

FARGO CITY COMMISSION AGENDA
Monday, November 20, 2017 - 5:00 p.m.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at www.FargoND.gov/streaming. They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m. They are also included in the video archive at www.FargoND.gov/citycommission.

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, November 6, 2017).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. Waive requirement to receive and file the Ordinance one week prior to 1st reading and 1st reading of the following Ordinances:
 - a. Amending Article 13-10 of Chapter 13 of the Fargo Municipal Code Relating to Aquatic Venues.
 - b. Amending Article 21-04 of Chapter 21 of the Fargo Municipal Code Relating to the International Building Code.
- 2. Receive and file General Fund – Budget to Actual through October 31, 2017 (unaudited).
- 3. Six-month extension of the Class “FA” Alcoholic Beverage License for the Green Mill.
- 4. Receive and file Investment Performance Report for the Quarter Ended 9/30/17.
- 5. Three-year Mail Service Agreement, with the option of a 2-year extension, with American Mail House, Inc. for mail handling services.
- 6. Applications for Games of Chance:
 - a. Home Builders Care Fargo – Moorhead for a raffle on 3/16/18.
 - b. Fargo Angels Hockey Club for a calendar raffle from 12/1/17 to 12/3/17.
 - c. Fargo Angels Hockey Club for a calendar raffle from 12/10/17 to 3/4/18.
- 7. Tax exemptions for improvements made to buildings:
 - a. Kevin and Jeanne Moug, 4406 Carrie Rose Lane South (3 year).
 - b. Todd D. and Kristina M. Olson, 2967 Peterson Parkway North (3 year).
 - c. Kathleen A. Durben-Cooper and Williams Flavis, 1305 4th Street North (5 year).
 - d. Todd Plath, 220 8th Street South, Unit D2 (5 year).
 - e. Conrad J. Klinkhammer, 1422 10th Avenue South (5 year).
 - f. Leon S. Heinrich, 301 Forest Avenue North (5 year).
 - g. Patrick A. and Annette K. Schultz, 1731 Whitestone Circle South (5 year).
 - h. Kina Wong, 910 10th Street South (5 year).
 - i. Kina Wong, 910 10th Street South (5 year).
 - j. Steven P. and Stacy R. Stenerson, 2110 Sterling Rose Lane South (5 year).
 - k. Jessica L. and Kyle K. Sandvik, 217 26th Avenue North (5 year).

- I. Gerald M. and Gail A. Gabrielson, 419 24th Street South, Unit 2 (5 year).
 - m. Fonda L. Lunde, 2012 28th Avenue South (3 year).
8. Purchase of Service Agreement with the ND Department of Human Services, Behavioral Health Division for substance abuse prevention (2017).
9. Purchase of Service Agreement with the ND Department of Human Services, Behavioral Health Division for substance abuse prevention (2018).
10. Resolution Approving Inspection Fees, License Fees, Permit Fees and Reinstatement Fees – Environmental Health for 2018.
11. Recommendation from the PEC to eliminate the 18-month promotion policy for Public Works Equipment Operators, to start new Equipment Operators at Level II and to reclassify the current Equipment Operator I's to Equipment Operator II's effective upon approval.
12. Bid award for winter pruning operations (RFP17314).
13. Negative Final Balancing Change Order No. 1 in the amount of -\$315.75 for Project No. UR-16-B1.
14. Change Order No. 3 for an increase of \$73,118.34 for Project No. FM-15-B2.
15. Change Order No. 2 for an increase of \$17,716.20 for Project No. FM-17-B1.
16. Change Order No. 1 for an increase of \$39,597.95 for Project No. TR-17-A1.
17. Sole Source Procurement with PerkinElmer Health Sciences, Inc. for a new atomic absorption spectrophotometer in the amount of \$48,537.04 (Project No. WA1301).
18. Change Orders for Project No. WA1301:
 - a. No. 12 for an increase of \$144,218.00 for the general construction contract.
 - b. No. 10 for an increase of \$66,868.12 for the mechanical construction contract.
19. One year guaranteed cost contract extension with Aqua-Pure Inc. for polymer chemicals at the Water Treatment Plant.
20. Bid award for snow removal services at bus shelters and hubs.
21. Proposed change to Route 24 effective 12/1/17.
22. Bid award of one dual auto side load refuse packer (RFP17324).
23. Bid award of one used asphalt paver (RFP17323).
24. Bid award for police squad set-ups (RFP17322).
25. Bid award for Project No. UR-17-C1.
26. Contract and bond for Project No. FP-17-A1.
27. Bills.
28. Time extension to 5/14/18 for substantial completion of Improvement District No. TN-16-F1.

- Page 29
29. Change Order No. 3 for an increase of \$16,225.14 for Improvement District No. BR-17-C1.
 30. Amended Engineers Report for Improvement District No. BR-18-B.
 31. Amended Engineers Report for Improvement District No. PR-17-B.
 32. Create Improvement District No. NR-17-A.
 33. Contract and bond for Improvement District No. BN-16-H1.

REGULAR AGENDA:

34. Applications for abatement or refund of taxes #'s 4469, 4470 and 4471 submitted by Kendric M. Olson of Paradigm Tax Group representing Wal-Mart Real Estate Business Trust for property at 3757 55th Avenue South, 4731 13th Avenue South and 4831 13th Avenue South for the 2015 tax year reducing the valuations on said properties.
35. Applications for abatement or refund of taxes #'s 4465 and 4466 submitted by Blake Newell of J. W. Chatum & Associates representing Coborn's, Inc. on property at 1401 33rd Street South for the 2016 and 2017 tax years reducing the valuation from \$9,600,000.00 to \$5,589,810.00.
36. Public Hearings - 5:15 pm:
 - a. Application filed by Cathedral Lofts, LLC for a payment in lieu of tax exemption (PILOT) for a project located at 719 7th Street North which the applicant will use in the operation of a thirty-four, one-bedroom apartment project.
 - b. Renaissance Zone Project for Power Plate Meals LLC for a commercial lease project located at 621 2nd Avenue North.
 - c. Transfer of a Class "H" Alcoholic Beverage License from River Smash, LLC d/b/a Smashburger to Colvingsod Concepts, LLC d/b/a Smashburger at 1801 45th Street South.
 - d. Application filed by Off the Hook Seafood, LLC d/b/a Deep Blue Seafood for a Class "GH" Alcoholic Beverage License at 4480 23rd Avenue South, Suite 4.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo website at www.FargoND.gov/citycommission.



34

November 16, 2017

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached are *Applications For Abatement Or Refund Of Taxes* #4469, #4470 & #4471 for the 2015 tax year made by Kendric Olson of Paradigm Tax Group representing Wal-Mart Real Estate Business Trust. The applications are for the Walmart store at 3757 55th Ave. S. requesting a reduction in value from \$18,515,500 to \$8,601,800, the Walmart store at 4731 13th Ave. S. requesting a reduction in value from \$15,649,700 to \$9,836,100, and the Sam's Club store at 4831 13th Ave S. requesting a reduction in value from \$8,851,500 to \$6,190,000.

Our current valuations on all three properties are a result of the original appraisals, when built, and annual adjustments and reappraisals over time. Those were based on market analysis and applied to all properties with similar occupancies and uses. We have arrived at our current values using the same valuation methodology and approaches that we have used to arrive at the valuations of all other similar properties in the city.

The information we have provided includes sales of properties similar to the subjects as well as the value we currently have on comparable properties. Those comparisons indicate that the value we have on the subject properties are in line with market value and are equitable with how similar properties are being valued for assessment purposes.

The information included by the applicant, in addition to the application form, contains screen shots of the Cass County tax system from 2009 to 2016 and the current property information from the City of Fargo website. The applicant has also included a single page listing 26 sales of big box stores. All of those sales are outside of the local market and the vast majority are "dark stores", properties that have been put up for sale after going vacant, usually in poorer locations than the subject properties. Of the sales the applicant used to arrive at their requested value, 14 of the 26 occurred after February 1, 2015, the assessment date for the 2015 tax year.

The applicant provided no appraisal, value analysis, or indication of exactly how their requested value was arrived at. They make a statement on the application that an appraisal of the property "...has been ordered, and will be submitted upon completion." The applicant has provided no evidence or proof that the assessment is in error or has been done in an arbitrary, unreasonable or capricious manner.

On the final few days leading up to the statutory deadline to file for the 2015 tax year, this applicant filed abatements on other Sam's Club and Walmart stores across North Dakota.

SUGGESTED MOTION:

Denial of Applications For Abatement Or Refund Of Taxes #4469, #4470 & #4471 on 3757 55th Ave. S., 4731 13th Ave. S., and 4831 13th Ave. S. for the 2015 tax year.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka".

Ben Hushka
Fargo City Assessor



November 14, 2017

VIA U.S. MAIL AND EMAIL

Ben Hushka
Fargo City Assessor
321 4th Street N.
Fargo, ND 58102

Dear Mr. Hushka,

Pursuant to N.D.C.C. § 57-23-06, Applicants waive their rights to appear before the November 20, 2017 meeting of the City Commission regarding its 2015 abatements of:

- Walmart Real Estate Business Trust (PID: 01-8380-00080-000);
- Walmart Real Estate Business Trust (PID: 01-7370-00100-000); and
- Sam's Real Estate Business Trust (PID: 01-7360-0200-000).

I note that I have not received Notice of the City Commission's meeting in accordance with statute, and object to the City's noncompliance with the Century Code.

I look forward to continuing the conversation in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kendric M. Olson", written over a horizontal line.

Kendric M. Olson

3757 55 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-8380-00080-000

Kendric M Olson (Agent) Paradigm Tax Group

Mr. Olson has filed an application for abatement and refund of taxes on the above referenced property. The application, County Auditor's File No. 4469, is requesting a reduction in value to \$8,601,800 or a reduction of \$10,213,700 for the 2015 assessment year. Mr. Olson has provided a list of "sales" from Wisconsin, Illinois, Minnesota, South Dakota, and one from North Dakota with sale dates ranging from January 2008 to May 2017. These "sale" are considered irrelevant as they all reflect the sale of properties that were not being utilized to their highest and best use; they were vacant at the time of sale and ultimately resulted in a change of use with potential use restrictions.

Recapped in the left portion of the following table is the value indication from the abatement applications and the differences between that value and the certified 2015 value. Also recapped on the right portion of the table is the "Reviewed" 2015 value and the certified values for this property for the 2015, 2014, 2013, and 2012 assessment years from the City of Fargo, Assessor's Office. The "Reviewed" value is based on the Cost Approach to Value factored for local market sales.

3757 55 AVE S (01-8380-00080-000)						
Paradigm Tax Group		Assessment Department				
	Abatement 2015	Reviewed 2015	Certified 2015	Certified 2014	Certified 2013	Certified 2012
Land Value	\$ -	\$ 5,505,000	\$ 5,505,000	\$ 5,505,000	\$ 3,503,000	\$ 3,503,000
Improvement Value	\$ -	\$ 12,868,000	\$ 13,310,500	\$ 11,600,000	\$ 13,103,700	\$ 12,778,100
True & Full Value	\$ 8,601,800	\$ 18,373,000	\$ 18,815,500	\$ 17,105,000	\$ 16,606,700	\$ 16,281,100
Building Area (sf)	191,151	191,151	191,151	191,151	191,151	191,151
Total Value / sf (Bldg Area)	\$ 45.00	\$ 96.12	\$ 98.43	\$ 89.48	\$ 86.88	\$ 85.17
Improvement Value / sf (Bldg Area)	\$ -	\$ 67.32	\$ 69.63	\$ 60.69	\$ 68.55	\$ 66.85
Dollar Change (from Certified Value)	\$ (10,213,700)	\$ (442,500)	\$ 1,710,500	\$ 498,300	\$ 325,600	(from Prior Year)
Percent Change (from Certified Value)	-54.3%	-2.4%	10.0%	3.0%	2.0%	(from Prior Year)
Change Cause		Updated Cost Approach	Market Index	Land Reappraisal Market Index	Market Index	

The parcel consists of a Super Walmart constructed in 2008 located on a site containing 1,000,960 square feet of area or 22.98 acres. The building improvement is of masonry curtain wall construction with metal superstructure which is fully heated, cooled and sprinkled. On-site improvements include approximately 456,700 square feet of asphalt paving, 31,200 square feet of concrete paving, 8,000 square feet of truck well with related infrastructure, 10,100 square feet of secure storage yard, and other related on-site improvements. The building area was confirmed after construction was completed in April 2010 at the request of a Walmart representative which is also the date of the most recent formal property inspection by the assessment department.

ASSESSMENT DEPARTMENT RECOMMENDATION

Retain the values as certified for 2015 at \$18,815,500.

The following pages provide supporting documentation for this recommendation.

3757 55 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-8380-00080-000

Kendric M Olson (Agent) Paradigm Tax Group

Recent sales of comparable properties, as recapped below, provides the basis for the review of the subject property's value.

Bldg Name	Sale Date	Sale Price Adjusted	Occupancy	Yr Built	Bldg SF	Land SF	Bldg to Land	Site Coverage	Land Value / sf	Total Sale \$/ sf	Impr Sale \$/ sf	Bldg Sale \$/ sf
4427 13 AVE S	30-May-13	\$ 7,425,400	Discount	1991	95,096	365,989	3.85	25.98%	\$ 5.75	\$ 78.08	\$ 55.96	\$ 50.49
1126 43 ST S	01-Jul-13	\$ 5,168,900	Discount	1994	48,004	105,788	2.20	45.38%	\$ 6.52	\$ 107.68	\$ 93.30	\$ 90.30
1201 42 ST S			Retail									
4901 13 AVE S UNIT A	30-Dec-15	\$ 5,995,900	Discount	2004	48,453	211,310	4.36	22.93%	\$ 5.50	\$ 123.75	\$ 99.76	\$ 95.61
3730 36 ST S	26-Feb-16	\$ 24,173,000	Discount	1994	263,350	1,385,956	5.26	19.00%	\$ 3.00	\$ 91.79	\$ 76.00	\$ 67.33
5100 14 AVE S	01-Apr-16	\$ 6,401,900	Discount	2000	55,723	169,082	3.03	32.96%	\$ 5.79	\$ 114.89	\$ 97.32	\$ 94.36
5050 13 AVE S	01-Jul-16	\$ 15,021,200	Strip Mall	2001	97,559	349,935	3.59	27.88%	\$ 6.72	\$ 153.97	\$ 129.86	\$ 124.32
4900 13 AVE S												
4950 13 AVE S												
Minimum	1991	48,004	105,788	2.20	19.00%	\$ 3.00	\$ 78.08	\$ 55.96	\$ 50.49			
Maximum	2004	263,350	1,385,956	5.26	45.38%	\$ 6.72	\$ 153.97	\$ 129.86	\$ 124.32			
Mean	1997	101,364	431,343	3.72	29.02%	\$ 5.55	\$ 111.69	\$ 92.03	\$ 87.07			
Median	1997	75,410	280,623	3.72	26.93%	\$ 5.77	\$ 111.28	\$ 95.31	\$ 92.33			

Bldg Name	Assessment Year	T&F Value	Occupancy	Yr Built	Bldg SF	Land SF	Bldg to Land	Site Coverage	Land Value / sf	Total Sale \$/ sf	Impr Sale \$/ sf	Bldg Sale \$/ sf
3757 55 AVE S	2015	\$ 18,815,500	Discount	2008	191,151	1,000,960	5.24	6.62%	\$ 5.50	\$ 98.43	\$ 69.63	\$ 63.56
Reviewed Value ¹	2015	\$ 18,373,000	Discount	2008	191,151	1,000,960	5.24	6.62%	\$ 5.50	\$ 96.12	\$ 67.32	\$ 61.25

¹ Based on Marshall & Swift Cost Estimator utilizing model specifications developed from sales of similar properties.

The local sales of retail use properties provide mean and median indications of value of \$111.69 and \$111.28 per square foot of building area respectively. Walmart is currently valued at \$98.43 per square and the updated cost approach, used for uniformity, reflects a value of \$96.12 per square foot or within approximately 2.4% of the existing value.

Also reviewed were the 2015 value of similar competing properties within the City of Fargo for equity and focused on larger retail use properties in the city. As reflected in the following table, the valuation of the Super Walmart falls slightly above the range of the competing properties but is also, on average, 12 years newer resulting in less accrued depreciation and a higher depreciated replacement cost estimate. It should also be noted the majority of competing sites are significantly smaller than the Super Walmart site resulting in a lower land to building ratio.

Similar Competing Properties

Land Addr	Full Land Value	Full Impr Value	T&F Value	Occupancy	Yr Blt	Bldg sf	Site sf	Land to Bldg Ratio	Land Val/ sf	Total Val/ sf	Impr Val/ sf	Bldg Val/ sf
4202 13 AVE S	\$2,936,000	\$ 7,254,600	\$10,190,600	Discount Store	1977	131,063	434,995	3.32 :1	\$ 6.75	\$ 77.75	\$ 55.35	\$ 52.18
4305 13 AVE S	\$2,374,000	\$ 2,653,400	\$ 5,027,400	Discount Store	1980	93,288	365,211	3.91 :1	\$ 6.50	\$ 53.89	\$ 28.44	\$ 24.01
4427 13 AVE S	\$2,104,000	\$ 5,265,000	\$ 7,369,000	Discount Store	1991	95,096	365,989	3.85 :1	\$ 5.75	\$ 77.49	\$ 55.37	\$ 49.90
4444 13 AVE S	\$1,739,000	\$ 5,471,400	\$ 7,210,400	Discount Store	1993	100,658	302,372	3.00 :1	\$ 5.75	\$ 71.63	\$ 54.36	\$ 51.24
3730 36 ST S	\$4,158,000	\$ 8,052,600	\$12,210,600	Discount Store	1994	252,816	1,385,956	5.48 :1	\$ 3.00	\$ 48.30	\$ 31.85	\$ 24.70
5100 14 AVE S	\$ 979,000	\$ 3,734,900	\$ 4,713,900	Discount Store	2000	55,723	169,082	3.03 :1	\$ 5.79	\$ 84.60	\$ 67.03	\$ 64.63
4700 17 AVE S	\$2,893,000	\$ 5,981,400	\$ 8,874,400	Discount Store	2002	118,193	503,196	4.26 :1	\$ 5.75	\$ 75.08	\$ 50.61	\$ 47.43
4901 13 AVE S	\$3,842,000	\$ 6,803,300	\$10,645,300	Discount Store	2002	141,474	698,348	4.94 :1	\$ 5.50	\$ 75.25	\$ 48.09	\$ 41.04
4601 23 AVE S	\$1,891,000	\$ 7,111,800	\$ 9,002,800	Discount Store	2004	120,419	252,258	2.09 :1	\$ 7.50	\$ 74.76	\$ 59.06	\$ 56.50
1600 45 ST S	\$1,271,000	\$ 5,468,000	\$ 6,739,000	Discount Store	2013	83,407	209,258	2.51 :1	\$ 6.07	\$ 80.80	\$ 65.56	\$ 62.18
Minimum					1977	55,723	169,082	2.09 :1	\$ 3.00	\$ 48.30	\$ 28.44	\$ 24.01
Maximum					2013	252,816	1,385,956	5.48 :1	\$ 7.50	\$ 84.60	\$ 67.03	\$ 64.63
Mean					1996	119,214	468,667	3.64 :1	\$ 5.84	\$ 71.95	\$ 51.57	\$ 47.38
Median					1997	109,426	365,600	3.58 :1	\$ 5.77	\$ 75.16	\$ 54.85	\$ 50.57
Std Dev						53,124	357,348	1.06	\$ 1.17	\$ 11.63	\$ 12.75	\$ 13.93
- 1 Std Dev						66,090	111,319	2.58	\$ 4.67	\$ 60.33	\$ 38.82	\$ 33.46
+ 1 Std Dev						172,338	826,014	4.70	\$ 7.00	\$ 83.58	\$ 64.32	\$ 61.31
3757 55 AVE S	\$5,505,000	\$13,310,500	\$18,815,500	Discount Store	2008	191,151	1,000,960	5.24 :1	\$ 5.50	\$ 98.43	\$ 69.63	\$ 63.56

3757 55 AVE S

**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-8380-00080-000

Kendric M Olson (Agent) Paradigm Tax Group

An income approach to value was not considered or utilized in the preceding analysis due to the lack of data available to this office for this property type.



Super Walmart Parcel
(North to Top)

3757 55 AVE S

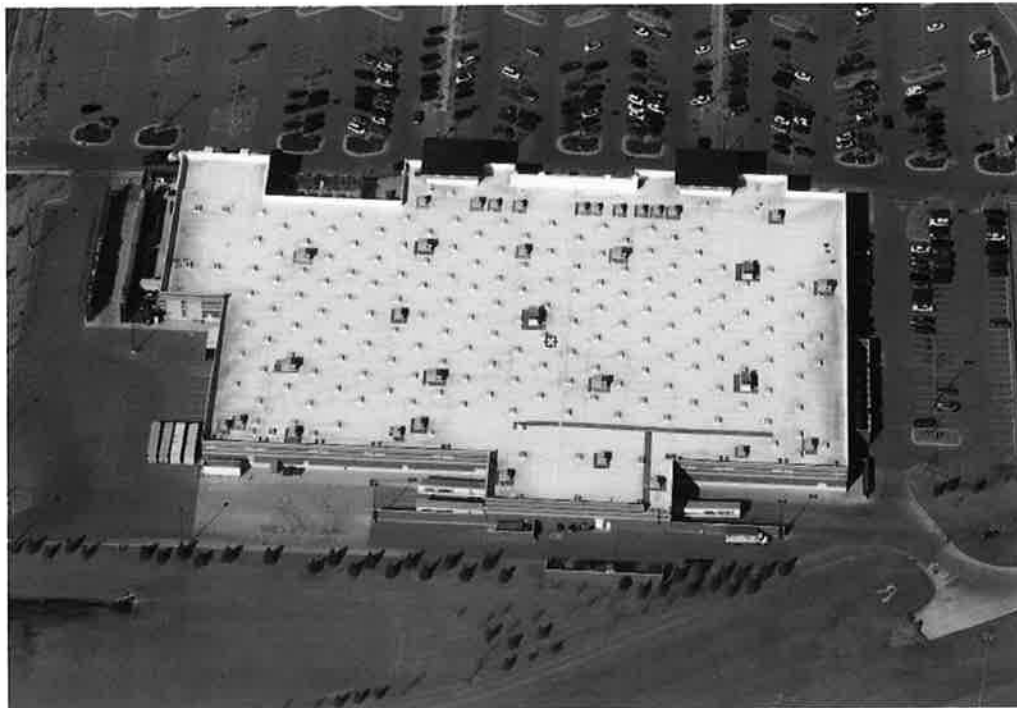
***WAL-MART REAL ESTATE
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01-8380-00080-000

Kendric M Olson (Agent) Paradigm Tax Group



Super Walmart
(Front View – Looking East)



Super Walmart
(Rear View – Looking West)

3757 55 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-8380-00080-000

Kendric M Olson (Agent) Paradigm Tax Group

Marshall Valuation Service – Replacement Cost Estimate
(plus Land Value)

11/6/2017

Summary Report

Page: 1

Estimate Number	:	4469
Parcel Number	:	01-8380-00080-000
Property Owner	:	SUPER WALMART
Property Address	:	3757 55 AVE S
Property City	:	FARGO
State/Province	:	ND
ZIP/Postal Code	:	58104

Section 1**Occupancy**

	Class	Height	Rank
100% Discount Store	Masonry bearing walls	21.00	2.0
Total Area	: 191,151		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 4.00		

Components

	Units/%	Other
HVAC (Heating):		
Package Unit	100%	
Sprinklers:		
Sprinklers	191,151	
Cost as of	01/2017	

	Units/%	Cost	Total
Basic Structure			
Base Cost	191,151	36.82	7,038,180
Exterior Walls	191,151	14.56	2,783,159
Heating & Cooling	191,151	11.25	2,150,449
Sprinklers	191,151	2.16	412,886
Basic Structure Cost	191,151	64.79	12,384,674
Extras			
Paving - Asphalt	456,700	2.00	913,400
Paving - Concrete	31,200	3.00	93,600
Truck Walls	8,000	9.00	72,000
Dock Levelers	5	6,000.00	30,000
Dock Leveler (edge)	1	1,000.00	1,000
Secure Storage	10,100	5.00	50,500
Replacement Cost New	191,151	70.86	13,545,174
Less Depreciation			
Physical & Functional	5.0%		677,258
Depreciated Cost	191,151	67.32	12,867,916
Rounded to Nearest	1,000		12,868,000
Total Back Dated to 01/2015			12,702,884

Remarks for Section 1:

YR BLT: 2008. SITE SF: 1,000,960.

