

## Property Details

|                         |   |  |
|-------------------------|---|--|
| CONTROL:                | Exclusive   | VALUE: \$450,000   |
|                         |   | LOAN: \$0  |
|                         |   | EQUITY: \$450,000  |
| TITLE:                  | Commercial Lot  |  |
| TYPE:                   | Land  |  |
| HAVE:                   | Commercial lot 1.1 acres, zoned B-3, drive-thru is possible, owned by the City of Mounds View EDA. EDA's desire is to attract a developer or owner/operator to construct a commercial building. Ideally, a restaurant, professional office, or other service. |  |
| ADDRESS:                | 2833 Mounds View Boulevard, Mounds View, Minnesota  |  |
| BENEFITS TO NEW OWNER:  | Acquire a shovel ready commercial site.   |  |
| GROSS SCHEDULED INCOME: | \$0 Projected   |  |
| VACANCY LOSS:           | \$0   |  |
| GROSS EFFECTIVE INCOME: | \$0   |  |
| EXPENSES:               | \$0   |  |
| NOI:                    | \$0   |  |
| DEBT SERVICE:           | \$0   |  |
| CASH FLOW:              | \$0   |  |
| CAP RATE:               | 0.00%   |  |
| BENEFITS SOUGHT:        | City desires a developer or owner/occupant to construct new building adding city services/amenities, restaurant, office, retail adding to tax base.   |  |
| MOTIVATION:             | City wants lot developed. City Council tired of looking at vacant lot. Need a developer with a vision and resources to get it done.   |  |
| CAN ADD:                | City has already demolished all structures and rezoned to B-3. Shovel ready!  |  |
| REMARKS:                | City EDA is open to hearing from developers on their vision/plan for the site. Submit proposals to Brian Beeman get on the EDA agenda to present your proposal for the site.  |  |
| OWNER:                  | Brian Beeman Mounds View EDA  |  |
| COUNSELOR:              | Brian Beeman<br>12600 Whitewater Drive, Suite 100<br>Minnetonka, Minnesota, 55330   | Phone: 3208088164<br>Cell: 320-333-8782<br>Email: support@bizfund10x.com |