

# Property Details

CONTROL: Exclusive VALUE: \$515,750  
LOAN: \$0  
EQUITY: \$515,750

TITLE: State Highway 108, Pelican Rapids, MN  
TYPE: Land  
74.76 acres able to subdivide zoned agriculture, guided for residential & commercial. Blank slate development opportunity. Residential, commercial, or Mixed-use potential, large contiguous, flexible site planning, strong city support, Appr \$0.16 p/sq.ft

HAVE:

WEBSITE URL: www.iagcommercial.com  
ADDRESS: State Highway 108, Pelican Rapids, Minnesota  
BENEFITS TO NEW OWNER: Large contiguous development, clean slate, strong city support, open to negotiations, flexible on the vision, close to Fargo, ND, tourism and self-sustaining community.

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%

BENEFITS SOUGHT: City would like to sell but this is negotiable as long as well seasoned and reputable developer with the resources and know how is backing project.

MOTIVATION: Large acreage sitting and undeveloped. City would like to see the area developed to generate tax base and provide housing, jobs, and services.

CAN ADD: City is supportive and may be willing to negotiate a good land price. Other incentives may be available depending on the type of use, # of jobs created, etc.

REMARKS: This are is only 48 minutes from Fargo, ND. and has many lakes and recreational opportunities. Housing is a need in this community. Strong Somali population supports the local Jenni O' Turkey manufacturing plant.

OWNER:

COUNSELOR: Brian Beeman Phone: 3208088164  
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