Cost Data by Marshall & Swift



October 26, 2017

VIA FEDEX

Cass County Auditor
Cass County Courthouse
211 – 9th Street South
Fargo, ND 58103
701-241-5600

Re: WalMart

Dear County Auditor,

Enclosed for filing are two copies of the Application for Abatement or Refund of Taxes for the following property:

3757 – 55th Avenue South
01-8380-00080-000

Please advise of the time and place the hearing will be held. Thank you for your attention to this matter, and please do not hesitate to call with any questions.

Sincerely,

PARADIGM TAX GROUP

A handwritten signature in blue ink, appearing to read "Kendric M. Olson", written over a faint, light blue circular stamp.

Kendric M. Olson
Consultant

Enclosure



Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District Fargo
 County of Cass Property I.D. No. 01-8380-00080-000
 Name Walmart RE Business Trust Telephone No. _____
 Address 3757 55th Ave S.

Legal description of the property involved in this application:

Lot: 3, Block: 5, Addition: The District of Fargo
 Supplemental Description: 3-138-49 109.75 AC THAT PT OF NE1/4 OF SEC 3 DESC * ANNEXED PER
 DOC 1186205 (10/31/2006, BW-1, P-1) SPL/FR 64-0000-00550-010 * PLATTED FROM 01-3507-00020
 (10/01/2007, B-W1, P-69) 89/24/07 SPL/FR 01-3507-00020-000

Total true and full value of the property described
 above for the year 2015 is:

Land \$ _____
 Improvements \$ _____
 Total \$ 18,815,500
 (1)

Total true and full value of the property described
 above for the year 2015 should be:

Land \$ _____
 Improvements \$ _____
 Total \$ 8,601,800
 (2)

The difference of \$ 10,213,700.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☒ 2. Residential or commercial property's true and full value exceeds the market value
- ☐ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) Land - prior to construction
 Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
 yes/no
2. Has the property been offered for sale on the open market? No If yes, how long? _____
 yes/no
 Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: No Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ 8,601,800
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that the true and full market value of the property be reduced to reflect the market value of the
property as established by the appraisal. *** NOTE: Please see attached preliminary estimation of value.

An appraisal of the property has been ordered, and will be submitted upon completion.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

[Signature] 10-26-17 _____
 Signature of Preparer (if other than applicant) Date Signature of Applicant

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant Walmart Real Estate
Business Trust
County Auditor's File No. 4469

Date Application Was Filed
With The County Auditor 10/30/17

Date County Auditor Mailed
Application to Township
Clerk or City Auditor 10/31/17
(must be within 10 business days of filing date)

RECEIVED

NOV - 3 2017

FARGO ASSESSOR

Property Detail Report

01-8380-00080-000

**Newest Statement (2016 -
#160129517)**

Owner:	WAL-MART REAL ESTATE BUSINESS TRUST	Mill Levy Rate:	297.51
Address:	3957 55 AVE S FARGO ND 58104	Consolidated:	\$263,544.58
Mail To:	WAL-MART REAL ESTATE BUSINESS TRUST PROPERTY TAX DEPT ATTN: 0555 PO BOX 8050 BENTONVILLE AR 72716-8050	Specials:	\$89,313.13
Jurisdiction:	Fargo City	Drains:	\$4,485.98
Mortgage Company:		Other:	\$0.00
		Discounts:	\$13,177.23
		Pen/Int:	\$0.00
		1st Due:	\$0.00
		2nd Due:	\$0.00
		Amount Due:	\$0.00
		Grand Total Due:	\$0.00

Legal Description

Lot: 3 Block: 5 THE DISTRICT OF FARGO ADDITION LT 3 BLK 5

Statement: #160129517 Year: 2016

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	297.51	Res Land:	\$0.00
Tax:	\$357,343.69	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$5,505,000.00
Interest:	\$0.00	Comm Building:	\$14,627,600.00
Discount:	\$13,177.23	Total:	\$20,132,600.00
Paid:	\$344,166.46	Taxable Value Before Credits:	\$1,006,630.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$1,006,630.00

Type	Description	Amount
Consolidated County		\$48,508.29
Consolidated State		\$885.83
Consolidated County Soil Conservation		\$345.48
Consolidated <u>City of Fargo</u>		\$46,949.22
Consolidated Fargo Park District		\$25,343.72
Consolidated Fargo Public School District #1		\$136,728.54

Consolidated Southeast Water Resource District	\$4,783.50
Special <u>City of Fargo Specials</u>	\$89,313.13
Drain Southeast Cass SC-2	\$4,485.98
Total	\$357,343.69

Statement: #150129550 Year: 2015

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	317.32	Res Land:	\$0.00
Tax:	\$358,988.50	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$5,505,000.00
Interest:	\$0.00	Comm Building:	\$13,310,500.00
Discount:	\$13,135.18	Total:	\$18,815,500.00
Paid:	\$345,853.32	Taxable Value Before Credits:	\$940,775.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$940,775.00

Type	Description	Amount
Consolidated County		\$49,109.96
Consolidated State		\$827.89
Consolidated County Soil Conservation		\$521.57
Consolidated <u>City of Fargo</u>		\$45,533.51
Consolidated Fargo Park District		\$24,439.08
Consolidated Fargo Public School District #1		\$137,718.17
Consolidated Southeast Water Resource District		\$4,553.35
Special <u>City of Fargo Specials</u>		\$89,313.15
Drain Drain 27M Developed Land SE Cass WRD		\$6,971.82
Total		\$358,988.50

Statement: #140129576 Year: 2014

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	325.42	Res Land:	\$0.00
Tax:	\$341,202.55	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$5,505,000.00
Interest:	\$0.00	Comm Building:	\$11,600,000.00
Discount:	\$12,245.88	Total:	\$17,105,000.00
Paid:	\$328,956.67	Taxable Value Before Credits:	\$855,250.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$855,250.00

Type	Description	Amount
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Consolidated County	\$48,671.94
Consolidated State	\$752.62
Consolidated County Soil Conservation	\$331.15
Consolidated <u>City of Fargo</u>	\$43,087.49
Consolidated Fargo Park District	\$23,112.96
Consolidated Fargo Public School District #1	\$124,445.72
Consolidated Southeast Water Resource District	\$4,515.72
Special <u>City of Fargo Specials</u>	\$89,313.13
Drain Drain 27M Developed Land SE Cass WRD	\$6,971.82
Total	\$341,202.55

Statement: #130130565 Year: 2013

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	325.71	Res Land:	\$0.00
Tax:	\$334,279.57	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$3,503,000.00
Interest:	\$0.00	Comm Building:	\$13,103,700.00
Discount:	\$11,899.73	Total:	\$16,606,700.00
Paid:	\$322,379.85	Taxable Value Before Credits:	\$830,335.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$830,335.00

Type	Description	Amount
Consolidated County		\$47,254.03
Consolidated State		\$730.70
Consolidated County Soil Conservation		\$511.48
Consolidated <u>City of Fargo</u>		\$41,832.28
Consolidated Fargo Park District		\$22,461.56
Consolidated Fargo Public School District #1		\$120,820.38
Consolidated Southeast Water Resource District		\$4,384.17
Special <u>City of Fargo Specials</u>		\$89,313.15
Drain Drain 27M Developed Land SE Cass WRD		\$6,971.82
Total		\$334,279.57

Statement: #120231255 Year: 2012

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	382.06	Res Land:	\$0.00
Tax:	\$403,951.90	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$3,503,000.00
Interest:	\$0.00	Comm Building:	\$12,778,100.00
Discount:	\$15,550.89	Total:	\$16,281,100.00
Paid:	\$388,401.00	Taxable Value Before Credits:	\$814,055.00

Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$814,055.00

Type	Description	Amount
Consolidated County		\$53,402.01
Consolidated State		\$814.06
Consolidated County Soil Conservation		\$553.56
Consolidated <u>City of Fargo</u>		\$47,418.70
Consolidated Fargo Park District		\$25,439.22
Consolidated Fargo Public School District #1		\$178,505.98
Consolidated Southeast Water Resource District		\$4,884.33
Special <u>City of Fargo Specials</u>		\$89,313.26
Drain	Drain 27M Developed Land SE Cass WRD	\$3,620.78
Total		\$403,951.90

Statement: #110231304 Year: 2011

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	386.76	Res Land:	\$0.00
Tax:	\$398,607.77	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$3,503,000.00
Interest:	\$0.00	Comm Building:	\$12,303,900.00
Discount:	\$15,283.69	Total:	\$15,806,900.00
Paid:	\$383,324.08	Taxable Value Before Credits:	\$790,345.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$790,345.00

Type	Description	Amount
Consolidated County		\$53,545.87
Consolidated State		\$790.35
Consolidated County Soil Conservation		\$655.99
Consolidated <u>City of Fargo</u>		\$46,037.60
Consolidated Fargo Park District		\$24,769.41
Consolidated Fargo Public School District #1		\$175,132.55
Consolidated Southeast Water Resource District		\$4,742.07
Special <u>City of Fargo Specials</u>		\$89,313.15
Drain	Drain 27M Developed Land SE Cass WRD	\$3,620.78
Total		\$398,607.77

Statement: #100231403 Year: 2010

Type:	Real Estate	Ag Land:	\$0.00
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Mill Levy Rate:	385.13	Res Land:	\$0.00
Tax:	\$387,782.99	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$3,503,000.00
Interest:	\$0.00	Comm Building:	\$11,994,000.00
Discount:	\$14,920.90	Total:	\$15,497,000.00
Paid:	\$372,862.08	Taxable Value Before Credits:	\$774,850.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$774,850.00

Type	Description	Amount
	Consolidated County	\$51,140.10
	Consolidated State	\$774.85
	Consolidated County Soil Conservation	\$697.37
	Consolidated <u>City of Fargo</u>	\$45,135.01
	Consolidated Fargo Park District	\$24,322.54
	Consolidated Fargo Public School District #1	\$171,699.01
	Consolidated Southeast Water Resource District	\$4,649.10
Special	<u>City of Fargo Specials</u>	\$89,313.15
Drain	Drain 53M SE Cass Wrd (53)	\$27.27
Drain	Drain 27M Developed Land SE Cass WRD	\$24.59
Total		\$387,782.99

Statement: #90231723 Year: 2009

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	380.92	Res Land:	\$0.00
Tax:	\$208,364.42	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$3,503,000.00
Interest:	\$0.00	Comm Building:	\$2,745,000.00
Discount:	\$5,949.97	Total:	\$6,248,000.00
Paid:	\$202,414.44	Taxable Value Before Credits:	\$312,400.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$312,400.00

Type	Description	Amount
	Consolidated County	\$19,681.20
	Consolidated State	\$312.40
	Consolidated County Soil Conservation	\$140.58
	Consolidated <u>City of Fargo</u>	\$18,197.30
	Consolidated Fargo Park District	\$9,824.98
	Consolidated Fargo Public School District #1	\$69,280.95

Consolidated Southeast Water Resource District	\$1,562.00
Special <u>City of Fargo Specials</u>	\$89,313.15
Drain Drain 53M SE Cass Wrd (53)	\$27.27
Drain Drain 27M Developed Land SE Cass WRD	\$24.59
Total	\$208,364.42

Assessment Information

Updated: 10/26/2017 12:00:39 AM

[HELP](#)

PARCEL NUMBER	01-8380-00080-000		
SEGMENT NUMBER	1		
ADDRESS	3757 55 AVE S		
OWNERSHIP INFORMATION	WAL-MART REAL ESTATE BUSINESS TRUST PROPERTY TAX DEPT #8013		
SCHOOL DISTRICT	1 - Fargo		
2017 Appraised Value (Current Certified)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$10,010,000	\$10,122,600	\$20,132,600
Net Taxable Appraised Value	\$10,010,000	\$10,122,600	\$20,132,600
Assessment (Local, State, Exempt)	Local		
2018 Proposed Appraised Value (subject to change)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$10,010,000	\$10,122,600	\$20,132,600
Net Taxable Appraised Value	\$10,010,000	\$10,122,600	\$20,132,600
Assessment (Local, State, Exempt)	Local		
BUILDING INFORMATION			
Year Built	2008		
Story Height (Res. Only)	N/A		
Main Floor Sq. Ft. (Res. Only)	N/A		
Total Building Sq. Ft.	191151 Sq. Ft.		
Number of Apartment Units	N/A		
LAND USE	Commercial		
PROPERTY TYPE			
LOT SIZE			
Front Width	1187.63		
Back Width	917.95		
Depth Side 1	643.98		
Depth Side 2	1098.76		
Square Footage	1000960		
TAXES PAYABLE (2018)	Cass County Property Taxes (This link will direct you to the Cass County website where property tax information is available.).		
LEGAL DESCRIPTION	View legal description information		

See also -- [Fargo GIS Map](#) for interactive mapping and parcel information (link will open in a separate window).

Special Assessment Information

Updated: 10/26/2017 12:03:49 AM

For payoff information call [701.241.1326](tel:701.241.1326)

To make a special assessment payment with a credit card call [701.476.4100](tel:701.476.4100)

(Special assessment information pertains to the entire parcel, not individual segments)

[HELP](#)

Project Category (click for details)	Current Installment	Balance Remaining (principal only)	Work Complete (pending approval)	Work in Progress (estimate only)
STREETS				
531403	\$3,688.85	\$41,775.30		
531402	\$2,117.82	\$23,983.83		
UTILITIES				
574001	\$38,527.16	\$374,301.79		
531401	\$2,366.85	\$26,803.95		
574002	\$42,612.47	\$413,991.71		
Totals	\$89,313.15	\$880,856.58	\$0.00	\$0.00
	Payment Status			

Principal and Interest Breakdown

Year	Total Payment	Principal Amount	Interest Amount
2016	\$89,313.13	\$30,894.25	\$58,418.88
2015	\$89,313.15	\$29,037.23	\$60,275.92
2014	\$89,313.13	\$27,292.47	\$62,020.66

NOTE: For additional special assessment information, please fill out [this form](#).

[Return to Search](#)

For property value, ownership, legal description information or feedback contact [Assessors](#)
For information or feedback pertaining to special assessments, contact [Special Assessments](#)

DISCLAIMER

The City Of Fargo provides property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the City Of Fargo. In no event will the City Of Fargo be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Big Box Sales									
#	Address	City	State	Building Description	Sale Date	GBA	Year Built	Sale Price	\$/SF
1	2222 Crest View Dr.	Hudson	WI	Wal-Mart	May-15	92,971	1989	\$ 3,800,000	\$ 40.87
2	5801 West War Memorial	Peoria	IL	American TV & Appliance	May-15	126,222	2003	\$ 7,900,000	\$ 62.59
3	103 Oak Avenue	Menomonie	WI	K-Mart	Mar-15	87,754	1989	\$ 3,090,000	\$ 35.21
4	6300 West Brown Deer Road	Milwaukee	WI	Lowe's	Dec-13	117,609	2006	\$ 4,000,000	\$ 34.01
5	2020 North Spring Street	Beaver Dam	WI	Home Depot	Nov-13	102,513	2006	\$ 2,500,000	\$ 24.39
6	3015 Tower Ave	Superior	WI	K-Mart	May-17	89,010	1978	\$ 2,150,000	\$ 24.15
7	7701 Calumet Road	Milwaukee	WI	Sams Club	Mar-17	138,480	1991	\$ 2,992,000	\$ 21.61
8	1001 Highway 23 Byp N	Marshall	MN	K-Mart	Feb-17	94,688	1989	\$ 1,850,000	\$ 19.54
9	404 Schilling Drive	Dundas	MN	K-Mart	Jan-17	94,479	1990	\$ 2,750,000	\$ 29.11
10	1606 Highway 11	International Falls	MN	K-Mart	Jun-16	83,552	1981	\$ 2,200,000	\$ 26.33
11	1100 West Highway 10	Anoka	MN	K-Mart	Apr-16	86,479	1991	\$ 4,000,000	\$ 46.25
12	4405 NE Pheasant	Blaine	MN	Wal-Mart	Jan-16	140,684	2002	\$ 5,200,000	\$ 36.96
13	1215 North State Street	Fairmont	MN	K-Mart	Oct-15	89,291	1970	\$ 325,000	\$ 3.64
14	7210 E Point Douglas Rd	Cottage Grove	MN	Home Depot	Jun-15	95,096	2002	\$ 2,250,000	\$ 23.66
15	5150 Highway 52 NE	Rochester	MN	Menards	Mar-15	93,000	1971	\$ 4,093,937	\$ 44.02
16	380 33rd Ave S.	St. Cloud	MN	Wal-Mart	Oct-14	119,141	1991	\$ 2,265,000	\$ 19.01
17	300 W 7th St.	Monticello	MN	Runnings	Aug-13	87,097	2000	\$ 2,420,000	\$ 27.79
18	2324 3rd Ave NE	Cambridge	MN	Mills Fleet Farm	Oct-12	140,000	2009	\$ 5,000,000	\$ 35.71
19	3100 West Highway 13	Burnsville	MN	Menards	Oct-12	119,498	1978	\$ 2,590,000	\$ 21.67
20	1400 18th Ave NW	Austin	MN	Runnings	Sep-12	96,534	1991	\$ 3,200,000	\$ 33.15
21	13800 Rogers Drive	Rogers	MN	Lowes	Aug-12	120,316	2006	\$ 3,200,000	\$ 26.60
22	19146 Freeport Street NW	Elk River	MN	Target	Jan-09	89,827	1995	\$ 3,400,000	\$ 37.85
23	9450 Dunkirk Lane N	Maple Grove	MN	Target	Jan-08	135,132	1998	\$ 9,500,000	\$ 70.30
24	1020 N. LaCrosse Street	Rapid City	SD	Runnings	Oct-11	118,998	1991	\$ 3,750,000	\$ 31.51
25	2210 Broadway Ave	Yankton	SD	Runnings	Dec-16	98,572	1995	\$ 2,700,000	\$ 27.39
26	3401 N. 14th Street	Bismarck	ND	Home Depot	Jan-10	102,749	2005	\$ 3,450,000	\$ 33.58
						Low	83,552	1970	\$ 325,000 \$ 3.64
						High	140,684	2009	\$ 9,500,000 \$ 70.30
						Average	106,142	1993	\$ 3,483,690 \$ 32.19
						Median	97,553	1991	\$ 3,145,000 \$ 30.31

Valuation Estimate of Subject	
Subject GBA	191,151
Indicated Value Range	Total
Low	\$695,748
High	\$13,438,227
Average	\$6,152,918
Median	\$5,793,799

LETTER OF AUTHORIZATION

TO: Ad Valorem Tax Authorities and Others to Whom It May Concern

This letter will introduce the firms of PARADIGM TAX GROUP and ROBERT HILL LAW, LTD., which are authorized to represent us concerning Ad Valorem Taxes on real (and/or personal) property for 2015-2018. This authorization letter will supersede any previous letters of authorization on file.

PARADIGM TAX GROUP and ROBERT HILL LAW, LTD are authorized to file real estate returns, to review and receive copies of any prior year's tax return, to investigate appraisals and assessments, to submit income and expense information, to appeal property values and taxes, to receive tax bills, to appear before administrative boards or agencies, and to prepare to take such actions in our offices as necessary to effectuate same. PARADIGM TAX GROUP and ROBERT HILL LAW, LTD. are authorized to act as agent, and/or attorney in fact, with those aforementioned rights on the property owned or controlled by the undersigned entity.

The rights, powers, and authorization of PARADIGM TAX GROUP and ROBERT HILL LAW, LTD. herein granted shall commence upon the execution of this letter of authorization and shall terminate upon December 31, 2018.

IN WITNESS WHEREOF:

The undersigned has hereunto set our hands and affixed our seals

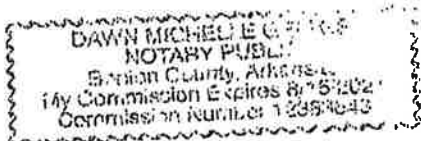
this the 31st day of October, 2017.

Signed, sealed, and delivered in

Dawn Michelle Griggs
Dawn Michelle Griggs

Notary Public

My commission expires: 8/15/2021



ACCEPTED:

Walmart Real Estate Business Trust

By:

Stanley Johnson

Print Name:

Stanley Johnson

Title:

Sr. Manager, Prop. Tax

Date:

10/31/17

Telephone No.

479-277-4493

4731 13 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7370-00100-000

Kendric M Olson (Agent) Paradigm Tax Group

Mr. Olson has filed an application for abatement and refund of taxes on the above referenced property. The application, County Auditor's File No. 4470, is requesting a reduction in value to \$9,836,100 or a reduction of \$5,813,600 for the 2015 assessment year. Mr. Olson has provided a list of "sales" from Wisconsin, Illinois, Minnesota, South Dakota, and one from North Dakota that with sale dates ranging from January 2008 to May 2017. These "sale" are considered irrelevant as they all reflect the sale of properties that were not being utilized to their highest and best use; they were vacant at the time of sale and ultimately resulted in a change of use with potential use restrictions.

Recapped in the left portion of the following table is the value indication from the abatement applications and the differences between that value and the certified 2015 value. Also recapped on the right portion of the table is the "Reviewed" 2015 value and the certified values for this property for the 2015, 2014, 2013, and 2012 assessment years from the City of Fargo, Assessor's Office. The "Reviewed" value is based on the Cost Approach to Value factored for local market sales.

4731 13 AVE S (01-7370-00100-000)						
Paradigm Tax Group		Assessment Department				
	Abatement 2015	Reviewed 2015	Certified 2015	Certified 2014	Certified 2013	Certified 2012
Land Value	\$ -	\$ 5,098,000	\$ 5,098,000	\$ 5,098,000	\$ 5,098,000	\$ 5,098,000
Improvement Value	\$ -	\$ 12,564,000	\$ 10,551,700	\$ 9,129,000	\$ 8,714,600	\$ 8,443,800
True & Full Value	\$ 9,836,100	\$ 17,662,000	\$ 15,649,700	\$ 14,227,000	\$ 13,812,600	\$ 13,541,800
Building Area (sf)	218,579	218,579	218,579	218,579	218,579	218,579
Total Value / sf (Bldg Area)	\$ 45.00	\$ 80.80	\$ 71.60	\$ 65.09	\$ 63.19	\$ 61.95
Improvement Value / sf (Bldg Area)	\$ -	\$ 57.48	\$ 48.27	\$ 41.77	\$ 39.87	\$ 38.63
Dollar Change (from Certified Value)	\$ (\$5,813,600)	\$ 2,012,300	\$ 1,422,700	\$ 414,400	\$ 270,800	(from Prior Year)
Percent Change (from Certified Value)	-37.1%	12.9%	10.0%	3.0%	2.0%	(from Prior Year)
Change Cause		Updated Cost Approach	Market Index	Market Index	Market Index	

The parcel consists of a Super Walmart constructed in 1990 with an addition in 1998 and a major remodel and large addition in 2004 with the conversion to the Super Walmart store format all located on a site containing 926,937 square feet of area or 21.28 acres. The building improvement is of masonry curtain wall construction with metal superstructure which is fully heated, cooled and sprinkled including a 21,400 square foot institutional green house. On-site improvements include approximately 437,300 square feet of asphalt paving, 45,200 square feet of concrete paving, 10,030 square feet of truck well with related infrastructure, 9,370 square feet of secure storage yard, and other related on-site improvements. The most recent formal property inspection by the assessment department occurred after the completion of the 2004 addition.

ASSESSMENT DEPARTMENT RECOMMENDATION

Retain the values as certified for 2015 at \$15,649,700.

The following pages provide supporting documentation for this recommendation.

4731 13 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7370-00100-000

Kendric M Olson (Agent) Paradigm Tax Group

Recent sales of comparable properties, as recapped below, provides the basis for the review of the subject property's value.

