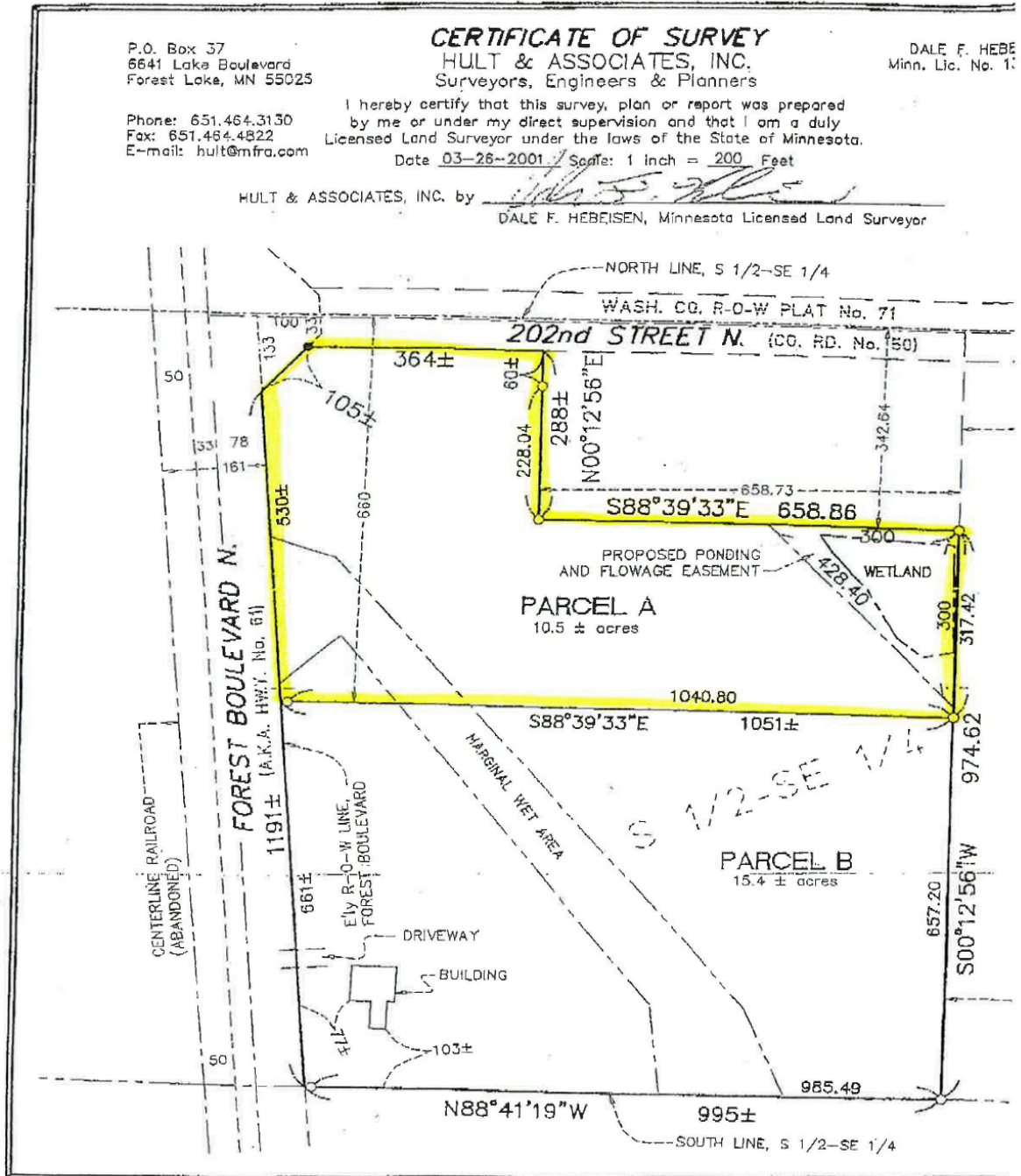
Section 20 Township 032 Range 021 PT N 660FT OF S1/2-SE1/4 LYING W OF E 300FT LYING ELY OF ELY RW LN HWY 61 & LYING S OF S LN OF WASH CO R/W PLAT 71 EXC.THEREFROM THE N 342.64FT OF W 658.73FT OF E 958.73FT SD S1/2-SE1/4

| Tax Detail for Your Property: | | | |
|---|--|--------------------------|-------------|
| Taxes Payable Year: | | 2018 | 2019 |
| 1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. | | <input type="checkbox"/> | \$0.00 |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. | | \$0.00 | |
| Tax and Credits | 3. Property taxes before credits | \$19,662.00 | \$20,572.00 |
| | 4. Credits that reduce property taxes | | |
| | A. Agricultural and rural land credits | \$0.00 | \$0.00 |
| | B. Other Credits | \$0.00 | \$0.00 |
| | 5. Property taxes after credits | \$19,662.00 | \$20,572.00 |
| Property Tax by Jurisdiction | 6. WASHINGTON COUNTY | | |
| | A. County General | \$2,307.20 | \$2,380.02 |
| | B. County Regional Rail Authority | \$17.24 | \$14.05 |
| | 7. CITY OF FOREST LAKE | \$3,221.99 | \$3,172.71 |
| | 8. State General Tax | \$4,617.23 | \$4,681.03 |
| | 9. ISD 831 FOREST LAKE | \$1,462.75 | \$1,900.42 |
| | A. Voter approved levies | \$1,283.54 | \$1,433.01 |
| | B. Other Local Levies | \$62.77 | \$52.16 |
| | A. Metropolitan Council | \$94.37 | \$105.96 |
| | B. Metropolitan Council Transit | \$33.87 | \$33.96 |
| | C. Metropolitan Mosquito Control | \$141.43 | \$154.24 |
| D. Rice Creek Watershed | \$113.02 | \$114.07 | |
| E. County CDA | \$6,284.06 | \$6,508.44 | |
| F. Fiscal Disparities | | | |
| 11. Non-school voter approved referenda levies | \$22.53 | \$21.93 | |
| 12. Total property tax before special assessments | \$19,662.00 | \$20,572.00 | |
| 13. Special assessments | \$0.00 | \$0.00 | |
| 14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | \$19,662.00 | \$20,572.00 | |



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Forest Lake, MN

SITE PLAN



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.