

# Property Details

CONTROL: Exclusive VALUE: \$1,800,000  
LOAN: \$450,000  
EQUITY: \$1,350,000

TITLE: 9225 Lake Boulevard  
TYPE: Development

HAVE: 5.26-acre Green Lake frontage property built for value-add investors and exchangers. It includes a 3-bed, 2-bath home ready for a luxury renovation, plus a 40x50 pole barn and over 3,000 sq ft of garage space for storage, hobby, or income potential.

ADDRESS: 9225 Lake Blvd, Chisago City, Minnesota

BENEFITS TO NEW OWNER: Assumable loan, development opportunity, massive upside, desirable area.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$450,000	\$0	5%	12/31/1969	Yes

MOTIVATION: Wants a smaller home and land in a similar area of Minnesota and/or Wisconsin.

OWNER:

COUNSELOR: William Schultz Phone: 6512166814  
625 Bielenberg Drive Cell: 6512166814  
Saint Paul, Minnesota, 55125 Email: william.schultz@kw.com