Comparable Sales

Bldg Name	Sale Date	Sale Price Adjusted	Occupancy	Yr Built	Bldg SF	Land SF	Bldg to Land	Site Coverage	Land Value / sf	Total Sale \$ / sf	Impr Sale \$ / sf	Bldg Sale \$ / sf
4427 13 AVE S	30-May-13	\$ 7,425,400	Discount	1991	95,096	365,989	3.85	25.98%	\$ 5.75	\$ 78.08	\$ 55.96	\$ 50.49
1126 43 ST S	01-Jul-13	\$ 5,168,900	Discount	1994	48,004	105,788	2.20	45.38%	\$ 6.52	\$ 107.68	\$ 93.30	\$ 90.30
1201 42 ST S			Retail									
4901 13 AVE S UNIT A	30-Dec-15	\$ 5,995,900	Discount	2004	48,453	211,310	4.36	22.93%	\$ 5.50	\$ 123.75	\$ 99.76	\$ 95.61
3730 36 ST S	26-Feb-16	\$24,173,000	Discount	1994	263,350	1,385,956	5.26	19.00%	\$ 3.00	\$ 91.79	\$ 76.00	\$ 67.33
5100 14 AVE S	01-Apr-16	\$ 6,401,900	Discount	2000	55,723	169,082	3.03	32.96%	\$ 5.79	\$ 114.89	\$ 97.32	\$ 94.36
5050 13 AVE S	01-Jul-16	\$15,021,200	Strip Mall	2001	97,559	349,935	3.59	27.88%	\$ 6.72	\$ 153.97	\$ 129.86	\$ 124.32
4900 13 AVE S												
4950 13 AVE S												

Minimum	1991	48,004	105,788	2.20	19.00%	\$ 3.00	\$ 78.08	\$ 55.96	\$ 50.49
Maximum	2004	263,350	1,385,956	5.26	45.38%	\$ 6.72	\$ 153.97	\$ 129.86	\$ 124.32
Mean	1997	101,364	431,343	3.72	29.02%	\$ 5.55	\$ 111.69	\$ 92.03	\$ 87.07
Median	1997	75,410	280,623	3.72	26.93%	\$ 5.77	\$ 111.28	\$ 95.31	\$ 92.33

Bldg Name	Assessment Year	T&F Value	Occupancy	Yr Built	Bldg SF	Land SF	Bldg to Land	Site Coverage	Land Value / sf	Total Sale \$ / sf	Impr Sale \$ / sf	Bldg Sale \$ / sf
4731 13 AVE S	2015	\$15,649,700	Discount	1990	218,579	926,937	4.24	7.15%	\$ 5.50	\$ 71.60	\$ 48.27	\$ 42.86
Reviewed Value ¹	2015	\$17,662,000	Discount	1990	218,579	926,937	4.24	7.15%	\$ 5.50	\$ 80.80	\$ 57.48	\$ 52.07

¹ Based on Marshall & Swift Cost Estimator utilizing model specifications developed from sales of similar properties.

The local sales of retail use properties provide mean and median indications of value of \$111.69 and \$111.28 per square foot of building area respectively. Walmart is currently valued at \$71.60 per square and the updated cost approach, used for uniformity, reflects a value of \$80.80 per square foot which appears reasonable based on the actual age differential.

Also reviewed were the 2015 value of similar competing properties within the City of Fargo for equity and focused on larger retail use properties in the city. As reflected in the following table, the valuation of the Super Walmart falls within the range of the competing properties but toward the lower end of this range on a per unit basis. It should also be noted the majority of competing sites are significantly smaller than the Super Walmart site resulting in a lower land to building ratio.

Similar Competing Properties

Land Addr	Full Land Value	Full Impr Value	T&F Value	Occupancy	Yr Bld	Bldg sf	Site sf	Land to Bldg Ratio	Land Val / sf	Total Val / sf	Impr Val / sf	Bldg Val / sf
4202 13 AVE S	\$2,936,000	\$ 7,254,600	\$10,190,600	Discount Store	1977	131,063	434,995	3.32 :1	\$ 6.75	\$ 77.75	\$ 55.35	\$ 52.18
4305 13 AVE S	\$2,374,000	\$ 2,653,400	\$ 5,027,400	Discount Store	1980	93,288	365,211	3.91 :1	\$ 6.50	\$ 53.89	\$ 28.44	\$ 24.01
4427 13 AVE S	\$2,104,000	\$ 5,265,000	\$ 7,369,000	Discount Store	1991	95,096	365,989	3.85 :1	\$ 5.75	\$ 77.49	\$ 55.37	\$ 49.90
4444 13 AVE S	\$1,739,000	\$ 5,471,400	\$ 7,210,400	Discount Store	1993	100,658	302,372	3.00 :1	\$ 5.75	\$ 71.63	\$ 54.36	\$ 51.24
3730 36 ST S	\$4,158,000	\$ 8,052,600	\$12,210,600	Discount Store	1994	252,816	1,385,956	5.48 :1	\$ 3.00	\$ 48.30	\$ 31.85	\$ 24.70
5100 14 AVE S	\$ 979,000	\$ 3,734,900	\$ 4,713,900	Discount Store	2000	55,723	169,082	3.03 :1	\$ 5.79	\$ 84.60	\$ 67.03	\$ 64.63
4700 17 AVE S	\$2,893,000	\$ 5,981,400	\$ 8,874,400	Discount Store	2002	118,193	503,196	4.26 :1	\$ 5.75	\$ 75.08	\$ 50.61	\$ 47.43
4901 13 AVE S	\$3,842,000	\$ 6,803,300	\$10,645,300	Discount Store	2002	141,474	698,348	4.94 :1	\$ 5.50	\$ 75.25	\$ 48.09	\$ 41.04
4601 23 AVE S	\$1,891,000	\$ 7,111,800	\$ 9,002,800	Discount Store	2004	120,419	252,258	2.09 :1	\$ 7.50	\$ 74.76	\$ 59.06	\$ 56.50
1600 45 ST S	\$1,271,000	\$ 5,468,000	\$ 6,739,000	Discount Store	2013	83,407	209,258	2.51 :1	\$ 6.07	\$ 80.80	\$ 65.56	\$ 62.18
Minimum					1977	55,723	169,082	2.09 :1	\$ 3.00	\$ 48.30	\$ 28.44	\$ 24.01
Maximum					2013	252,816	1,385,956	5.48 :1	\$ 7.50	\$ 84.60	\$ 67.03	\$ 64.63
Mean					1996	119,214	468,667	3.64 :1	\$ 5.84	\$ 71.95	\$ 51.57	\$ 47.38
Median					1997	109,426	365,600	3.58 :1	\$ 5.77	\$ 75.16	\$ 54.85	\$ 50.57
Std Dev						53,124	357,348	1.06	\$ 1.17	\$ 11.63	\$ 12.75	\$ 13.93
- 1 Std Dev						66,090	111,319	2.58	\$ 4.67	\$ 60.33	\$ 38.82	\$ 33.46
+ 1 Std Dev						172,338	826,014	4.70	\$ 7.00	\$ 83.58	\$ 64.32	\$ 61.31

4731 13 AVE S	\$5,098,000	\$10,551,700	\$15,649,700	Discount Store	1990	218,579	926,937	4.24 :1	\$ 5.50	\$ 71.60	\$ 48.27	\$ 42.86
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4731 13 AVE S

**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7370-00100-000

Kendric M Olson (Agent) Paradigm Tax Group

An income approach to value was not considered or utilized in the preceding analysis due to the lack of data available to this office for this property type.



Super Walmart Parcel
(North to Top)

4731 13 AVE S

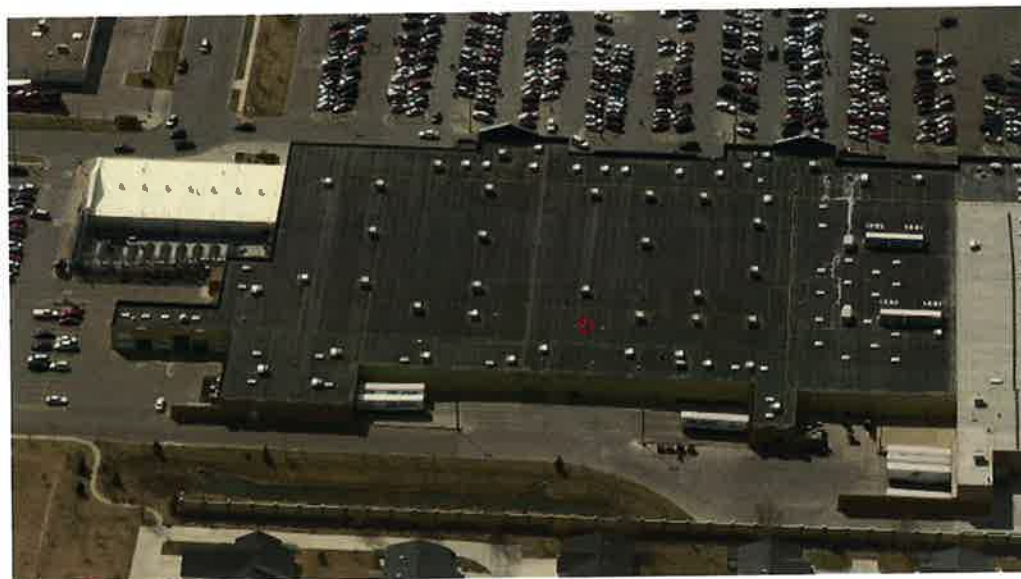
***WAL-MART REAL ESTATE
BUSINESS TRUST***

01-7370-00100-000

Kendric M Olson (Agent) Paradigm Tax Group



Super Walmart
(Front View – Looking North)



Super Walmart
(Rear View – Looking South)

4731 13 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7370-00100-000

Kendric M Olson (Agent) Paradigm Tax Group

Marshall Valuation Service – Replacement Cost Estimate
(plus Land Value)

11/6/2017

Summary Report

Page: 1

Estimate Number	:	284
Parcel Number	:	01-7370-00100-000
Property Owner	:	WAL-MART REAL ESTATE BUSINESS TRUST
Property Address	:	4731 13 AVE S
Property City	:	FARGO
State/Province	:	ND
ZIP/Postal Code	:	58103

Section 1**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
94% Discount Store	Masonry bearing walls	21.00	2.0
6% Institutional Greenhouse, Large	Metal frame and walls	17.00	2.0
Total Area	:	218,579	
Number of Stories (Section)	:	1.00	
Shape	:	2.00	
Effective Age (years)	:	10.00	

Components

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating):		
Package Unit	100%	
Sprinklers:		
Sprinklers	218,579	

Cost as of 01/2017

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	218,579	36.68	8,017,478
Exterior Walls	205,464	13.62	2,798,420
Heating & Cooling	218,579	11.11	2,428,412
Sprinklers	218,579	2.10	459,016
Basic Structure Cost	218,579	62.69	13,703,326
Extras			
Paving - Asphalt	437,300	2.00	874,600
Paving - Concrete	45,200	3.00	135,600
TRUCK WELL	10,030	9.00	90,270
LEVELERS	6	6,000.00	36,000
SECURE STORAGE	9,370	5.00	46,850
Replacement Cost New	218,579	68.11	14,886,646
Less Depreciation			
Physical & Functional	15.6%		2,322,318
Depreciated Cost	218,579	57.48	12,564,328
Rounded to Nearest	1,000		12,564,000
Total Back Dated to 01/2015			12,408,394

Remarks for Section 1:

YR BLT: 1990 W/ 34X134 ADDN IN 1998 AND 104,723 SF ADDN IN 2004 W/ CONVERSION TO SUPER WALMART. SITE AREA: 926,937 SF.

Cost Data by Marshall & Swift



October 26, 2017

VIA FEDEX

Cass County Auditor
Cass County Courthouse
211 – 9th Street South
Fargo, ND 58103
701-241-5600

Re: WalMart

Dear County Auditor,

Enclosed for filing are two copies of the Application for Abatement or Refund of Taxes for the following property:

4731 – 13th Avenue SW
01-7370-00100-000

Please advise of the time and place the hearing will be held. Thank you for your attention to this matter, and please do not hesitate to call with any questions.

Sincerely,

PARADIGM TAX GROUP

A handwritten signature in blue ink, appearing to read "K. M. Olson", written over the printed name.

Kendric M. Olson
Consultant

Enclosure



Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District Fargo
 County of Cass Property I.D. No. 01-7370-00100-000
 Name Walmart RE Business Trust Telephone No. _____
 Address 4731 13th Ave S.

Legal description of the property involved in this application:

Lot: 1, Block 1, WAL-MART 2ND ADDN LT 1 BLK 1 ** 7-22-04 FRM 01-3880-01743-000,
 01-3880-01691-000, 01-7360-00100-000 & 01-7360-00300-000

Total true and full value of the property described
 above for the year 2015 is:

Land \$ _____
 Improvements \$ _____
 Total \$ 15,649,700
 (1)

Total true and full value of the property described
 above for the year 2015 should be:

Land \$ _____
 Improvements \$ _____
 Total \$ 9,836,100
 (2)

The difference of \$ 5,813,600.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☒ 2. Residential or commercial property's true and full value exceeds the market value
- ☐ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) Land - prior to construction
 Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
 yes/no
2. Has the property been offered for sale on the open market? No If yes, how long? _____
 yes/no
 Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: No Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ 9,836,100
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that the true and full market value of the property be reduced to reflect the market value of the
property as established by the appraisal. *** NOTE: Please see attached preliminary estimation of value.
An appraisal of the property has been ordered, and will be submitted upon completion.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

[Signature] 10-26-17 _____
 Signature of Preparer (if other than applicant) Date Signature of Applicant

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
 Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

Walmart Real Estate
Business Trust

County Auditor's File No.

4470

Date Application Was Filed
With The County Auditor

10/30/17

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/31/17

(must be within 60 business days of filing date)

RECEIVED

NOV - 3 2017

FARGO ASSESSOR

Property Detail Report

01-7370-00100-000

**Newest Statement (2016 -
#160127627)**

Owner:	WAL-MART REAL ESTATE BUSINESS TRUST	Mill Levy Rate:	276.45
Address:	4731 13 AVE S FARGO ND 58103	Consolidated:	\$203,685.28
Mail To:	WAL-MART STORES INC PROPERTY TAX DEPT MS 0555 PO BOX 8050 BENTONVILLE AR 72716-8050	Specials:	\$8,323.29
Jurisdiction:	Fargo City	Drains:	\$4,782.14
Mortgage Company:		Other:	\$0.00
		Discounts:	\$10,184.26
		Pen/Int:	\$0.00
		1st Due:	\$0.00
		2nd Due:	\$0.00
		Amount Due:	\$0.00
		Grand Total Due:	\$0.00

Legal Description

Lot: 1 Block: 1 WAL-MART 2ND ADDN LT 1 BLK 1 **7-2 2-04 FRM 01-3880-01743-000, 01-3880-01691-000, 01- 7360-00100-000 & 01-7360-00300-000

Statement: #160127627 Year: 2016

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	276.45	Res Land:	\$0.00
Tax:	\$216,790.71	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$5,098,000.00
Interest:	\$0.00	Comm Building:	\$11,647,200.00
Discount:	\$10,184.26	Total:	\$16,745,200.00
Paid:	\$206,606.45	Taxable Value Before Credits:	\$837,260.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$837,260.00

Type	Description	Amount
Consolidated County		\$40,346.56
Consolidated State		\$736.79
Consolidated County Soil Conservation		\$287.35
Consolidated <u>City of Fargo</u>		\$39,049.81
Consolidated Fargo Park District		\$21,079.53
Consolidated West Fargo Public School District #6		\$98,206.58

Consolidated Southeast Water Resource District	\$3,978.66
Special <u>City of Fargo Specials</u>	\$8,323.29
Drain Drain 40M SE Cass Wrd (40)	\$4,782.14
Total	\$216,790.71

Statement: #150127653 Year: 2015

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	290.68	Res Land:	\$0.00
Tax:	\$211,889.10	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$5,098,000.00
Interest:	\$0.00	Comm Building:	\$10,551,700.00
Discount:	\$10,007.92	Total:	\$15,649,700.00
Paid:	\$201,881.18	Taxable Value Before Credits:	\$782,485.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$782,485.00

Type	Description	Amount
Consolidated County		\$40,846.97
Consolidated State		\$688.59
Consolidated County Soil Conservation		\$433.81
Consolidated <u>City of Fargo</u>		\$37,872.28
Consolidated Fargo Park District		\$20,327.08
Consolidated West Fargo Public School District #6		\$96,202.46
Consolidated Southeast Water Resource District		\$3,787.23
Special <u>City of Fargo Specials</u>		\$8,542.59
Drain Drain 40M SE Cass Wrd (40)		\$3,188.09
Total		\$211,889.10

Statement: #140127677 Year: 2014

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	302.27	Res Land:	\$0.00
Tax:	\$201,135.05	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$5,098,000.00
Interest:	\$0.00	Comm Building:	\$9,129,000.00
Discount:	\$9,460.87	Total:	\$14,227,000.00
Paid:	\$191,674.18	Taxable Value Before Credits:	\$711,350.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$711,350.00

Type	Description	Amount
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Consolidated County	\$40,482.64
Consolidated State	\$625.99
Consolidated County Soil Conservation	\$275.43
Consolidated <u>City of Fargo</u>	\$35,837.82
Consolidated Fargo Park District	\$19,224.09
Consolidated West Fargo Public School District #6	\$89,015.49
Consolidated Southeast Water Resource District	\$3,755.93
Special <u>City of Fargo Specials</u>	\$8,729.57
Drain Drain 40M SE Cass Wrd (40)	\$3,188.09
Total	\$201,135.05

Statement: #130128662 Year: 2013

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	302.56	Res Land:	\$0.00
Tax:	\$195,718.20	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$5,098,000.00
Interest:	\$0.00	Comm Building:	\$8,714,600.00
Discount:	\$9,194.11	Total:	\$13,812,600.00
Paid:	\$186,524.08	Taxable Value Before Credits:	\$690,630.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$690,630.00

Type	Description	Amount
Consolidated County		\$39,303.48
Consolidated State		\$607.75
Consolidated County Soil Conservation		\$425.43
Consolidated <u>City of Fargo</u>		\$34,793.94
Consolidated Fargo Park District		\$18,682.37
Consolidated West Fargo Public School District #6		\$86,422.68
Consolidated Southeast Water Resource District		\$3,646.53
Special <u>City of Fargo Specials</u>		\$8,755.04
Drain Drain 40M SE Cass Wrd (40)		\$3,080.98
Total		\$195,718.20

Statement: #120229329 Year: 2012

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	354.98	Res Land:	\$0.00
Tax:	\$251,141.69	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$5,098,000.00
Interest:	\$0.00	Comm Building:	\$8,443,800.00
Discount:	\$12,017.67	Total:	\$13,541,800.00
Paid:	\$239,124.02	Taxable Value Before Credits:	\$677,090.00

Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$677,090.00

Type	Description	Amount
Consolidated County		\$44,417.10
Consolidated State		\$677.09
Consolidated County Soil Conservation		\$460.42
Consolidated <u>City of Fargo</u>		\$39,440.49
Consolidated Fargo Park District		\$21,159.06
Consolidated West Fargo Public School District #6		\$130,136.70
Consolidated Southeast Water Resource District		\$4,062.54
Special <u>City of Fargo Specials</u>		\$7,707.31
Drain	Drain 40M SE Cass Wrd (40)	\$3,080.98
Total		\$251,141.69

Statement: #110229354 Year: 2011

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	357.37	Res Land:	\$0.00
Tax:	\$253,711.74	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$3,117,000.00
Interest:	\$0.00	Comm Building:	\$10,424,800.00
Discount:	\$12,098.58	Total:	\$13,541,800.00
Paid:	\$241,613.16	Taxable Value Before Credits:	\$677,090.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$677,090.00

Type	Description	Amount
Consolidated County		\$45,872.85
Consolidated State		\$677.09
Consolidated County Soil Conservation		\$561.98
Consolidated <u>City of Fargo</u>		\$39,440.49
Consolidated Fargo Park District		\$21,220.00
Consolidated West Fargo Public School District #6		\$130,136.70
Consolidated Southeast Water Resource District		\$4,062.54
Special <u>City of Fargo Specials</u>		\$8,659.11
Drain	Drain 40M SE Cass Wrd (40)	\$3,080.98
Total		\$253,711.74

Statement: #100229444 Year: 2010

Type:	Real Estate	Ag Land:	\$0.00
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Mill Levy Rate:	334.18	Res Land:	\$0.00
Tax:	\$233,692.84	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$3,117,000.00
Interest:	\$0.00	Comm Building:	\$10,159,300.00
Discount:	\$11,091.68	Total:	\$13,276,300.00
Paid:	\$222,601.16	Taxable Value Before Credits:	\$663,815.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$663,815.00

Type	Description	Amount
Consolidated County		\$43,811.79
Consolidated State		\$663.82
Consolidated County Soil Conservation		\$597.43
Consolidated <u>City of Fargo</u>		\$38,667.22
Consolidated Fargo Park District		\$20,837.15
Consolidated West Fargo Public School District #6		\$113,273.39
Consolidated Southeast Water Resource District		\$3,982.89
Special <u>City of Fargo Specials</u>		\$8,778.17
Drain	Drain 40M SE Cass Wrd (40)	\$3,080.98
Total		\$233,692.84

Statement: #90229490 Year: 2009

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	329.79	Res Land:	\$0.00
Tax:	\$230,897.76	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$3,117,000.00
Interest:	\$0.00	Comm Building:	\$10,159,300.00
Discount:	\$10,945.98	Total:	\$13,276,300.00
Paid:	\$219,951.78	Taxable Value Before Credits:	\$663,815.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$663,815.00

Type	Description	Amount
Consolidated County		\$41,820.35
Consolidated State		\$663.82
Consolidated County Soil Conservation		\$298.72
Consolidated <u>City of Fargo</u>		\$38,667.22
Consolidated Fargo Park District		\$20,876.98
Consolidated West Fargo Public School District #6		\$113,273.39
Consolidated Southeast Water Resource District		\$3,319.08

Special	<u>City of Fargo Specials</u>	\$8,897.22
Drain	Drain 40M SE Cass Wrd (40)	\$3,080.98
Total		\$230,897.76

Assessment Information

Updated: 10/26/2017 12:00:39 AM

[HELP](#)

PARCEL NUMBER	01-7370-00100-000		
SEGMENT NUMBER	1		
ADDRESS	4731 13 AVE S		
OWNERSHIP INFORMATION	WAL-MART REAL ESTATE BUSINESS TRUST PROPERTY TAX DEPT RE		
SCHOOL DISTRICT	6 - West Fargo		
2017 Appraised Value (Current Certified)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$5,098,000	\$11,647,200	\$16,745,200
Net Taxable Appraised Value	\$5,098,000	\$11,647,200	\$16,745,200
Assessment (Local, State, Exempt)	Local		
2018 Proposed Appraised Value (subject to change)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$5,098,000	\$11,647,200	\$16,745,200
Net Taxable Appraised Value	\$5,098,000	\$11,647,200	\$16,745,200
Assessment (Local, State, Exempt)	Local		
BUILDING INFORMATION			
Year Built	1990		
Story Height (Res. Only)	N/A		
Main Floor Sq. Ft. (Res. Only)	N/A		
Total Building Sq. Ft.	218579 Sq. Ft.		
Number of Apartment Units	N/A		
LAND USE	Commercial		
PROPERTY TYPE			
LOT SIZE			
Front Width	649.42		
Back Width	619.67		
Depth Side 1	1100		
Depth Side 2	1100		
Square Footage	926937		
TAXES PAYABLE (2018)	Cass County Property Taxes (This link will direct you to the Cass County website where property tax information is available.).		
LEGAL DESCRIPTION	View legal description information		

See also -- [Fargo GIS Map](#) for interactive mapping and parcel information (link will open in a separate window).

Special Assessment Information

Updated: 10/26/2017 12:03:49 AM

For payoff information call [701.241.1326](tel:701.241.1326)

To make a special assessment payment with a credit card call [701.476.4100](tel:701.476.4100)

(Special assessment information pertains to the entire parcel, not individual segments)

[HELP](#)

Project Category (click for details)	Current Installment	Balance Remaining (principal only)	Work Complete (pending approval)	Work in Progress (estimate only)
STREETS				
534300	\$3,653.09	\$32,016.10		
504700	\$730.58	\$5,242.22		
521200	\$632.42	\$4,571.99		
UTILITIES				
572900	\$789.61	\$9,904.53		
UR-14-1	\$24.52	\$352.20		
469300	\$1,772.02	\$12,714.94		
572902	\$721.06	\$9,485.44		
UNKNOWN				
NR-17-A				\$876.56
Totals	\$8,323.30	\$74,287.42	\$0.00	\$876.56
	Payment Status			

Principal and Interest Breakdown

Year	Total Payment	Principal Amount	Interest Amount
2016	\$8,323.29	\$3,983.90	\$4,339.39
2015	\$8,542.59	\$3,974.81	\$4,567.78
2014	\$8,729.57	\$3,951.15	\$4,778.42

NOTE: For additional special assessment information, please fill out [this form](#).

[Return to Search](#)

For property value, ownership, legal description information or feedback contact [Assessors](#)
For information or feedback pertaining to special assessments, contact [Special Assessments](#)

DISCLAIMER

The City Of Fargo provides property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the City Of Fargo. In no event will the City Of Fargo be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Big Box Sales									
#	Address	City	State	Building Description	Sale Date	GBA	Year Built	Sale Price	\$/SF
1	2222 Crest View Dr.	Hudson	WI	Wal-Mart	May-15	92,971	1989	\$ 3,800,000	\$ 40.87
2	5801 West War Memorial	Peoria	IL	American TV & Appliance	May-15	126,222	2003	\$ 7,900,000	\$ 62.59
3	103 Oak Avenue	Menomonie	WI	K-Mart	Mar-15	87,754	1989	\$ 3,090,000	\$ 35.21
4	6300 West Brown Deer Road	Milwaukee	WI	Lowe's	Dec-13	117,609	2006	\$ 4,000,000	\$ 34.01
5	2020 North Spring Street	Beaver Dam	WI	Home Depot	Nov-13	102,513	2006	\$ 2,500,000	\$ 24.39
6	3015 Tower Ave	Superior	WI	K-Mart	May-17	89,010	1978	\$ 2,150,000	\$ 24.15
7	7701 Calumet Road	Milwaukee	WI	Sams Club	Mar-17	138,480	1991	\$ 2,992,000	\$ 21.61
8	1001 Highway 23 Byp N	Marshall	MN	K-Mart	Feb-17	94,688	1989	\$ 1,850,000	\$ 19.54
9	404 Schilling Drive	Dundas	MN	K-Mart	Jan-17	94,479	1990	\$ 2,750,000	\$ 29.11
10	1606 Highway 11	International Falls	MN	K-Mart	Jun-16	83,552	1981	\$ 2,200,000	\$ 26.33
11	1100 West Highway 10	Anoka	MN	K-Mart	Apr-16	86,479	1991	\$ 4,000,000	\$ 46.25
12	4405 NE Pheasant	Blaine	MN	Wal-Mart	Jan-16	140,684	2002	\$ 5,200,000	\$ 36.96
13	1215 North State Street	Fairmont	MN	K-Mart	Oct-15	89,291	1970	\$ 325,000	\$ 3.64
14	7210 E Point Douglas Rd	Cottage Grove	MN	Home Depot	Jun-15	95,096	2002	\$ 2,250,000	\$ 23.66
15	5150 Highway 52 NE	Rochester	MN	Menards	Mar-15	93,000	1971	\$ 4,093,937	\$ 44.02
16	380 33rd Ave S.	St. Cloud	MN	Wal-Mart	Oct-14	119,141	1991	\$ 2,265,000	\$ 19.01
17	300 W 7th St.	Monticello	MN	Runnings	Aug-13	87,097	2000	\$ 2,420,000	\$ 27.79
18	2324 3rd Ave NE	Cambridge	MN	Mills Fleet Farm	Oct-12	140,000	2009	\$ 5,000,000	\$ 35.71
19	3100 West Highway 13	Burnsville	MN	Menards	Oct-12	119,498	1978	\$ 2,590,000	\$ 21.67
20	1400 18th Ave NW	Austin	MN	Runnings	Sep-12	96,534	1991	\$ 3,200,000	\$ 33.15
21	13800 Rogers Drive	Rogers	MN	Lowes	Aug-12	120,316	2006	\$ 3,200,000	\$ 26.60
22	19146 Freeport Street NW	Elk River	MN	Target	Jan-09	89,827	1995	\$ 3,400,000	\$ 37.85
23	9450 Dunkirk Lane N	Maple Grove	MN	Target	Jan-08	135,132	1998	\$ 9,500,000	\$ 70.30
24	1020 N. LaCrosse Street	Rapid City	SD	Runnings	Oct-11	118,998	1991	\$ 3,750,000	\$ 31.51
25	2210 Broadway Ave	Yankton	SD	Runnings	Dec-16	98,572	1995	\$ 2,700,000	\$ 27.39
26	3401 N. 14th Street	Bismarck	ND	Home Depot	Jan-10	102,749	2005	\$ 3,450,000	\$ 33.58
						Low	83,552	1970	\$ 325,000 \$ 3.64
						High	140,684	2009	\$ 9,500,000 \$ 70.30
						Average	106,142	1993	\$ 3,483,690 \$ 32.19
						Median	97,553	1991	\$ 3,145,000 \$ 30.31

Valuation Estimate of Subject	
Subject GBA	218,579
Indicated Value Range	Total
Low	\$795,580
High	\$15,366,460
Average	\$7,035,792
Median	\$6,625,144

LETTER OF AUTHORIZATION

TO: Ad Valorem Tax Authorities and Others to Whom It May Concern

This letter will introduce the firms of PARADIGM TAX GROUP and ROBERT HILL LAW, LTD., which are authorized to represent us concerning Ad Valorem Taxes on real (and/or personal) property for 2015-2018. This authorization letter will supersede any previous letters of authorization on file.

PARADIGM TAX GROUP and ROBERT HILL LAW, LTD are authorized to file real estate returns, to review and receive copies of any prior year's tax return, to investigate appraisals and assessments, to submit income and expense information, to appeal property values and taxes, to receive tax bills, to appear before administrative boards or agencies, and to prepare to take such actions in our offices as necessary to effectuate same. PARADIGM TAX GROUP and ROBERT HILL LAW, LTD. are authorized to act as agent, and/or attorney in fact, with those aforementioned rights on the property owned or controlled by the undersigned entity.

The rights, powers, and authorization of PARADIGM TAX GROUP and ROBERT HILL LAW, LTD. herein granted shall commence upon the execution of this letter of authorization and shall terminate upon December 31, 2018.

IN WITNESS WHEREOF:

The undersigned has hereunto set our hands and affixed our seals

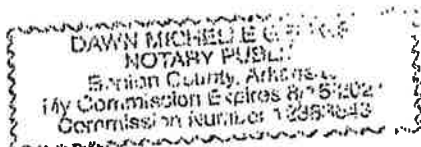
this the 31st day of October, 2017.

Signed, sealed, and delivered in

Dawn Michelle Griggs
Dawn Michelle Griggs

Notary Public

My commission expires: 8/15/2021



ACCEPTED:

Walmart Real Estate Business Trust

By: [Signature]

Print Name: Stanley Johnson

Title: Sr. Manager, Prop. Tax

Date: 10/31/17

Telephone No. 479-277-4493

4831 13 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7360-00200-000

Kendric M Olson (Agent) Paradigm Tax Group

Mr. Olson has filed an application for abatement and refund of taxes on the above referenced property. The application, County Auditor's File No. 4471, is requesting a reduction in value to \$6,190,000 or a reduction of \$2,661,500 for the 2015 assessment year. Mr. Olson has provided a list of "sales" from Wisconsin, Illinois, Minnesota, South Dakota, and one from North Dakota with sale dates ranging from January 2008 to May 2017. These "sale" are considered irrelevant as they all reflect the sale of properties that were not being utilized to their highest and best use; they were vacant at the time of sale and ultimately resulted in a change of use with potential use restrictions.

Recapped in the left portion of the following table is the value indication from the abatement applications and the differences between that value and the certified 2015 value. Also recapped on the right portion of the table is the "Reviewed" 2015 value and the certified values for this property for the 2015, 2014, 2013, and 2012 assessment years from the City of Fargo, Assessor's Office. The "Reviewed" value is based on the Cost Approach to Value factored for local market sales.

4831 13 AVE S (01-7360-00200-000)						
Paradigm Tax Group		Assessment Department				
	Abatement 2015	Reviewed 2015	Certified 2015	Certified 2014	Certified 2013	Certified 2012
Land Value	\$ -	\$ 2,257,000	\$ 2,257,000	\$ 2,257,000	\$ 2,257,000	\$ 2,257,000
Improvement Value	\$ -	\$ 6,875,000	\$ 6,594,500	\$ 5,789,800	\$ 5,555,400	\$ 5,402,200
True & Full Value	\$ 6,190,000	\$ 9,132,000	\$ 8,851,500	\$ 8,046,800	\$ 7,812,400	\$ 7,659,200
Building Area (sf)	137,554	137,554	137,554	137,554	137,554	137,554
Total Value / sf (Bldg Area)	\$ 45.00	\$ 66.39	\$ 64.35	\$ 58.50	\$ 56.80	\$ 55.68
Improvement Value / sf (Bldg Area)	\$ -	\$ 49.98	\$ 47.94	\$ 42.09	\$ 40.39	\$ 39.27
Dollar Change (from Certified Value)	\$ (2,661,500)	\$ 280,500	\$ 804,700	\$ 234,400	\$ 153,200	(from Prior Year)
Percent Change (from Certified Value)	-30.1%	4.3%	10.0%	3.0%	2.0%	(from Prior Year)
Change Cause		Updated Cost Approach	Market Index	Market Index	Market Index	

The parcel consists of a Sam's Club constructed in 1990 with additions in 1998 and 2006 located on a site containing 456,367 square feet of gross land area or 10.48 acres. The building improvement is of masonry curtain wall construction with metal superstructure which is fully heated, cooled and sprinkled. On-site improvements include approximately 197,900 square feet of asphalt paving, 17,300 square feet of concrete paving, 4,800 square feet of truck well with related infrastructure, 3,715 square feet canopy, and other related on-site improvements. The most recent formal property inspection by the assessment department occurred after the completion of the 2006 addition.

ASSESSMENT DEPARTMENT RECOMMENDATION

Retain the values as certified for 2015 at \$8,851,500.

The following pages provide supporting documentation for this recommendation.

4831 13 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7360-00200-000

Kendric M Olson (Agent) Paradigm Tax Group

Recent sales of comparable properties, as recapped below, provides the basis for the review of the subject property's value.

Comparable Sales

Bldg Name	Sale Date	Sale Price Adjusted	Occupancy	Yr Built	Bldg SF	Land SF	Bldg to Land	Site Coverage	Land Value / sf	Total Sale \$ / sf	Impr Sale \$ / sf	Bldg Sale \$ / sf
4427 13 AVE S	30-May-13	\$ 7,425,400	Discount	1991	95,096	365,989	3.85	25.98%	\$ 5.75	\$ 78.08	\$ 55.96	\$ 50.49
1126 43 ST S	01-Jul-13	\$ 5,168,900	Discount	1994	48,004	105,788	2.20	45.38%	\$ 6.52	\$ 107.68	\$ 93.30	\$ 90.30
1201 42 ST S			Retail									
4901 13 AVE S UNIT A	30-Dec-15	\$ 5,995,900	Discount	2004	48,453	211,310	4.36	22.93%	\$ 5.50	\$ 123.75	\$ 99.76	\$ 95.61
3730 36 ST S	26-Feb-16	\$ 24,173,000	Discount	1994	263,350	1,385,956	5.26	19.00%	\$ 3.00	\$ 91.79	\$ 76.00	\$ 67.33
5100 14 AVE S	01-Apr-16	\$ 6,401,900	Discount	2000	55,723	169,082	3.03	32.96%	\$ 5.79	\$ 114.89	\$ 97.32	\$ 94.36
5050 13 AVE S	01-Jul-16	\$ 15,021,200	Strip Mall	2001	97,559	349,935	3.59	27.88%	\$ 6.72	\$ 153.97	\$ 129.86	\$ 124.32
4900 13 AVE S												
4950 13 AVE S												

Minimum	1991	48,004	105,788	2.20	19.00%	\$ 3.00	\$ 78.08	\$ 55.96	\$ 50.49
Maximum	2004	263,350	1,385,956	5.26	45.38%	\$ 6.72	\$ 153.97	\$ 129.86	\$ 124.32
Mean	1997	101,364	431,343	3.72	29.02%	\$ 5.55	\$ 111.69	\$ 92.03	\$ 87.07
Median	1997	75,410	280,623	3.72	26.93%	\$ 5.77	\$ 111.28	\$ 95.31	\$ 92.33

Bldg Name	Assessment Year	T&F Value	Occupancy	Yr Built	Bldg SF	Land SF	Bldg to Land	Site Coverage	Land Value / sf	Total Sale \$ / sf	Impr Sale \$ / sf	Bldg Sale \$ / sf
4831 13 AVE S	2015	\$ 8,851,500	Discount	1990	137,554	456,367	3.32	14.52%	\$ 4.95	\$ 64.35	\$ 47.94	\$ 43.48
Reviewed Value ¹	2015	\$ 9,132,000	Discount	1990	137,554	456,367	3.32	14.52%	\$ 4.95	\$ 66.39	\$ 49.98	\$ 45.52

¹ Based on Marshall & Swift Cost Estimator utilizing model specifications developed from sales of similar properties.

The local sales of retail use properties provide mean and median indications of value of \$111.69 and \$111.28 per square foot of building area respectively. Sam's Club is currently valued at \$64.35 per square and the updated cost approach, used for uniformity, reflects a value of \$66.39 per square foot which appears low based on the available sales.

Also reviewed were the 2015 value of similar competing properties within the City of Fargo for equity and focused on larger retail use properties in the city. As reflected in the following table, the valuation of the Sam's Club falls below the range of the competing properties on a per unit basis.

Similar Competing Properties

Land Addr	Full Land Value	Full Impr Value	T&F Value	Occupancy	Yr Bld	Bldg sf	Site sf	Land to Bldg Ratio	Land Val / sf	Total Val / sf	Impr Val / sf	Bldg Val / sf
4202 13 AVE S	\$2,936,000	\$ 7,254,600	\$10,190,600	Discount Store	1977	131,063	434,995	3.32 :1	\$ 6.75	\$ 77.75	\$ 55.35	\$ 52.18
4305 13 AVE S	\$2,374,000	\$ 2,653,400	\$ 5,027,400	Discount Store	1980	93,288	365,211	3.91 :1	\$ 6.50	\$ 53.89	\$ 28.44	\$ 24.01
4427 13 AVE S	\$2,104,000	\$ 5,265,000	\$ 7,369,000	Discount Store	1991	95,096	365,989	3.85 :1	\$ 5.75	\$ 77.49	\$ 55.37	\$ 49.90
4444 13 AVE S	\$1,739,000	\$ 5,471,400	\$ 7,210,400	Discount Store	1993	100,658	302,372	3.00 :1	\$ 5.75	\$ 71.63	\$ 54.36	\$ 51.24
3730 36 ST S	\$4,158,000	\$ 8,052,600	\$12,210,600	Discount Store	1994	252,816	1,385,956	5.48 :1	\$ 3.00	\$ 48.30	\$ 31.85	\$ 24.70
5100 14 AVE S	\$ 979,000	\$ 3,734,900	\$ 4,713,900	Discount Store	2000	55,723	169,082	3.03 :1	\$ 5.79	\$ 84.60	\$ 67.03	\$ 64.63
4700 17 AVE S	\$2,893,000	\$ 5,981,400	\$ 8,874,400	Discount Store	2002	118,193	503,196	4.26 :1	\$ 5.75	\$ 75.08	\$ 50.61	\$ 47.43
4901 13 AVE S	\$3,842,000	\$ 6,803,300	\$10,645,300	Discount Store	2002	141,474	698,348	4.94 :1	\$ 5.50	\$ 75.25	\$ 48.09	\$ 41.04
4601 23 AVE S	\$1,891,000	\$ 7,111,800	\$ 9,002,800	Discount Store	2004	120,419	252,258	2.09 :1	\$ 7.50	\$ 74.76	\$ 59.06	\$ 56.50
1600 45 ST S	\$1,271,000	\$ 5,468,000	\$ 6,739,000	Discount Store	2013	83,407	209,258	2.51 :1	\$ 6.07	\$ 80.80	\$ 65.56	\$ 62.18
Minimum					1977	55,723	169,082	2.09 :1	\$ 3.00	\$ 48.30	\$ 28.44	\$ 24.01
Maximum					2013	252,816	1,385,956	5.48 :1	\$ 7.50	\$ 84.60	\$ 67.03	\$ 64.63
Mean					1996	119,214	468,667	3.64 :1	\$ 5.84	\$ 71.95	\$ 51.57	\$ 47.38
Median					1997	109,426	365,600	3.58 :1	\$ 5.77	\$ 75.16	\$ 54.85	\$ 50.57
Std Dev						53,124	357,348	1.06	\$ 1.17	\$ 11.63	\$ 12.75	\$ 13.93
- 1 Std Dev						66,090	111,319	2.58	\$ 4.67	\$ 60.33	\$ 38.82	\$ 33.46
+ 1 Std Dev						172,338	826,014	4.70	\$ 7.00	\$ 83.58	\$ 64.32	\$ 61.31
4831 13 AVE S	\$2,257,000	\$ 6,594,500	\$ 8,851,500	Discount Store	1990	137,554	456,367	3.32 :1	\$ 4.95	\$ 64.35	\$ 47.94	\$ 43.48

4831 13 AVE S

**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7360-00200-000

Kendric M Olson (Agent) Paradigm Tax Group

An income approach to value was not considered or utilized in the preceding analysis due to the lack of data available to this office for this property type.



Sam's Club
(North to Top)

4831 13 AVE S

**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7360-00200-000

Kendric M Olson (Agent) Paradigm Tax Group



Sam's Club
(Front View – Looking North)



Sam's Club
(Rear View – Looking South-Southeast)

4831 13 AVE S**WAL-MART REAL ESTATE
BUSINESS TRUST**

01-7360-00200-000

Kendric M Olson (Agent) Paradigm Tax Group

**Marshall Valuation Service – Replacement Cost Estimate
(plus Land Value)**

11/6/2017

Summary Report

Page: 1

Estimate Number	:	283
Parcel Number	:	01-7360-00200-000
Property Owner	:	WAL-MART REAL ESTATE BUSINESS TRUST
Property Address	:	4831 13 AVE S
Property City	:	FARGO
State/Province	:	ND
ZIP/Postal Code	:	58103

Section 1

Occupancy	Class	Height	Rank
100% Discount Store	Metal frame and walls	24.00	2.0
Total Area	:	138,768	
Number of Stories (Section)	:	1.00	
Shape	:	2.00	
Effective Age (years)	:	11.00	

Components	Units/%	Other
HVAC (Heating):		
Package Unit	100%	
Sprinklers:		
Sprinklers	140,311	
Mezzanines:		
Mezzanines-Office	1,543	

Cost as of 01/2017

	Units/%	Cost	Total
Basic Structure			
Base Cost	138,768	37.65	5,224,615
Exterior Walls	138,768	8.67	1,203,119
Heating & Cooling	138,768	11.73	1,627,749
Sprinklers	140,311	2.20	308,684
Mezzanine	1,543	44.53	68,710
Basic Structure Cost	138,768	60.77	8,432,877
Extras			
Parking - Asphalt	197,900	2.00	395,800
Concrete 11,570 sf	17,300	3.00	51,900
Truck wall	4,800	9.00	43,200
LEVELERS	5	6,000.00	30,000
CANOPY	3,715	25.00	92,875
Replacement Cost New	138,768	65.19	9,046,652
Less Depreciation			
Physical & Functional	24.0%		2,171,197
Depreciated Cost	138,768	49.55	6,875,455
Rounded to Nearest	1,000		6,875,000
Total Back Dated to 01/2015			6,840,245

Remarks for Section 1:

YR BLT: 1990 W/ 1991 (1,050 SF), 1998 (3,960 SF), AND 2006 (20,630 SF). SITE SF: 456,367.

Cost Data by Marshall & Swift



October 26, 2017

VIA FEDEX

Cass County Auditor
Cass County Courthouse
211 – 9th Street South
Fargo, ND 58103
701-241-5600

Re: Sams

Dear County Auditor,

Enclosed for filing are two copies of the Application for Abatement or Refund of Taxes for the following property:

4831 – 13th Avenue SW
01-7360-00200-000

Please advise of the time and place the hearing will be held. Thank you for your attention to this matter, and please do not hesitate to call with any questions.

Sincerely,

PARADIGM TAX GROUP

A handwritten signature in blue ink, appearing to read "Kendric M. Olson".

Kendric M. Olson
Consultant

Enclosure



Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District Fargo
 County of Cass Property I.D. No. 01-7360-00200-000
 Name Sam's RE Business Trust Telephone No. _____
 Address 4831 13th Ave S.

Legal description of the property involved in this application:

Lot: 2, Block 1, WAL-MART 1ST ADDN LT 2 BLK 1 ALSO 4845 13TH AVE S**01/02/2004

Total true and full value of the property described
above for the year 2015 is:

Land \$ _____
 Improvements \$ _____
 Total \$ 8,851,500
 (1)

Total true and full value of the property described
above for the year 2015 should be:

Land \$ _____
 Improvements \$ _____
 Total \$ 6,190,000
 (2)

The difference of \$ 2,661,500.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☒ 2. Residential or commercial property's true and full value exceeds the market value
- ☐ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
 Terms: Cash _____ Contract _____ Trade _____ Other (explain) Land - prior to construction
 Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
 yes/no
2. Has the property been offered for sale on the open market? No If yes, how long? _____
 yes/no
 Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: No Purpose of appraisal: _____
 yes/no
 Market value estimate: \$ _____
 Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ 6,190,000
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that the true and full market value of the property be reduced to reflect the market value of the
property as established by the appraisal. *** NOTE: Please see attached preliminary estimation of value.

An appraisal of the property has been ordered, and will be submitted upon completion.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) [Signature] Date 10-26-17 Signature of Applicant _____ Date _____

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.

Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

Sams Real Estate Business Trust

County Auditor's File No.

4471

Date Application Was Filed
With The County Auditor

10/30/17

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/31/17

(must be within 60 business days of filing date)

RECEIVED**NOV - 3 2017****FARGO ASSESSOR**

Property Detail Report

	01-7360-00200-000	Newest Statement (2016 - #160127624)
Owner:	SAM'S REAL ESTATE BUSINESS TRUST	Mill Levy Rate: 276.45
Address:	4831 13 AVE S FARGO ND 58103	Consolidated: \$115,204.59
Mail To:	SAM'S REAL ESTATE BUSINESS TRUST PROPERTY TAX DEPT MS 0555 PO BOX 8050 BENTONVILLE AR 72716-8050	Specials: \$4,645.86
Jurisdiction:	Fargo City	Drains: \$2,657.79
Mortgage Company:		Other: \$0.00
		Discounts: \$5,760.23
		Pen/Int: \$0.00
		1st Due: \$0.00
		2nd Due: \$0.00
		Amount Due: \$0.00
		Grand Total Due: \$0.00

Legal Description

Lot: 2 Block: 1 WAL-MART 1ST ADDN LT 2 BLK 1 ALSO 4845 13TH AVE S**01/02/2004

Statement: #160127624 Year: 2016

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	276.45	Res Land:	\$0.00
Tax:	\$122,508.24	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$2,257,000.00
Interest:	\$0.00	Comm Building:	\$7,214,100.00
Discount:	\$5,760.23	Total:	\$9,471,100.00
Paid:	\$116,748.01	Taxable Value Before Credits:	\$473,555.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$473,555.00

Type	Description	Amount
Consolidated County		\$22,820.05
Consolidated State		\$416.73
Consolidated County Soil Conservation		\$162.53
Consolidated <u>City of Fargo</u>		\$22,086.61
Consolidated Fargo Park District		\$11,922.60
Consolidated West Fargo Public School District #6		\$55,545.73
Consolidated Southeast Water Resource District		\$2,250.34
Special <u>City of Fargo Specials</u>		\$4,645.86
Drain	Drain 40M SE Cass Wrd (40)	\$2,657.79

Total**\$122,508.24****Statement: #150127650 Year: 2015**

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	290.68	Res Land:	\$0.00
Tax:	\$119,766.94	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$2,257,000.00
Interest:	\$0.00	Comm Building:	\$6,594,500.00
Discount:	\$5,660.50	Total:	\$8,851,500.00
Paid:	\$114,106.44	Taxable Value Before Credits:	\$442,575.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$442,575.00

Type	Description	Amount
	Consolidated County	\$23,103.12
	Consolidated State	\$389.47
	Consolidated County Soil Conservation	\$245.36
	Consolidated <u>City of Fargo</u>	\$21,420.63
	Consolidated Fargo Park District	\$11,497.03
	Consolidated West Fargo Public School District #6	\$54,412.29
	Consolidated Southeast Water Resource District	\$2,142.06
Special	<u>City of Fargo Specials</u>	\$4,785.12
Drain	Drain 40M SE Cass Wrd (40)	\$1,771.86
Total		\$119,766.94

Statement: #140127674 Year: 2014

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	302.27	Res Land:	\$0.00
Tax:	\$113,574.67	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$2,257,000.00
Interest:	\$0.00	Comm Building:	\$5,789,800.00
Discount:	\$5,351.07	Total:	\$8,046,800.00
Paid:	\$108,223.60	Taxable Value Before Credits:	\$402,340.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$402,340.00

Type	Description	Amount
	Consolidated County	\$22,897.01
	Consolidated State	\$354.06
	Consolidated County Soil Conservation	\$155.79

Consolidated <u>City of Fargo</u>	\$20,269.89
Consolidated Fargo Park District	\$10,873.16
Consolidated West Fargo Public School District #6	\$50,347.22
Consolidated Southeast Water Resource District	\$2,124.36
Special <u>City of Fargo Specials</u>	\$4,781.32
Drain Drain 40M SE Cass Wrd (40)	\$1,771.86
Total	\$113,574.67

Statement: #130128659 Year: 2013

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	302.56	Res Land:	\$0.00
Tax:	\$110,504.78	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$2,257,000.00
Interest:	\$0.00	Comm Building:	\$5,555,400.00
Discount:	\$5,200.18	Total:	\$7,812,400.00
Paid:	\$105,304.60	Taxable Value Before Credits:	\$390,620.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$390,620.00

Type	Description	Amount
Consolidated County		\$22,230.03
Consolidated State		\$343.75
Consolidated County Soil Conservation		\$240.62
Consolidated <u>City of Fargo</u>		\$19,679.44
Consolidated Fargo Park District		\$10,566.74
Consolidated West Fargo Public School District #6		\$48,880.62
Consolidated Southeast Water Resource District		\$2,062.47
Special <u>City of Fargo Specials</u>		\$4,789.87
Drain Drain 40M SE Cass Wrd (40)		\$1,711.24
Total		\$110,504.78

Statement: #120229326 Year: 2012

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	354.98	Res Land:	\$0.00
Tax:	\$141,986.95	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$2,257,000.00
Interest:	\$0.00	Comm Building:	\$5,402,200.00
Discount:	\$6,797.16	Total:	\$7,659,200.00
Paid:	\$135,189.78	Taxable Value Before Credits:	\$382,960.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00

Net Taxable Value:

\$382,960.00

Type	Description	Amount
Consolidated County		\$25,122.18
Consolidated State		\$382.96
Consolidated County Soil Conservation		\$260.41
Consolidated <u>City of Fargo</u>		\$22,307.42
Consolidated Fargo Park District		\$11,967.50
Consolidated West Fargo Public School District #6		\$73,604.91
Consolidated Southeast Water Resource District		\$2,297.76
Special <u>City of Fargo Specials</u>		\$4,332.57
Drain	Drain 40M SE Cass Wrd (40)	\$1,711.24
Total		\$141,986.95

Statement: #110229351 Year: 2011

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	357.37	Res Land:	\$0.00
Tax:	\$143,499.38	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$1,711,000.00
Interest:	\$0.00	Comm Building:	\$5,948,200.00
Discount:	\$6,842.92	Total:	\$7,659,200.00
Paid:	\$136,656.45	Taxable Value Before Credits:	\$382,960.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$382,960.00

Type	Description	Amount
Consolidated County		\$25,945.54
Consolidated State		\$382.96
Consolidated County Soil Conservation		\$317.86
Consolidated <u>City of Fargo</u>		\$22,307.42
Consolidated Fargo Park District		\$12,001.97
Consolidated West Fargo Public School District #6		\$73,604.91
Consolidated Southeast Water Resource District		\$2,297.76
Special <u>City of Fargo Specials</u>		\$4,929.72
Drain	Drain 40M SE Cass Wrd (40)	\$1,711.24
Total		\$143,499.38

Statement: #100229441 Year: 2010

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	334.18	Res Land:	\$0.00
Tax:	\$132,176.86	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$1,711,000.00

Interest:	\$0.00	Comm Building:	\$5,798,000.00
Discount:	\$6,273.39	Total:	\$7,509,000.00
Paid:	\$125,903.45	Taxable Value Before Credits:	\$375,450.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$375,450.00

Type	Description	Amount
Consolidated County		\$24,779.70
Consolidated State		\$375.45
Consolidated County Soil Conservation		\$337.91
Consolidated <u>City of Fargo</u>		\$21,869.96
Consolidated Fargo Park District		\$11,785.38
Consolidated West Fargo Public School District #6		\$64,066.79
Consolidated Southeast Water Resource District		\$2,252.70
Special <u>City of Fargo Specials</u>		\$4,997.73
Drain	Drain 40M SE Cass Wrd (40)	\$1,711.24
Total		\$132,176.86

Statement: #90229487 Year: 2009

Type:	Real Estate	Ag Land:	\$0.00
Mill Levy Rate:	329.79	Res Land:	\$0.00
Tax:	\$130,596.63	Res Building:	\$0.00
Penalty:	\$0.00	Comm Land:	\$1,711,000.00
Interest:	\$0.00	Comm Building:	\$5,798,000.00
Discount:	\$6,190.98	Total:	\$7,509,000.00
Paid:	\$124,405.64	Taxable Value Before Credits:	\$375,450.00
Balance:	\$0.00	Homestead Credits:	\$0.00
		Veteran Credits:	\$0.00
		Total Credits:	\$0.00
		Net Taxable Value:	\$375,450.00

Type	Description	Amount
Consolidated County		\$23,653.35
Consolidated State		\$375.45
Consolidated County Soil Conservation		\$168.95
Consolidated <u>City of Fargo</u>		\$21,869.96
Consolidated Fargo Park District		\$11,807.90
Consolidated West Fargo Public School District #6		\$64,066.79
Consolidated Southeast Water Resource District		\$1,877.25
Special <u>City of Fargo Specials</u>		\$5,065.74
Drain	Drain 40M SE Cass Wrd (40)	\$1,711.24
Total		\$130,596.63

Assessment Information

Updated: 10/26/2017 12:00:39 AM

[HELP](#)

PARCEL NUMBER	01-7360-00200-000		
SEGMENT NUMBER	1		
ADDRESS	4831 13 AVE S		
OWNERSHIP INFORMATION	WAL-MART REAL ESTATE BUSINESS TRUST STORE 1581 DEPT 8013		
SCHOOL DISTRICT	6 - West Fargo		
2017 Appraised Value (Current Certified)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$2,257,000	\$7,214,100	\$9,471,100
Net Taxable Appraised Value	\$2,257,000	\$7,214,100	\$9,471,100
Assessment (Local, State, Exempt)	Local		
2018 Proposed Appraised Value (subject to change)			
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Full Appraised Value	\$2,257,000	\$7,214,100	\$9,471,100
Net Taxable Appraised Value	\$2,257,000	\$7,214,100	\$9,471,100
Assessment (Local, State, Exempt)	Local		
BUILDING INFORMATION			
Year Built	1990		
Story Height (Res. Only)	N/A		
Main Floor Sq. Ft. (Res. Only)	N/A		
Total Building Sq. Ft.	137554 Sq. Ft.		
Number of Apartment Units	N/A		
LAND USE	Commercial		
PROPERTY TYPE			
LOT SIZE			
Front Width	350		
Back Width	460.33		
Depth Side 1	1100		
Depth Side 2	1300		
Square Footage	456367		
TAXES PAYABLE (2018)	Cass County Property Taxes (This link will direct you to the Cass County website where property tax information is available.).		
LEGAL DESCRIPTION	View legal description information		

See also -- [Fargo GIS Map](#) for interactive mapping and parcel information (link will open in a separate window).

Special Assessment Information

Updated: 10/26/2017 12:03:49 AM

For payoff information call [701.241.1326](tel:701.241.1326)

To make a special assessment payment with a credit card call [701.476.4100](tel:701.476.4100)

(Special assessment information pertains to the entire parcel, not individual segments)

[HELP](#)

Project Category (click for details)	Current Installment	Balance Remaining (principal only)	Work Complete (pending approval)	Work in Progress (estimate only)
STREETS				
534300	\$2,196.34	\$19,248.98		
504700	\$567.63	\$4,072.99		
UTILITIES				
572900	\$388.78	\$4,876.71		
UR-14-1	\$12.07	\$173.41		
572902	\$355.03	\$4,670.36		
469300	\$1,126.00	\$8,079.46		
UNKNOWN				
NR-17-A				\$431.23
Totals	\$4,645.85	\$41,121.91	\$0.00	\$431.23
	Payment Status			

Principal and Interest Breakdown

Year	Total Payment	Principal Amount	Interest Amount
2016	\$4,645.86	\$2,239.46	\$2,406.40
2015	\$4,785.12	\$2,249.53	\$2,535.59
2014	\$4,781.32	\$2,131.98	\$2,649.34

NOTE: For additional special assessment information, please fill out [this form](#).

[Return to Search](#)

For property value, ownership, legal description information or feedback contact [Assessors](#)
For information or feedback pertaining to special assessments, contact [Special Assessments](#)

DISCLAIMER

The City Of Fargo provides property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the City Of Fargo. In no event will the City Of Fargo be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.

Big Box Sales									
#	Address	City	State	Building Description	Sale Date	GBA	Year Built	Sale Price	\$/SF
1	2222 Crest View Dr.	Hudson	WI	Wal-Mart	May-15	92,971	1989	\$ 3,800,000	\$ 40.87
2	5801 West War Memorial	Peoria	IL	American TV & Appliance	May-15	126,222	2003	\$ 7,900,000	\$ 62.59
3	103 Oak Avenue	Menomonie	WI	K-Mart	Mar-15	87,754	1989	\$ 3,090,000	\$ 35.21
4	6300 West Brown Deer Road	Milwaukee	WI	Lowe's	Dec-13	117,609	2006	\$ 4,000,000	\$ 34.01
5	2020 North Spring Street	Beaver Dam	WI	Home Depot	Nov-13	102,513	2006	\$ 2,500,000	\$ 24.39
6	3015 Tower Ave	Superior	WI	K-Mart	May-17	89,010	1978	\$ 2,150,000	\$ 24.15
7	7701 Calumet Road	Milwaukee	WI	Sams Club	Mar-17	138,480	1991	\$ 2,992,000	\$ 21.61
8	1001 Highway 23 Byp N	Marshall	MN	K-Mart	Feb-17	94,688	1989	\$ 1,850,000	\$ 19.54
9	404 Schilling Drive	Dundas	MN	K-Mart	Jan-17	94,479	1990	\$ 2,750,000	\$ 29.11
10	1606 Highway 11	International Falls	MN	K-Mart	Jun-16	83,552	1981	\$ 2,200,000	\$ 26.33
11	1100 West Highway 10	Anoka	MN	K-Mart	Apr-16	86,479	1991	\$ 4,000,000	\$ 46.25
12	4405 NE Pheasant	Blaine	MN	Wal-Mart	Jan-16	140,684	2002	\$ 5,200,000	\$ 36.96
13	1215 North State Street	Fairmont	MN	K-Mart	Oct-15	89,291	1970	\$ 325,000	\$ 3.64
14	7210 E Point Douglas Rd	Cottage Grove	MN	Home Depot	Jun-15	95,096	2002	\$ 2,250,000	\$ 23.66
15	5150 Highway 52 NE	Rochester	MN	Menards	Mar-15	93,000	1971	\$ 4,093,937	\$ 44.02
16	380 33rd Ave S.	St. Cloud	MN	Wal-Mart	Oct-14	119,141	1991	\$ 2,265,000	\$ 19.01
17	300 W 7th St.	Monticello	MN	Runnings	Aug-13	87,097	2000	\$ 2,420,000	\$ 27.79
18	2324 3rd Ave NE	Cambridge	MN	Mills Fleet Farm	Oct-12	140,000	2009	\$ 5,000,000	\$ 35.71
19	3100 West Highway 13	Burnsville	MN	Menards	Oct-12	119,498	1978	\$ 2,590,000	\$ 21.67
20	1400 18th Ave NW	Austin	MN	Runnings	Sep-12	96,534	1991	\$ 3,200,000	\$ 33.15
21	13800 Rogers Drive	Rogers	MN	Lowes	Aug-12	120,316	2006	\$ 3,200,000	\$ 26.60
22	19146 Freeport Street NW	Elk River	MN	Target	Jan-09	89,827	1995	\$ 3,400,000	\$ 37.85
23	9450 Dunkirk Lane N	Maple Grove	MN	Target	Jan-08	135,132	1998	\$ 9,500,000	\$ 70.30
24	1020 N. LaCrosse Street	Rapid City	SD	Runnings	Oct-11	118,998	1991	\$ 3,750,000	\$ 31.51
25	2210 Broadway Ave	Yankton	SD	Runnings	Dec-16	98,572	1995	\$ 2,700,000	\$ 27.39
26	3401 N. 14th Street	Bismarck	ND	Home Depot	Jan-10	102,749	2005	\$ 3,450,000	\$ 33.58
						Low	83,552	1970	\$ 325,000 \$ 3.64
						High	140,684	2009	\$ 9,500,000 \$ 70.30
						Average	106,142	1993	\$ 3,483,690 \$ 32.19
						Median	97,553	1991	\$ 3,145,000 \$ 30.31

Valuation Estimate of Subject	
Subject GBA	137,554
Indicated Value Range	Total
Low	\$500,667
High	\$9,670,271
Average	\$4,427,696
Median	\$4,169,271

LETTER OF AUTHORIZATION

TO: Ad Valorem Tax Authorities and Others to Whom It May Concern

This letter will introduce the firms of PARADIGM TAX GROUP and ROBERT HILL LAW, LTD., which are authorized to represent us concerning Ad Valorem Taxes on real (and/or personal) property for 2015-2018. This authorization letter will supersede any previous letters of authorization on file.

PARADIGM TAX GROUP and ROBERT HILL LAW, LTD are authorized to file real estate returns, to review and receive copies of any prior year's tax return, to investigate appraisals and assessments, to submit income and expense information, to appeal property values and taxes, to receive tax bills, to appear before administrative boards or agencies, and to prepare to take such actions in our offices as necessary to effectuate same. PARADIGM TAX GROUP and ROBERT HILL LAW, LTD. are authorized to act as agent, and/or attorney in fact, with those aforementioned rights on the property owned or controlled by the undersigned entity.

The rights, powers, and authorization of PARADIGM TAX GROUP and ROBERT HILL LAW, LTD. herein granted shall commence upon the execution of this letter of authorization and shall terminate upon December 31, 2018.

IN WITNESS WHEREOF:

The undersigned has hereunto set our hands and affixed our seals

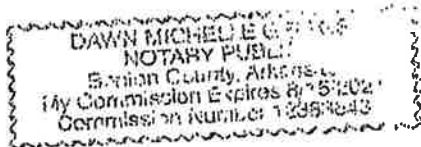
this the 31st day of October, 2017.

Signed, sealed, and delivered in

Dawn Michelle Briggs
Dawn Michelle Briggs

Notary Public

My commission expires: 8/15/2021



ACCEPTED:

Walmart Real Estate Business Trust

By:

Stanley Johnson

Print Name:

Stanley Johnson

Title:

Sr. Manager, Prop. Tax

Date:

10/31/17

Telephone No.

479-277-4493



35

November 16, 2017

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached are *Applications For Abatement Or Refund Of Taxes* #4465 & #4466 made by Blake Newell of J.W. Chatum & Associates representing Coburns, Inc. The applications are for the Cashwise store at 1401 33 St.S. and request that the valuation for 2016 and 2017 be reduced from \$9,600,000 to \$5,589,810.

Our current valuation is a result of subsequent ongoing construction and annual adjustments over time, based on market analysis, and applied to all properties with similar occupancies and uses. We have arrived at our current value using the same valuation methodology and approaches that we have used to arrive at the valuations of all other similar properties in the city.

The information we have provided includes sales of properties similar to the subject as well as the value we currently have on comparable properties. Those comparisons indicate that the value we have on the subject property is in line with market value and is equitable with how similar properties are valued.

The information included by the applicant, in addition to the application form, is almost exclusively sales, asking sales prices, and asking lease rates for completely dissimilar properties in other markets. The information is mostly screen shots from national and regional sources and many of the properties have different uses. Most of the sales information is for "dark stores", properties that have been put up for sale after going vacant, usually in poorer locations than the subject property. This is the same information that was provided in all of the applicant's current 2016 & 2017 abatement applications they filed on all 10 Coburns facilities across the state of North Dakota.

There is no appraisal or value analysis provided by the applicant to support any proof of why they feel the assessment is in error or has been done in an arbitrary, unreasonable or capricious manner. There is also no indication of how the value they request was arrived at.

An appeal of this property was before you when you met as the City Board of Equalization for 2017. You denied the request for an adjustment of the 2017 valuation. The County Board of Equalization and State Board of Equalization also denied any reduction of valuation for the 2017 assessment on this property.

SUGGESTED MOTION:

Denial of Applications For Abatement Or Refund Of Taxes #4465 & #4466 on 1401 33 St. S. for the 2016 and 2017 tax years.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka".

Ben Hushka
Fargo City Assessor

1401 33RD STREET SOUTH***COBORNS INCORPORATED***

01-1390-01327-010

Blake M Newell (Agent) J.W. Chatam & Associates Inc.

Mr. Newell has filed applications for abatement and refund of taxes on the above referenced property. The applications, County Auditor's File No. 4465 for the 2016 assessment year and County Auditor's File No. 4466 for the 2017 assessment year, is requesting a reduction in value to \$5,589,810 or a reduction of \$4,101,190 for each year¹. Mr. Newell has provided no data in support of the value reductions but indicates "... we have information to present in support of the appeals" in his cover letter. The 2017 valuation of this property was also appealed to the Boards of Equalization at the City of Fargo, Cass County, and State. All three Boards upheld the 2017 value as now certified.

Recapped in the left portion of the following table is the value indication from the abatement applications and the differences between those values and the certified 2017 and 2016 values. Also recapped on the right portion of the table are the certified values for this property for the 2017, 2016, 2015, and 2014 assessment years from the City of Fargo, Assessor's Office.

J.W. Chatam & Associates Inc			Assessment Department			
	Abatement 2017	Abatement 2016	Certified 2017	Certified 2016	Certified 2015	Certified 2014
Land Value	\$ 1,693,000	\$ 1,693,000	\$ 1,693,000	\$ 1,693,000	\$ 1,693,000	\$ 1,693,000
Building #1 (Cashwise Grocery)	\$ -	\$ -	\$ 6,626,000	\$ 6,626,000	\$ 5,636,000	\$ 4,969,700
Building #2 (Car Wash)	\$ -	\$ -	\$ 326,600	\$ 326,600	\$ 311,000	\$ 270,400
Building #3 (Cashwise Liquor)	\$ -	\$ -	\$ 954,400	\$ 954,400	\$ 892,000	\$ -
Total Improvement Value	\$ 3,896,810	\$ 3,896,810	\$ 7,907,000	\$ 7,907,000	\$ 6,839,000	\$ 5,240,100
True & Full Value	\$ 5,589,810	\$ 5,589,810	\$ 9,600,000	\$ 9,600,000	\$ 8,532,000	\$ 6,933,100
Building Area #1 (Cashwise Grocery)	-	-	105,343	105,343	105,343	105,397
Building Area #2 (Car Wash)	-	-	2,760	2,760	2,760	2,760
Building Area #3 (Cashwise Liquor)	-	-	10,670	10,670	10,670	-
Total Building Area (sf)	118,773	118,773	118,773	118,773	118,773	108,157
Total Value / sf (Bldg Area)	\$ 47.06	\$ 47.06	\$ 80.83	\$ 80.83	\$ 71.83	\$ 64.10
Total Improvement Value / sf	\$ 32.81	\$ 32.81	\$ 66.57	\$ 66.57	\$ 57.58	\$ 48.45
Improvement Value / sf Building #1			\$ 62.90	\$ 62.90	\$ 53.50	\$ 47.15
Improvement Value / sf Building #2			\$ 118.33	\$ 118.33	\$ 112.68	\$ 97.97
Improvement Value / sf Building #3			\$ 89.45	\$ 89.45	\$ 83.60	N/A
Dollar Change (from Respective Certified Value)	\$ (4,010,190)	\$ (4,010,190)	\$ -	\$ 1,068,000	\$ 1,598,900	(from Prior Year)
Percent Change (from Respective Certified Value)	-41.8%	-41.8%	0.0%	12.5%	23.1%	(from Prior Year)
Change Cause				Market Index & Value Update to Bldg #1 due to Remodeling	Market Index & Completion of Liquor Store	

The parcel consists of a grocery store combined with a convenience store (constructed in 1984), accompanying fueling canopy and fuel tanks, a freestanding carwash (constructed in 2008), and a freestanding off-sale liquor store (constructed in 2013) with the buildings physically inspected after the receipt of the appeal to the City Board of Equalization. The parcel received value increases in previous years, but was unchanged between the 2016 and 2017 assessment years.

ASSESSMENT DEPARTMENT RECOMMENDATION

Retain the values as certified for 2017 and 2016 at \$9,600,000.

The following pages provide supporting documentation for this recommendation.

¹ Mr. Newell had previously proposed a value of \$6,210,900 or \$52.29 per square foot of total building area in the appeals heard by the Boards of Equalization.

1401 33RD STREET SOUTH**COBORN'S INCORPORATED**

01-1390-01327-010

Blake M Newell (Agent) J.W. Chatam & Associates Inc.

Recent sales of comparable properties provides the basis for the review of the subject property's value. As the Cash Wise property consists of multiple uses, the local sales also reflect multiple uses. The following table recaps four local sales, two sales located in North Dakota (Bismarck – 2013 and Williston – 2015) and four recent sales from similar comparable communities in Minnesota.

The local sales provide mean and median indications of value of \$86.73 and \$80.98 per square foot of building area respectively. The 2013 Bismarck sale is \$67.99 and the 2015 Williston sale is \$108.86 per square foot of building area. The current overall value of \$80.83 per square foot of building area for the Cash Wise property is below the mean indication and comparable to the median indication of value for the local sales. The Minnesota sales provide an even higher indication of value for grocery store properties, several of which include multiple uses.

Comparable Sales

Bldg Name	Sale Date	Sale Price Contract	Sale Price Adjusted	Occp	Yr Built	Bldg SF	Land SF	Total Sale \$ / Bldg Area (sf)	Location
4101 13 AVE S (MULTI)	14-Aug-14	\$ 9,716,460	\$ 9,843,860	Grocery	1977	127,393	213,919	\$ 77.27	Fargo
3730 36 ST S/FLEET FARM (Multiple Bldgs)	26-Feb-16	\$ 24,069,300	\$ 24,173,000	Retail / Convenience / Car Wash	1994	288,216	1,385,956	\$ 83.87	Fargo
4427 13 AVE S	30-May-13	\$ 7,330,200	\$ 7,425,400	Retail	1991	95,096	365,989	\$ 78.08	Fargo
1201 42 ST S (Multiple Bldgs)	1-Jul-13	\$ 5,130,000	\$ 5,168,900	Retail	1994	48,004	105,788	\$ 107.68	Fargo
1126 43 ST S									
				Minimum	1977	48,004	105,788	\$ 77.27	
				Maximum	1994	288,216	1,385,956	\$ 107.68	
				Mean	1989	139,677	517,913	\$ 86.73	
				Median	1993	111,245	289,954	\$ 80.98	
1190 W Turnpike Ave, Bismarck	26-Jun-13	\$ 4,023,568	\$ 4,023,568	Grocery	1988	59,180	261,360	\$ 67.99	Bismarck
20 26 ST E, Williston	1-Jan-15	\$ 3,588,600	\$ 4,700,000	Grocery	1981	43,175	141,570	\$ 108.86	Williston
Cash Wise Property	Land Value	Bldg Value	Total Value	Occp	Yr Built	Bldg SF	Land SF	Total Value / Bldg Area (sf)	Location
1401 33 St S (Multiple Bldgs)	\$ 1,693,000	\$ 7,907,000	\$ 9,600,000	Grocery / Convenience Car Wash / Liquor	1984	118,773	561,932	\$ 80.83	Fargo
Bldg Name	Sale Date	Sale Price Contract	Sale Price Adjusted	Occp	Yr Built	Bldg SF	Land SF	Total Sale \$ / Bldg Area (sf)	Location
10855 Univ Ave, Blaine MN	22-Dec-16	\$ 16,750,000	\$ 16,750,000	Grocery	1965	95,685	560,600	\$ 175.05	Blaine
1400 Babcock Blvd E, Delano MN	29-Mar-16	\$ 10,000,000	\$ 10,000,000	Grocery/Convenience	2001	76,420	440,827	\$ 130.86	Delano
10100 6 Ave N, Plymouth MN	3-Apr-15	\$ 19,500,000	\$ 19,500,000	Grocery/Liquor	1989	121,287	634,200	\$ 160.78	Plymouth
20180 Dodd Rd, Lakeville MN	29-Apr-15	\$ 12,090,000	\$ 12,090,000	Grocery/Car Wash	1999	116,417	1,318,997	\$ 103.85	Lakeville
				Minimum (all sales)	1965	43,175	105,788	\$ 67.99	
				Maximum (all sales)	2001	288,216	1,385,956	\$ 175.05	
				Mean (all sales)	1988	107,087	542,921	\$ 109.43	
				Median (all sales)	1990	95,391	403,408	\$ 105.76	

Also reviewed was the 2017 value of similar competing properties within the City of Fargo for uniformity, or equity. This comparison focused on supermarket, retail, and car wash properties individually as well as in aggregate. Overall, the valuation of the Cash Wise property falls within the indications of value of the competing properties as recapped in the following table.

The table recaps the primary units of comparison for each "use" within this property:

- the supermarket portion of the property reflects a **total** value per square foot of building area that falls within, but towards the lower parameters, of the mean and median indications of value;
- the retail portion of the property reflects a **building** value per square foot of building area that falls below the mean and median indications of value (focused on the building value

1401 33RD STREET SOUTH**COBORNS INCORPORATED**

01-1390-01327-010

Blake M Newell (Agent) J.W. Chatam & Associates Inc.

as the land and all on-site improvements are reflected in the valuation of the supermarket portion of the property);

- the car wash portion of the property reflects a **building** value per square foot of building area that falls above the mean and median indications of value (again focused on the building value as the land and all on-site improvements are reflected in the valuation of the supermarket portion of the property); and
- overall, the entire property reflects a **total** value per square foot of building area that falls below the mean and median indications of value for competing properties.

Similar Competing Properties

Land Addr	Full Land Value	Full Impr Value	T&F Value	Prop Type	Yr Built	Seg SqFt	Bldg SF	Land Val / sf	Total Val / sf	Impr Val / sf	Bldg Val / sf
724 UNIVERSITY DR N	\$ 319,000	\$1,043,600	\$1,362,600	Supermarket	1961	106,306	24,150	\$ 3.00	\$ 56.42	\$ 43.21	\$ 36.80
2500 BROADWAY N	\$ 105,000	\$2,621,600	\$2,726,600	Supermarket	1956	52,399	51,116	\$ 2.00	\$ 53.34	\$ 51.29	\$ 49.50
4101 13 AVE S	\$1,444,000	\$3,209,500	\$4,653,500	Supermarket	1977	213,919	53,882	\$ 6.75	\$ 86.36	\$ 59.57	\$ 53.63
3175 25 ST S	\$1,233,000	\$3,963,000	\$5,196,000	Supermarket	1992	176,119	56,930	\$ 7.00	\$ 91.27	\$ 69.61	\$ 62.55
4151 45 ST S	\$2,387,000	\$4,513,000	\$6,900,000	Supermarket	2005	238,696	66,761	\$ 10.00	\$ 103.35	\$ 67.60	\$ 56.00
1532 32 AVE S	\$1,551,000	\$3,299,200	\$4,850,200	Supermarket	1993	221,620	56,278	\$ 7.00	\$ 86.18	\$ 58.62	\$ 53.13
Minimum					1956	52,399	24,150	\$ 2.00	\$ 53.34	\$ 43.21	\$ 36.80
Maximum					2005	238,696	66,761	\$ 10.00	\$ 103.35	\$ 69.61	\$ 62.55
Mean					1981	168,177	51,520	\$ 5.96	\$ 79.49	\$ 58.32	\$ 51.93
Median					1985	195,019	55,080	\$ 6.87	\$ 86.27	\$ 59.09	\$ 53.38

1401 33 ST S - Subject	\$1,693,000	\$6,626,000	\$8,319,000	Supermarket	1984	561,932	105,343	\$ 3.01	\$ 78.97	\$ 62.90	\$ 51.37
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Land Addr	Full Land Value	Full Impr Value	T&F Value	Prop Type	Yr Built	Seg SqFt	Bldg SF	Land Val / sf	Total Val / sf	Impr Val / sf	Bldg Val / sf
2515 UNIVERSITY DR S	\$ 291,000	\$1,347,400	\$1,638,400	Retail	2013	48,572	12,139	\$ 5.99	\$ 134.97	\$ 111.00	\$ 106.88
1895 45 ST S	\$ 133,000	\$ 614,000	\$ 747,000	Retail	2007	18,397	7,296	\$ 7.23	\$ 102.38	\$ 84.16	\$ 82.47
4420 13 AVE S	\$ 272,000	\$1,208,100	\$1,480,100	Retail	2011	37,556	10,000	\$ 7.24	\$ 148.01	\$ 120.81	\$ 116.41
3520 13 AVE S	\$ 244,000	\$1,266,900	\$1,510,900	Retail	2008	48,820	9,988	\$ 5.00	\$ 151.27	\$ 126.84	\$ 115.57
1570 32 AVE S	\$ 301,000	\$ 469,500	\$ 770,500	Retail	2006	42,930	6,800	\$ 7.01	\$ 113.31	\$ 69.04	\$ 63.24
4501 URBAN PLAINS DR S	\$ 641,000	\$1,611,000	\$2,252,000	Retail	2015	58,282	11,533	\$ 11.00	\$ 195.27	\$ 139.69	\$ 130.18
4457 MAIN AVE	\$ 156,000	\$ 969,000	\$1,125,000	Retail	2007	51,899	9,775	\$ 3.01	\$ 115.09	\$ 99.13	\$ 95.04
4801 45 ST S	\$ 341,000	\$ 913,000	\$1,254,000	Retail	2016	48,785	9,088	\$ 6.99	\$ 137.98	\$ 100.46	\$ 91.32
Minimum					2006	18,397	6,800	\$ 3.01	\$ 102.38	\$ 69.04	\$ 63.24
Maximum					2016	58,282	12,139	\$ 11.00	\$ 195.27	\$ 139.69	\$ 130.18
Mean					2010	44,405	9,577	\$ 6.68	\$ 137.29	\$ 106.39	\$ 100.14
Median					2010	48,679	9,882	\$ 7.00	\$ 136.48	\$ 105.73	\$ 100.96

1401 33 ST S - Subject	\$ -	\$ 954,400	\$ 954,400	Retail	2013	-	10,670	\$ -	\$ 89.45	\$ 89.45	\$ 87.39
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Land Addr	Full Land Value	Full Impr Value	T&F Value	Prop Type	Yr Built	Seg SqFt	Bldg SF	Land Val / sf	Total Val / sf	Impr Val / sf	Bldg Val / sf
2212 12 AVE S	\$ 47,000	\$ 126,000	\$ 173,000	Car Wash	1981	18,658	2,955	\$ 2.52	\$ 58.54	\$ 42.64	\$ 33.64
2131 13 AVE S	\$ 78,000	\$ 142,300	\$ 220,300	Car Wash	1981	30,573	2,718	\$ 2.55	\$ 81.05	\$ 52.35	\$ 40.07
3501 BROADWAY N	\$ 35,000	\$ 141,200	\$ 176,200	Car Wash	1984	25,173	2,424	\$ 1.39	\$ 72.69	\$ 58.25	\$ 42.95
1001 43 ST S	\$ 125,000	\$ 191,500	\$ 316,500	Car Wash	1989	35,724	3,242	\$ 3.50	\$ 97.62	\$ 59.07	\$ 49.51
4350 13 AVE S	\$ -	\$ 204,300	\$ 204,300	Car Wash	1996	-	3,229	\$ -	\$ 63.27	\$ 63.27	\$ 63.27
3500 12 AVE N	\$ -	\$ 182,700	\$ 182,700	Car Wash	2002	-	2,030	\$ -	\$ 90.00	\$ 90.00	\$ 58.08
5680 23 AVE S	\$ -	\$ 110,700	\$ 110,700	Car Wash	2012	-	1,560	\$ -	\$ 70.96	\$ 70.96	\$ 70.96
Minimum					1981	-	1,560	\$ 1.39	\$ 58.54	\$ 42.64	\$ 33.64
Maximum					2012	35,724	3,242	\$ 3.50	\$ 97.62	\$ 90.00	\$ 70.96
Mean					1992	15,733	2,594	\$ 2.49	\$ 76.31	\$ 62.36	\$ 51.21
Median					1989	18,658	2,718	\$ 2.54	\$ 72.69	\$ 59.07	\$ 49.51

1401 33 ST S - Subject	\$ -	\$ 326,600	\$ 326,600	Car Wash	2008	-	2,760	\$ -	\$ 118.33	\$ 118.33	\$ 118.33
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Overall Minimum					1956	-	1,560	\$ 1.39	\$ 53.34	\$ 42.64	\$ 33.64
Overall Maximum					2016	238,696	66,761	\$ 11.00	\$ 195.27	\$ 139.69	\$ 130.18
Overall Mean					1996	70,211	19,233	\$ 5.51	\$ 100.45	\$ 77.98	\$ 70.06
Overall Median					2002	48,572	9,775	\$ 6.37	\$ 91.27	\$ 69.04	\$ 62.55

1401 33 ST S - Subject	\$1,693,000	\$6,626,000	\$8,319,000	Supermarket	1984	561,932	105,343	\$ 3.01	\$ 78.97	\$ 62.90	\$ 51.37
1401 33 ST S - Subject	\$ -	\$ 954,400	\$ 954,400	Retail	2013	-	10,670	\$ -	\$ 89.45	\$ 89.45	\$ 87.39
1401 33 ST S - Subject	\$ -	\$ 326,600	\$ 326,600	Car Wash	2008	-	2,760	\$ -	\$ 118.33	\$ 118.33	\$ 118.33
Overall Value	\$1,693,000	\$7,907,000	\$9,600,000			561,932	118,773	\$ 3.01	\$ 80.83	\$ 66.57	\$ 56.17

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1400 34 ST S

1401 33 ST S

1401A 34 ST S

1409 34 ST S

1430 34 ST S

1414 34 ST S

3301 14 AVE S

1340 34 ST S

3228 13 AV

33 ST S

SAVEDO

Relief of Bldg 4 of Hub A91

Page 4 of 9

1401 33RD STREET SOUTH

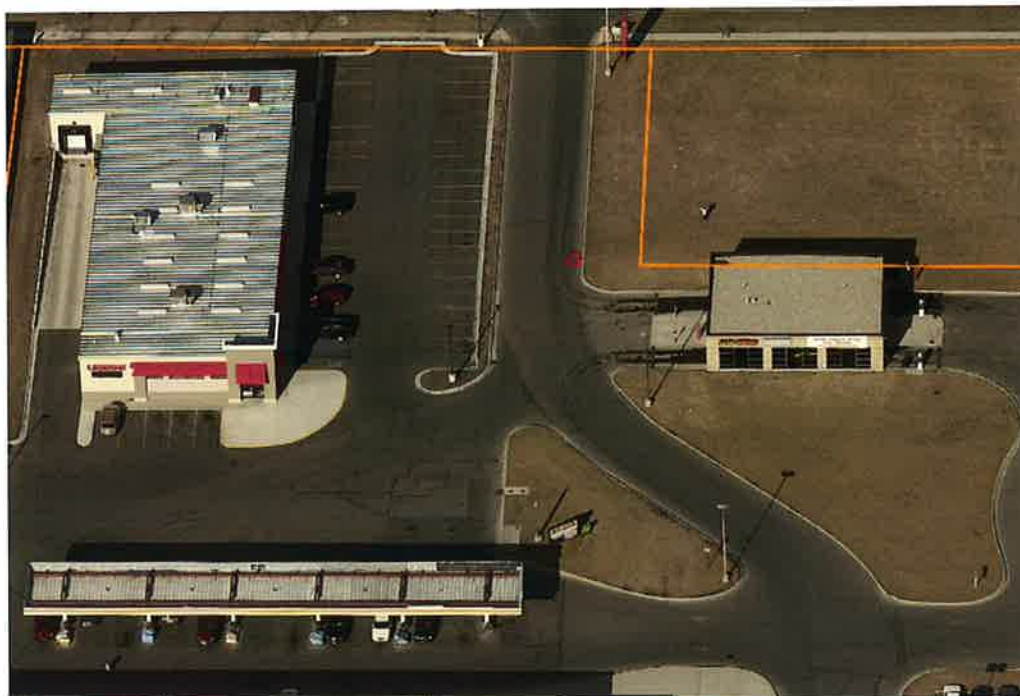
01-1390-01327-010

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Blake M Newell (Agent) J.W. Chatam & Associates Inc.



Cash Wise Foods & C-Store Canopy
(Looking South)



Cash Wise Liquor Store and Car Wash
(Looking West)

1401 33RD STREET SOUTH**COBORNS INCORPORATED**

01-1390-01327-010

Blake M Newell (Agent) J.W. Chatam & Associates Inc.

Marshall & Swift Valuation Services is utilized to estimate the depreciated replacement cost for all commercial properties within the City and are recapped on the following pages. The following table recaps these cost estimates as of January 2016. As recapped, the updated cost estimates are within approximately 1 percent of the certified values for 2016 and 2017 with the largest variance noted on the cost estimate for the car wash.

	Certified 2017	Updated MVS Cost Cost Date
Land Value	\$ 1,693,000	\$ 1,693,000
Building #1 (Cashwise Grocery)	\$ 6,626,000	\$ 6,670,000 Jan-16
Building #2 (Car Wash)	\$ 326,600	\$ 235,000 Jan-16
Building #3 (Cashwise Liquor)	\$ 954,400	\$ 901,000 Jan-16
Total Improvement Value	\$ 7,907,000	\$ 7,806,000
True & Full Value	\$ 9,600,000	\$ 9,499,000
Building Area #1 (Cashwise Grocery)	105,343	105,343
Building Area #2 (Car Wash)	2,760	2,760
Building Area #3 (Cashwise Liquor)	10,670	10,670
Total Building Area (sf)	118,773	118,773
Total Value / sf (Bldg Area)	\$ 80.83	\$ 79.98
Total Improvement Value / sf	\$ 66.57	\$ 65.72
Improvement Value / sf Building #1	\$ 62.90	\$ 63.32
Improvement Value / sf Building #2	\$ 118.33	\$ 85.14
Improvement Value / sf Building #3	\$ 89.45	\$ 84.44
Dollar Variance from Certified 2017 Value	\$ (101,000)	
Percent Change from Certified 2017 Value	-1.1%	

It should be emphasized the cost estimate for the grocery store was updated as of January 2016 due to remodeling while the car wash estimate had not been updated since 2008 and the liquor store estimate had not been updated since 2014 with cost trending, or indexing, applied since these dates.

Recapping:

Local sale provide an indication the overall valuation of this property falls close to the minimum indication of value on a per square foot basis with the most recent North Dakota and Minnesota sales indicating a significantly higher value on a per square foot basis.

The valuation of similar competing properties also provides an indication the current overall value of this property may be low on a per square foot basis.

The value indication by the cost approach is within approximately one percent of the 2016 and 2017 values and supports the current overall value of this property.

1401 33RD STREET SOUTH**COBORNS INCORPORATED**

01-1390-01327-010

Blake M Newell (Agent) J.W. Chatam & Associates Inc.

Marshall Valuation Service – Grocery Store Replacement Cost Estimate
(plus Land Value)

11/15/2017

Summary Report

Page: 1

Estimate Number	:	5486
Parcel Number	:	01-1390-01327-010 1
Property Owner	:	COBORN'S INC
Property Address	:	1401 33 ST S
Property City	:	FARGO
State/Province	:	ND
ZIP/Postal Code	:	58103

Section 1

Occupancy	Class	Height	Rank
100% Supermarket	Masonry bearing walls	22.15	2.0
Total Area	:	105,343	
Number of Stories (Section)	:	1.00	
Shape	:	2.00	
Effective Age (years)	:	16.00	

Components	Units/%	Other
HVAC (Heating):		
Package Unit	100%	
Sprinklers:		
Sprinklers	110,353	
Mezzanines:		
Mezzanines-Office	3,952	
Cost as of	01/2016	

	Units/%	Cost	Total
Basic Structure			
Base Cost	105,343	44.95	4,735,168
Exterior Walls	105,343	12.32	1,297,826
Heating & Cooling	105,343	9.39	989,171
Sprinklers	110,353	1.86	205,257
Mezzanine	3,952	36.67	144,920
Basic Structure Cost	105,343	69.98	7,372,342
Extras			
STORE CANOPY	7,720	30.00	231,600
FUELING CANOPY	3,936	25.00	98,400
ASPHALT PAVING	351,700	2.00	703,400
CONCRETE PAVING	8,600	3.00	25,800
UST: 1 @ 15,000 & 1 @ 10,000	25,000	4.00	100,000
UST: 1 @ 5,000	5,000	4.00	20,000
Replacement Cost New	105,343	81.18	8,551,542
Less Depreciation			
Physical & Functional	22.0%		1,881,340
Depreciated Cost	105,343	63.32	6,670,202
Rounded to Nearest	1,000		6,670,000

Remarks for Section 1:
YR BLT: 1984. SITE AREA: 561,932 SF.

Cost Data by Marshall & Swift

1401 33RD STREET SOUTH**COBURNS INCORPORATED**

01-1390-01327-010

Blake M Newell (Agent) J.W. Chatam & Associates Inc.

Marshall Valuation Service – Car Wash Replacement Cost Estimate
(plus Land Value)

11/15/2017

Summary Report

Page: 1

Estimate Number	:	4373
Parcel Number	:	01-1390-01327-010 2
Property Owner	:	COBURN'S INC
Property Address	:	1414 34 ST S
Property City	:	FARGO
State/Province	:	ND
ZIP/Postal Code	:	58103

Section 1**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Car Wash - Automatic	Masonry bearing walls	15.00	2.0
Total Area	: 2,760		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 5.00		

Components

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating):		
Space Heater	100%	

Cost as of 01/2016

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	2,760	83.93	231,647
Exterior Walls	2,760	11.20	30,912
Heating & Cooling	2,760	2.83	7,811
Basic Structure Cost	2,760	97.96	270,370
Less Depreciation			
Physical & Functional	13.0%		35,148
Depreciated Cost	2,760	85.23	235,222
Rounded to Nearest	1,000		235,000

Remarks for Section 1:

YR BLT: 2008.

Cost Data by Marshall & Swift

1401 33RD STREET SOUTH**COBURNS INCORPORATED**

01-1390-01327-010

Blake M Newell (Agent) J.W. Chatam & Associates Inc.

Marshall Valuation Service – Liquor Store Replacement Cost Estimate
(plus Land Value)

11/15/2017

Summary Report

Page: 1

Estimate Number	:	5293
Parcel Number	:	01-1390-01327-010 3
Property Owner	:	CORBURN'S INC
Property Address	:	1409 34 ST S
Property City	:	FARGO
State/Province	:	ND
ZIP/Postal Code	:	58103

Section 1

Occupancy	Class	Height	Rank
80% Retail Store	Metal frame and walls	17.75	2.0
20% Storage Warehouse	Metal frame and walls	17.75	1.0
Total Area	:	10,670	
Number of Stories (Section)	:	1.00	
Shape	:	2.00	
Effective Age (years)	:	1.00	

Components	Units/%	Other
HVAC (Heating):		
Package Unit	80%	
Space Heater	20%	
Sprinklers:		
Sprinklers	10,670	

Cost as of 01/2016

	Units/%	Cost	Total
Basic Structure			
Base Cost	10,670	56.13	598,907
Exterior Walls	10,670	10.72	114,382
Heating & Cooling	10,670	12.77	136,277
Sprinklers	10,670	3.59	38,305
Basic Structure Cost	10,670	83.21	887,871
Extras			
IN-FLOOR LOAD LEVELER	1	4,000.00	4,000
TRUCK WELL	2,000	9.00	18,000
Replacement Cost New	10,670	85.27	909,871
Less Depreciation			
Physical & Functional	1.0%		9,099
Depreciated Cost	10,670	84.42	900,772
Rounded to Nearest	1,000		901,000

Remarks for Section 1:

YR BLT: 2013. SITE AREA REFLECTED ON SEGID 1.

Cost Data by Marshall & Swift

J.W. CHATAM & ASSOCIATES INC.

REAL ESTATE APPRAISERS & AD VALOREM TAX CONSULTANTS

CORPORATE HEADQUARTERS
7301 W. 129TH STREET, SUITE 150
OVERLAND PARK, KS 66213
PH. (913) 239-0990 FAX (913) 239-0993

October 24, 2017

Auditor of Cass County
211 9th St South
Fargo, ND 58103

RE: Applications for Abatement of Taxes
Tax year 2016 and 2016

Dear Auditor:

Attached are 4 applications for Abatement or Refund of Taxes on 2 parcels (2 for tax year 2016 and 2 for tax year 2017) along with a complete set of copies that the taxpayer has asked us to file. Also, attached are agent authorization forms as we are the authorized representative. Please let us know the date and time of the hearings as we have information to present in support of the appeals. My contact information is as follows:

Blake M Newell
Executive Vice President
J. W. Chatam & Associates Inc.
7301 W 129th St, Suite 150
Overland Park, KS 66213
P. 913-239-0990
F. 913-239-0993
E. bnewell@jwchatam.com

We appreciate your consideration.

Sincerely,



Blake M Newell
Executive Vice President



North Dakota Century Code § 57-23-04

State of North Dakota

Assessment District Fargo

County of Cass County North Dakota

Property I.D. No. 01-1390-01327-010

Name J. W. Chatam & Associates Inc. (Agent for Coborns Inc. as Taxpayer)

Telephone No. 913-239-0990

Address 7301 W 129th St, Suite 150, Overland Park, KS 66213

Legal description of the property involved in this application:

Owner: Coborns Incorporated By Coborns Inc (Cashwise) as Agreeved Taxpayer

Cash Wise Foods 3012 & Little Dukes Gas/Liquor Store

1414 S 33rd ST, Fargo

Total true and full value of the property described above for the year 2016 is:

Land	\$	<u>\$1,693,000</u>
Improvements	\$	<u>\$7,907,000</u>
Total	\$	<u>\$9,600,000</u>

Total true and full value of the property described above for the year 2016 should be:

Land	\$ 1,693,000
Improvements	\$ 3,896,810
Total	\$ 5,589,810

(2)

The difference of \$ 4,010,190 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
☒ 2. Residential or commercial property's true and full value exceeds the market value
☐ 3. Error in property description, entering the description, or extending the tax
☐ 4. Nonexisting improvement assessed
☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
☐ 6. Duplicate assessment
☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
☐ 8. Error in noting payment of taxes, taxes erroneously paid
☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ N/A _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no
2. Has the property been offered for sale on the open market? No _____ If yes, how long? _____
yes/no _____
Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: No _____ Purpose of appraisal: _____
yes/no _____
_____ Market value estimate: \$ _____
Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ _____
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____ N/A

Applicant asks that the original county value be reduced in accordance with state law.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Blake Newell

10-24-17
Date

Date _____ Signature of Applicant _____

Date _____

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____, _____
 City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
 Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest? yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement Or Refund Of Taxes

Name of Applicant

Coburns Inc. Agent

County Auditor's File No.

4465

Date Application Was Filed
With The County Auditor

10/30/17

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/31/17
(must be within five business days of filing date)

RECEIVED

NOV - 3 2017

FARGO ASSESSOR

LIBRO 282208

1911

RECEIVED



North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

24775
(2-2016)

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____, _____

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.

Approved/Rejected

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We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

Coburns Inc. Agent
JW Chatman + ASSOC.

County Auditor's File No.

4446

Date Application Was Filed
With The County Auditor

10/30/17

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

10/31/17

(must be within five business days of filing date)

RECEIVED

NOV 3 2017

FARGO ASSESSOR

RECEIVED

NOV 22 2008

DECLARATION OF REPRESENTATIVE

Coborns Incorporated

Property Owner(s) as stated on the Valuation Notice

St Cloud, MN 56301-

City, State, and Zip Code

JAMES F SHAW

Print or Type your Name

1921 Coborn Blv

Property Owner's Mailing Address

Signature of Property Owner(s)

4-12-17
Date

CFO

Title (if applicable)

The above property owner(s) hereby appoints J. W. Chatam & Associates
to represent the property owner in appeal matters before the county appraiser or appraiser designee, State or Local Board of Review, Division of Property Valuation, Small Claims, State Board of Tax Appeals or any other jurisdiction where allowed, pursuant to the its rules and regulations, for the following parcel(s) or personal property accounts located in Cass County North Dakota for the tax year 16/17

J. W. Chatam & Associates

Firm Name

7301 W 129th St, Suite 150

Representative's Mailing Address

913 239-0990 jchatam@jwchatam.com

Representative's Telephone Number and Email Address

Jerry Chatam or Associate

Individual Representative's Name and Title

Overland Park KS 66213

City, State, and Zip Code

Check the Appropriate Designation Below

- | | |
|---|--|
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Member of the Taxpayer's Immediate Family |
| <input type="checkbox"/> Certified Public Accountant | <input type="checkbox"/> Authorized Employee of the Taxpayer |
| <input type="checkbox"/> Certified General Appraiser | <input type="checkbox"/> Other (explain) _____ |
| <input checked="" type="checkbox"/> Tax Representative or Agent | |

Send notices and all other written communication in proceedings involving the property to (check one box below)

☒ The appointed representative☐ The property owner

List all real estate parcel identification numbers and personal property account numbers under appeal. Attach additional pages as needed.

01-1390-01327-010

TS9-ND-15

Cash Wise Foods 3012 & Little Dukes Gas/Liquor S

Cash Wise Foods 3012 & Little Dukes Gas/Liquor Store

1414 S 33rd ST

Fargo, ND

Cass County North Dakota

TaxYear: 2016

Parcel ID (s):	Site Address	Parcel Type	Class
01-1390-01327-010	1414 S 33rd ST	Main Parcel	



J. W. Chatam Associates Inc.
7301 W 129th Street, Suite 150
Overland Park, Kansas 66213

Tuesday, October 24, 2017

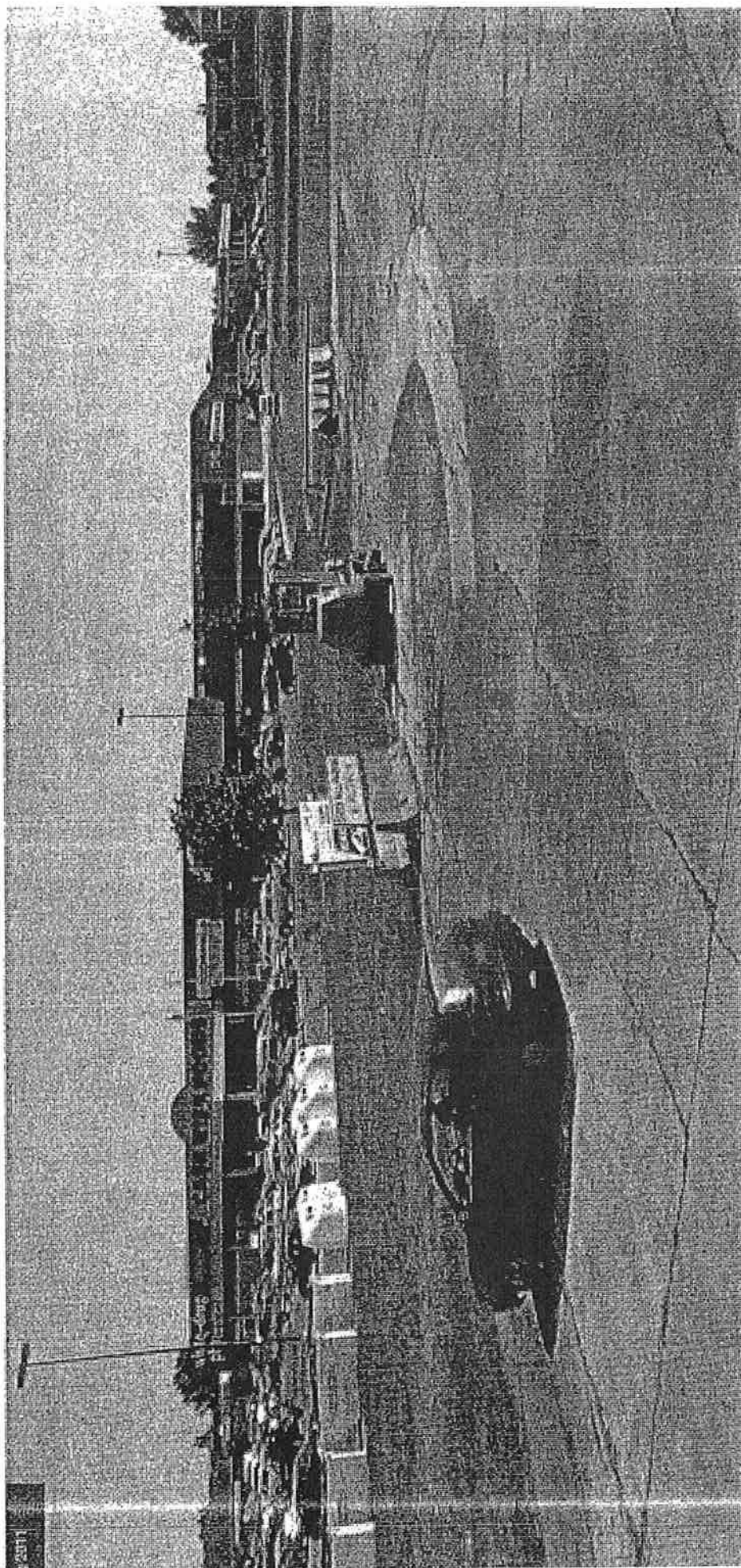
SUMMARY OF SALIENT FACTS

Printed: 10/24/2017

Property Name: **Cash Wise Foods 3012 & Little Dukes Gas/Liquor Store**
 Property Address: **1414 S 33rd ST**
 City, State: **Fargo, ND**
 County/Jurisdiction: **Cass County North Dakota**

Parcel ID (s):	Site Address	Year Built	Gross Area	Current County Value	\$/Unit
01-1390-01327-010	1414 S 33rd ST	1984	118,773	\$9,600,000	\$80.83
TOTAL CURRENT COUNTY VALUE:				\$9,600,000	\$80.83

Property Description The subject is a grocery store built in 1984 with 105,343 sqft, a car wash built in 2008 with 2,760 sqft, and a strip retail built in 2013 with 10,670 sqft for a gross area of 118,773 sqft



COMPARABLE PROPERTIES CURRENTLY FOR LEASE

<u>PROPERTY NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKING RENT</u>	<u>YB</u>	<u>TERMS</u>
FORMER RAINBOW FOODS 9015 BRODERICK BLVD	INVER GROVE HEIGHTS	MN	56,202	\$ 6.00	2000	NNN
FORMER ALCO 890 COMMERCE RD	LONG PRAIRIE	MN	22,361	\$ 4.50	1997	NNN
RETAIL 100-170 EVERGREEN SQ SW	PINE CITY	MN	26,901	\$ 8.00	1989	NNN
FORMER ALCO 725 N BROADWAY ST	SPRING VALLEY	MN	22,260	\$ 5.00	1995	NNN
RETAIL 850 MAES AVE	KIMBERLY	WI	54,906	\$ 6.00	1991	NNN
FORMER GROCERY STORE 1525 RYAN RD	JEFFERSON	WI	30,622	\$ 9.00	1992	NNN
RETAIL 1201 BELL AVE	HARTFORD	WI	38,000	\$ 7.00		MODIFIED NET
FORMER GROCERY STORE 630 E WISCONSIN AVE	OCONOMOWOC	WI	39,809	\$ 6.84	1994	NNN
FORMER MC SPORTS 2211 S 8TH ST	WISCONSIN RAPIDS	WI	23,820	\$ 7.00	1999	NNN
FORMER COPPS 5657 US HWY 10	STEVENS POINT	WI	50,526	\$ 5.75		NNN

COMPARABLE PROPERTIES CURRENTLY FOR LEASE

<u>PROPERTY NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKING RENT</u>	<u>YB</u>	<u>TERMS</u>
FORMER PICK N SAVE 4200 S 76TH ST	GREENFIELD	WI	90,443	\$ 4.50	1967	NNN
FORMER DAHL'S 1802 N ANKENY BLVD	ANKENY	IA	43,509	\$ 6.00	2005	NNN
FORMER GROCERY STORE 504 W MAIN ST	MANDAN	ND	32,173	\$ 7.00		NNN
FORMER K-MART 1001 MN-23	MARSHALL	MN	94,688	\$ 3.50	1989	NNN
YANKTON MALL 2101 BROADWAY ST	YANKTON	SD	181,746	\$ 6.00	1969	NNN
			The asking rent is for small retail space. The big box portion is negotiable.			
FORMER ALCO 218 15TH ST E	MILLER	SD	25,614	\$ 7.40	2008	NNN

COMPARABLE PROPERTIES CURRENTLY FOR SALE

<u>PROPERTY NAME AND ADDRESS</u>	<u>STATE</u>	<u>YB</u>	<u>SQFT</u>	<u>ASKING PRICE</u>	<u>PRICE PER SQFT</u>
FORMER ALCO 173 BARCLAY AVE W PINE RIVER, MN	MN		25,614	\$1,950,000	\$76.13
FORMER CUBS FOODS 1320 S HIGHWAY 15 S HUTCHINSON, MN	MN	1999	60,208	\$3,500,000	\$58.13
FORMER RAINBOW FOODS 9015 BRODERICK BLVD INVER GROVE HEIGHTS, MN	MN	2000	56,202	\$2,810,000	\$50.00
FORMER GROCERY STORE 205 1ST ST S BUFFALO, MN	MN	1981	28,324	\$1,249,000	\$44.10
FORMER ALCO 725 N BROADWAY ST SPRING VALLEY, MN	MN	1995	22,260	\$667,800	\$30.00
FORMER ALCO 890 COMMERCE RD LONG PRAIRIE, MN	MN		22,361	\$626,000	\$28.00
FORMER OFFICE MAX 1354 HWY 15 S HUTCHINSON, MN	MN	2000	23,600	\$575,000	\$24.36
FORMER ECONO FOODS 104 4TH AVE NEW PRAGUE, MN	MN	1981	25,900	\$600,000	\$23.17

COMPARABLE PROPERTIES CURRENTLY FOR SALE

<u>PROPERTY NAME AND ADDRESS</u>	<u>STATE</u>	<u>YB</u>	<u>SQFT</u>	<u>ASKING PRICE</u>	<u>PRICE PER SQFT</u>
FORMER ECONO FOODS 104 4TH AVE NEW PRAGUE, MN	MN	1981	25,900	\$600,000	\$23.17
TARGET 1701 18TH AVE AUSTIN, MN	MN	1998	89,908	\$2,000,000	\$22.24
TARGET 1914 S BROADWAY ST NEW ULM, MN	MN	1998	89,490	\$1,800,000	\$20.11

COMPARABLE PROPERTIES THAT HAVE SOLD

<u>PROPERTY NAME AND ADDRESS</u>	<u>YEAR BUILT</u>	<u>SQFT</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SALE PRICE PER SQFT</u>
FORMER SPORTS AUTHORITY 1750 W HWY 36 ROSEVILLE, MN	1977	80,065	1/19/2013	\$ 5,300,000	\$66.20
FORMER K-MART 50 SIGNAL HILLS CTR WEST SAINT PAUL, MN	1955/2006	103,455	8/2/2016	\$ 3,360,000	\$32.48

COMPARABLE PROPERTIES CURRENTLY FOR LEASE

<u>PROPERTY NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKING RENT</u>	<u>YB</u>	<u>TERMS</u>
SMALL RETAIL 3686 VETERANS BLVD	FARGO	ND	11,180	\$ 19.00	UC	NNN
SMALL RETAIL S 45TH ST & S 32ND AVE	FARGO	ND	11,743	\$ 18.00	UC	NNN
SMALL RETAIL 1301 34TH ST S	FARGO	ND	3,040	\$ 15.00	2005	NNN
SMALL RETAIL 4501 15TH AVE S	FARGO	ND	3,750	\$ 15.00	2000	NNN
SMALL RETAIL 4302 13TH AVE S	FARGO	ND	3,056	\$ 14.00	2006	NNN
SMALL RETAIL 4101 13TH AVE S	FARGO	ND	6,167	\$ 12.00	1977	NNN
SMALL RETAIL 4950 S 13TH AVE	FARGO	ND	5,795	\$ 10.50	2004	NNN

Income Analysis

TS9-ND-154

TaxYear 2016

Income

Rents

Description	Area/Units	Rate	Total
Grocery Store	105,343	\$4.00	\$421,372
Small Retail	10,670	\$18.00	\$192,060
	116,013		\$613,432

Potential Gross Income: \$613,432

10.0% Vacancy and Collection Loss: \$61,343

Miscellaneous Income: \$0

Effective Gross Income: \$552,089

Expenses

Expenses Per Square Foot:

Description	Area	Rate	Expense Total
10%			

Expense Totals

Expenses: \$55,208

Net Operating Income: \$496,881

Value Capitalization

Base Capitalization Rate: 9.0000%

Effective Tax Rate: 0.0000%

Total Capitalization Rate: 9.0000%

Indicated Value: \$5,520,900

Total Additional Adjustments: \$690,000

Additional Adjustments

Car Wash: 2,760sqft x \$250/sqft = 690,000	\$690,000
Total:	\$690,000

Final Value: \$6,210,900

Final Value Rounded: \$6,210,900

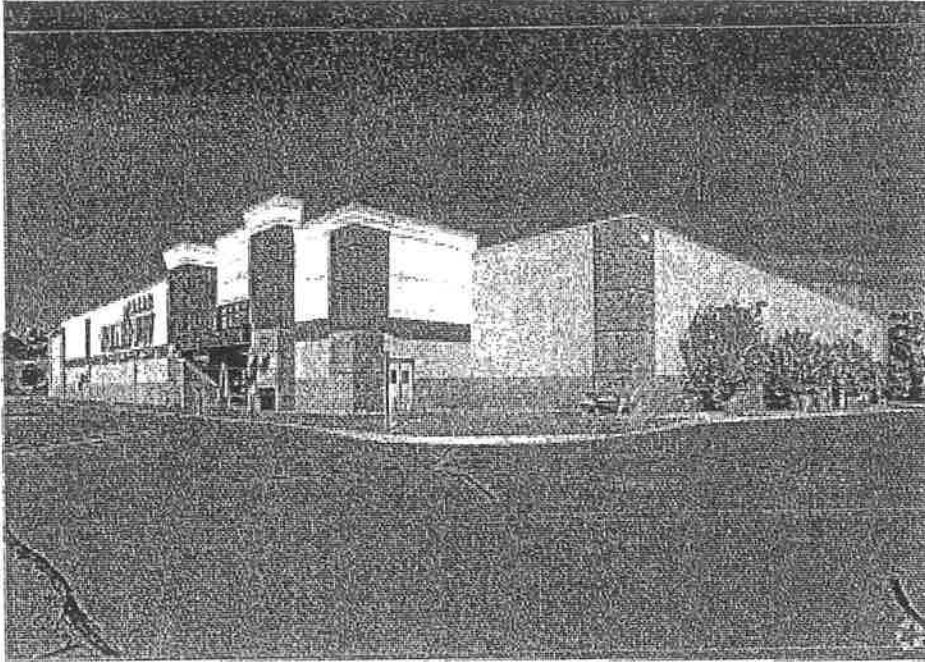
Addendum A

COMPARABLE PROPERTIES FOR LEASE

Property Summary Report

9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons
Inver Grove Heights, MN 55076 - Eagan Ret Submarket

★★★★★



BUILDING

Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ca...
Tenancy:	Single
Year Built:	2000
GLA:	56,202 SF
Floors:	1
Typical Floor:	56,202 SF
Docks:	2 ext
Construction:	Masonry

LAND

Land Area:	5.77 AC
Zoning:	Commercial
Parcel:	20-11861-01-010

EXPENSES PER SF

Taxes:	\$2.28 (2016)
--------	---------------

AMENITIES

Pylon Sign, Signage

LEASING

Available Spaces: 56,202 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Mid-America Real Estate-Minnesota

Contacts: Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	9015	Retail	Relet	56,202	56,202	56,202	\$ Withheld	Vacant	Negotiable

Mid-America Real Estate-Minnesota - Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666

6.00/¢
per Mark Robinson

SALE

For Sale: \$2,810,000 (\$50.00/SF) - Active

Sale Company: Mid-America Real Estate-Minnesota

Contacts: Mark Robinson (952) 563-6664

Last Sale: Portfolio of 2 Retail Properties in Inver Grove Heights, MN Sold on Dec 15, 2014 for \$3,800,000 (\$58.32/SF)

Property Summary Report



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons
Inver Grove Heights, MN 55076 - Eagan Ret Submarket

★★★★★

TRAFFIC & FRONTAGE

Traffic Volume: 50,381 on Courthouse Blvd & Concord Blvd E (2015)
49,527 on Courthouse Blvd E (2012)
Frontage: 188' on Broderick Blvd
222' on Courthouse Blvd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 280 free Surface Spaces are available; Ratio of 3.88/1,000 SF
Airport: 19 minute drive to Minneapolis–Saint Paul International Airport
Walk Score ®: Car-Dependent (32)
Transit Score ®: Some Transit (36)

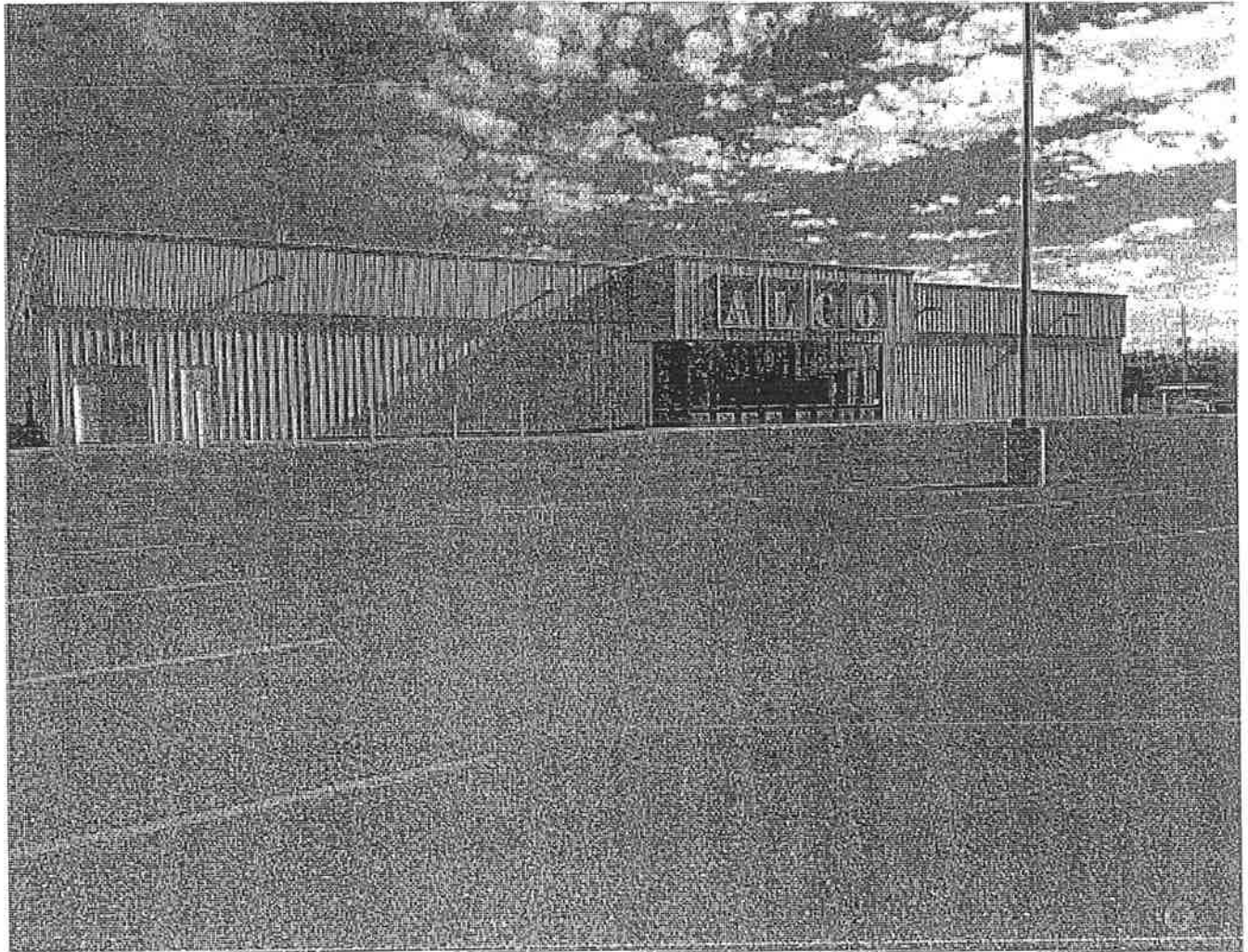
PROPERTY CONTACTS

True Owner: **Tower Investments, Inc** Recorded Owner: **Arbor Pointe Commons LLC**
Prior True Owner: **DRA Advisors, LLC** Property Manager: **Mid-America Real Estate-Minnesota**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	NNN Asking Rents Per SF	Current	YOY
Current Building	100%	↔ 0.0%	Submarket 2-4 Star	\$11.13	↓ 29.0%
Submarket 2-4 Star	6.3%	↑ 1.9%	Market Overall	\$13.45	↔ 0.0%
Market Overall	3.4%	↓ 0.6%			
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	76,405	↓ 15.5%	12 Mo. Sales Volume (Mil.)	\$21.4	↓ 33.2%
Months On Market	33.1	↑ 5.1 mo	12 Mo. Price Per SF	\$100	↓ 66.6%

22



Former Alco

890 Commerce Rd, Long Prairie, MN 56347

\$4.50 SF/Year

Retail for Lease

Property

Notes

Located in Todd County, Long Prairie is roughly 50 miles away from Saint Cloud and about 120 miles from Minneapolis. Long Prairie is home of some 3,500 people. The property is situated nicely near the main route through the town, Highway 71. The location provides quick and easy access to the property. This building is conveniently positioned on the south side of the town near the other main retail in the area. More national brands tend to be located on this side of town rather than the downtown location north of the property.

Available Spaces

On

By default, only the spaces that match your search criteria are shown.

AVAILABLE SF

22,361

LEASE RATE / SF

\$4.50

LEASE RATE TYPE

NNN

AVAILABILITY

Now

LEASE TYPE

Direct

SUITE NUMBER

Bldg

SUITE STATUS

Active

Details

PROPERTY TYPE

Retail

PROPERTY SUBTYPE

Freestanding

YEAR BUILT

1997

LOT SIZE (ACRES)

1.729

BUILDING SIZE

22,361

PARKING SPACES

90

CONSTRUCTION STATUS

Existing

COUNTY

Todd

Listing Representatives

CS

Chad Sturm

Upland Real Estate Group, Inc



Blake Martin

Associate

Upland Real Estate Group, Inc



JH

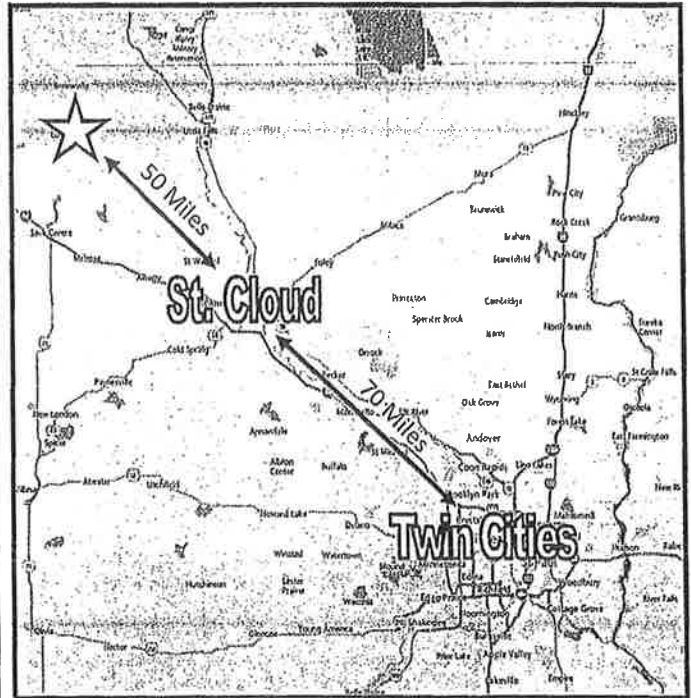
Josh Huempfer

Upland Real Estate Group, Inc



PROPERTY INFORMATION

ADDRESS	890 Commerce Drive
CITY, STATE	Long Prairie, MN 56347
BUILDING SIZE	22,361 SF
YEAR BUILT	1997
LOT SIZE	1.73 Acres
SALE PRICE	\$639,000
ASKING RENT	\$5.50 PSF
TAXES (2014)	\$17,354
PARKING	Approx. 90 spaces
SIGNAGE	Building & Pylon
MARKET	Central Minnesota
COUNTY	Todd


DEMOGRAPHICS

	3-MILE	5-MILE	7-MILE
POPULATION	4,197	5,162	6,365
MEDIAN HH INCOME	\$41,743	\$42,882	\$43,875
AVERAGE HH INCOME	\$53,395	\$54,650	\$55,753
MEDIAN AGE	36.8	37.7	38.5

AREA TENANTS

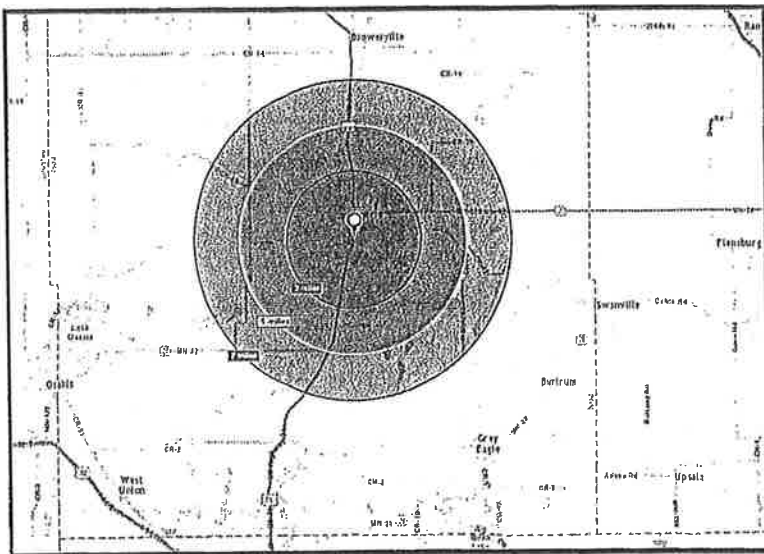
Coborn's
 Family Dollar
 O'Reilly Auto Parts
 CentraCare Health

TRAFFIC COUNTS

HWY 71 10,400 vpd

COMMENTS

Located in Todd County, Long Prairie is roughly 50 miles away from Saint Cloud and about 120 miles from Minneapolis. Long Prairie is home of some 3,500 people. The property is situated nicely near the main route through the town, Highway 71. The location provides quick and easy access to the property. This building is conveniently positioned on the south side of the town near the other main retail in the area. More national brands tend to be located on this side of town rather than the downtown location north of the property.



FORMER ALCO

890 Commerce Road | Long Prairie, MN | 56347



22,361 SF Building Available for Lease or Sale

Chad Sturm

612.436.1122
chad@upland.com

Blake Martin

612.465.8521
blake@upland.com

Josh Huempfer

612.465.8522
josh@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

UPLAND

REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489



27



Evergreen Square

100-170 Evergreen Sq SW, Pine City, MN 55063

\$8.00 SF/Year

Retail for Lease

Property

Notes

Area tenants include Wal-Mart, Dollar Tree, KFC. Conveniently located across from Walmart Supercenter and in close proximity to I-35. Main retail hub off the interstate. East access and good visibility.

Available Spaces

On

By default, only the spaces that match your search criteria are shown.

AVAILABLE SF

26,901

LEASE RATE / SF

\$8.00

LEASE RATE TYPE

Net

AVAILABILITY

Now

LEASE TYPE

Direct

SUITE NUMBER

104

SUITE STATUS

Active

AVAILABLE SF

6,566

LEASE RATE / SF

\$8.00

LEASE RATE TYPE

Net

AVAILABILITY

Now

LEASE TYPE

Direct

SUITE NUMBER

162

SUITE STATUS

Active

Details

PROPERTY TYPE

Retail

YEAR BUILT

1989

LOT SIZE (ACRES)

0.001

BUILDING SIZE

63,841

PARKING SPACES

358

CONSTRUCTION STATUS

Existing

COUNTY

Pine

Neighborhood

Nearby Transit

0



No Nearby Transit

Walk Score

Evergreen Square

100 Evergreen Square SW, Pine City, MN 55063

FOR LEASE



26,901 sf
Available

2,500 - 6,566 sq
Available

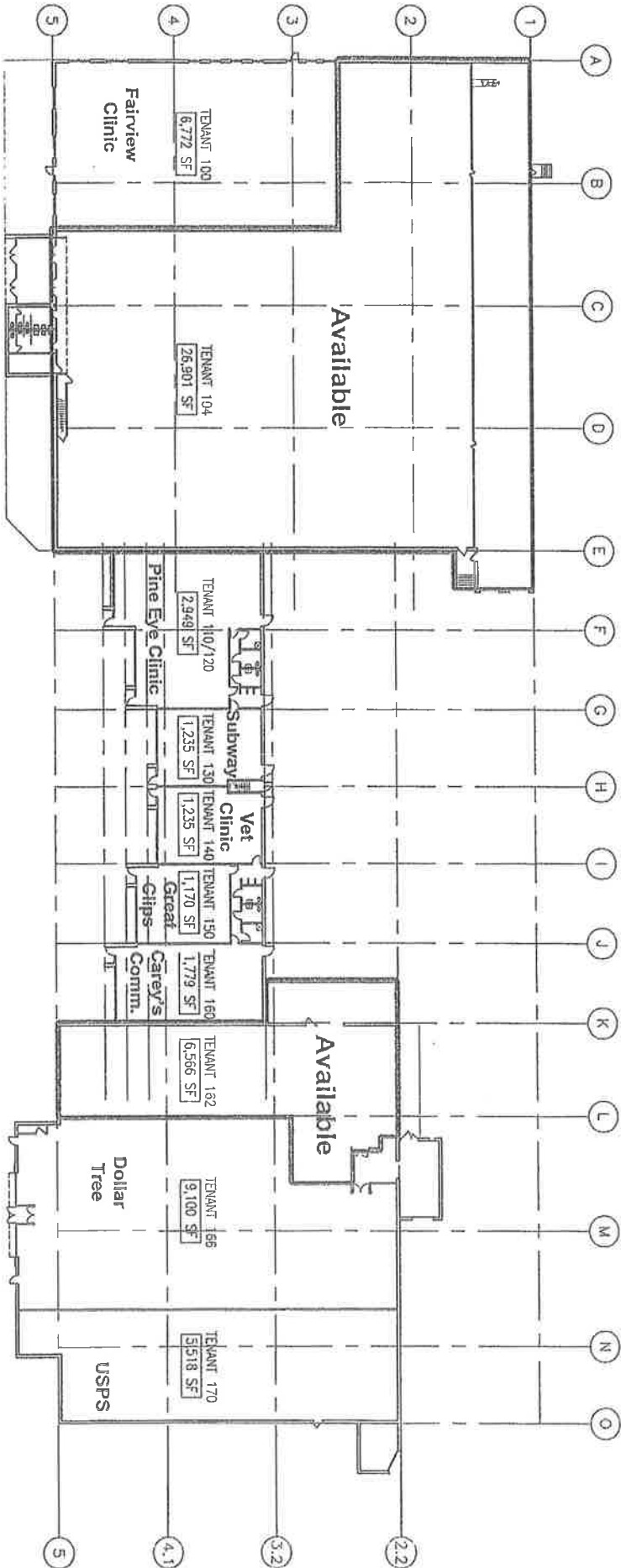
FAIRVIEW

For more information, please contact:

Kim Meyer
Senior Director
612.552.8833
kim.meyer@cushwake.com

Cushman & Wakefield NorthMarq
3500 American Blvd. N, Suite 200
Minneapolis, MN 55412
cushwake.com

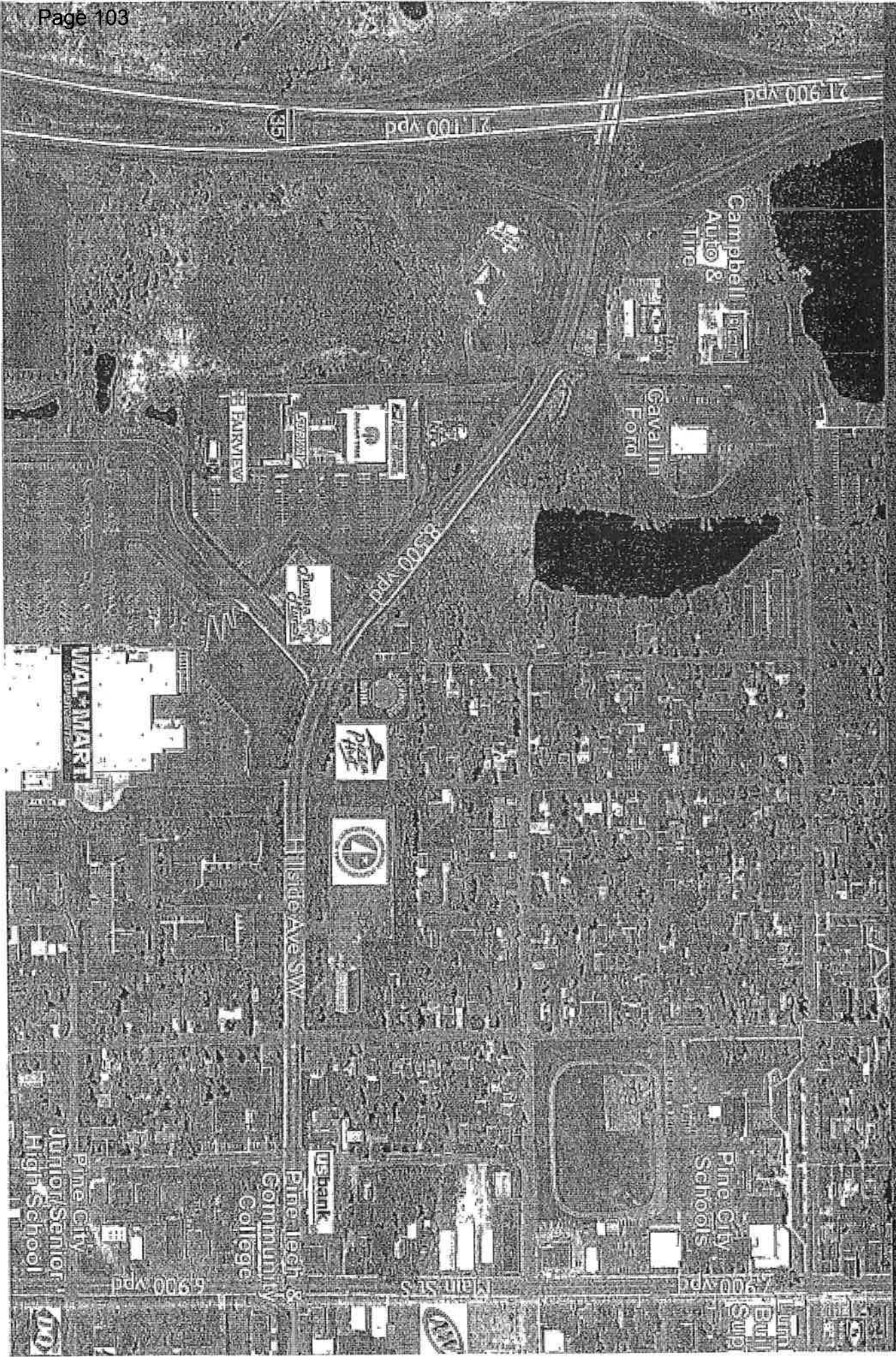
Evergreen Square
 100 Evergreen Square SW, Pine City, MN 55063
FOR LEASE



Evergreen Square

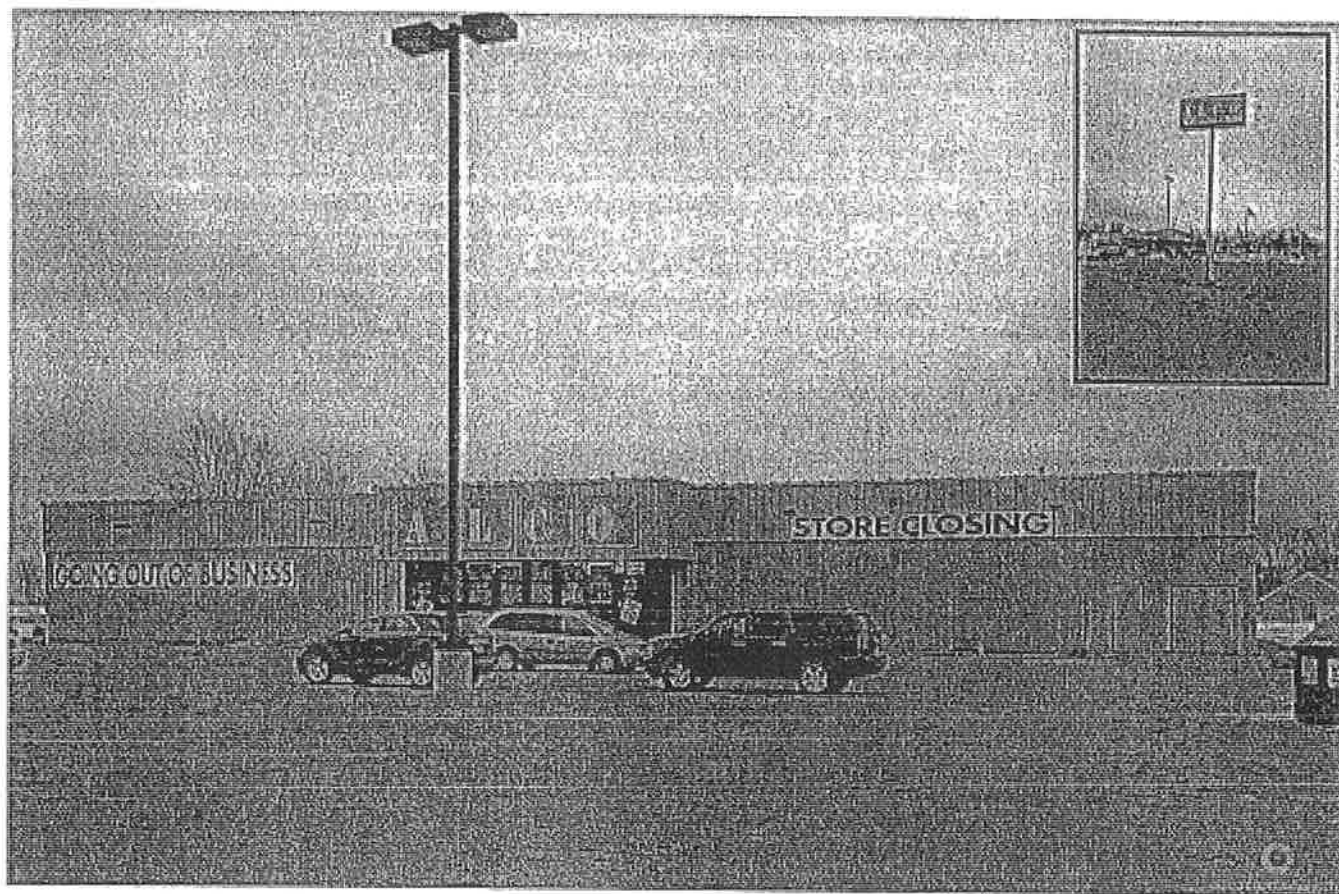
100 Evergreen Square SW, Pine City, MN 55063

FOR LEASE



CUSHMAN & WAKEFIELD
NorthStar

51



Fomer Alco

725 N Broadway St, Spring Valley, MN 55975

\$5.00 SF/Year

Retail for Lease

Property

Notes

Located in Fillmore County, Spring Valley is just 30 miles away from Rochester and roughly 100 miles from Minneapolis. Spring Valley is home to some 3,000 people. The property is

situated nicely off busy Highway 63. The location provides quick and easy access to the property. This ALCO building is conveniently positioned in downtown Spring Valley, along with the majority of retail in the city.

Available Spaces



By default, only the spaces that match your search criteria are shown.

AVAILABLE SF

22,260

LEASE RATE / SF

\$5.00

LEASE RATE TYPE

NNN

AVAILABILITY

Now

LEASE TYPE

Direct

SUITE NUMBER

Bldg

SUITE STATUS

Active

Details

PROPERTY TYPE
Retail

PROPERTY SUBTYPE
Freestanding

YEAR BUILT
1995

LOT SIZE (ACRES)
1.61

BUILDING SIZE
22,260

PARKING SPACES
70

CONSTRUCTION STATUS
Existing

COUNTY
Fillmore

Listing Representatives

CS **Chad Sturm**
Upland Real Estate Group, Inc
📞

 **Blake Martin**
Associate
Upland Real Estate Group, Inc
📞

JH **Josh Huempfer**
Upland Real Estate Group, Inc
📞

 Company

Originally added 2 years ago
Last change made 9 days ago
Last refreshed 9 days ago

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Andrew Esler — (920) 560-3544

Retail Property For Lease

Kimberly Plaza - Retail Anchor Spot Available

850 Maes Avenue, Kimberly, WI 54136



Total Space Available:	54,906 SF
Rental Rate:	\$6 - \$10 /SF/Year
Min. Divisible:	8,000 SF
Property Type:	Retail
Property Sub-type:	Anchor
Additional Sub-types:	Strip Center
	Neighborhood Center
	Power Center
Building Size:	70,000 SF
Year Built:	1991
Lot Size:	6.58 AC
Listing ID	19706438
Last Updated	17 days ago

[Find Out More...](#)

1 Space Available

[Display Rental Rate as Entered](#) ▾

Space 1	Space Available:	54,906 SF
	Rental Rate:	\$6 - \$10 /SF/Year
	Space Type:	Anchor
	Additional Space Types:	Free Standing Bldg
	Min. Divisible:	8,000 SF
	Lease Type:	NNN
	Date Available:	Jan 2017
	Lease Term:	36 Months

Highlights

- Liquor Depot - 8,000 SF (\$12 PSF NNN)
- Pick N Save Main Store - 46,000 SF (\$8 PSF NNN)

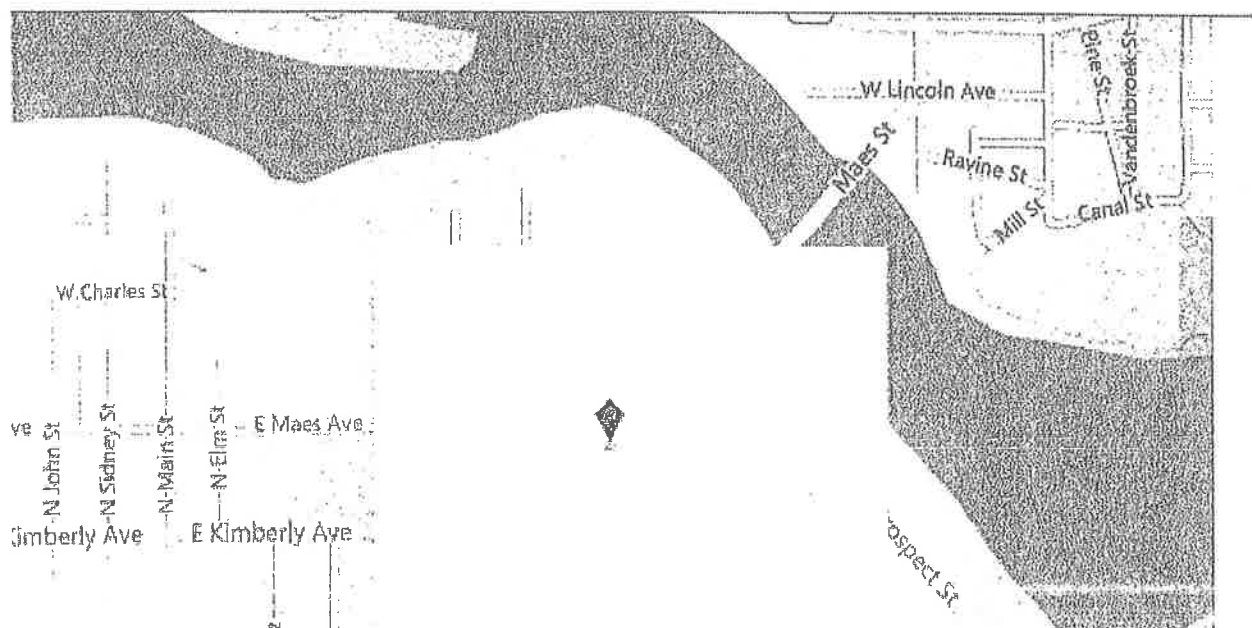
Description

High end retail location currently being operated as a Pick N Save Grocery Store with separate liquor store "liquor depot". The grocery store is 46,906 square feet, and the liquor depot is 8,000 square feet. Neighboring tenants include Shopko, Little Ceasars Pizza, and Family Video.

On the corner of Washington Street (HWY N) and Maes Avenue in Kimberly Wisconsin. This location is approximately 2 miles from Interstate 41.

Map of 850 Maes Avenue, Kimberly, WI 54136 (Outagamie County)

By searching on LoopNet, you agree to the [LoopNet Terms and Conditions](#).



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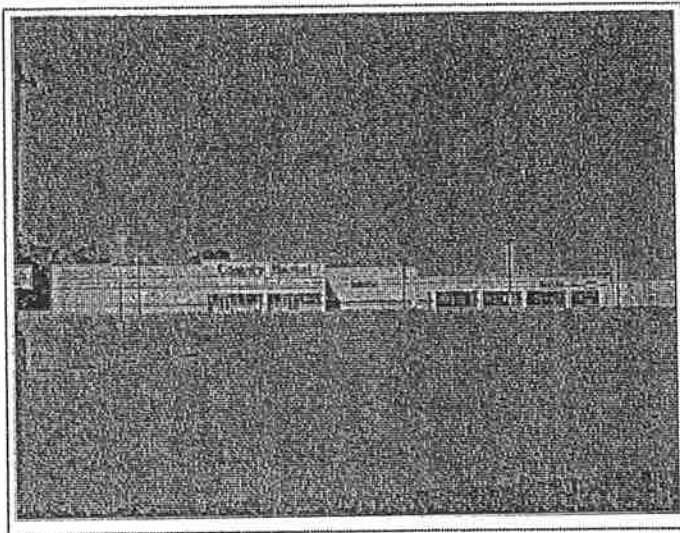
Epic Real Estate Group, LLC

Todd Willkomm — (920) 563-3400

Retail Property For Lease

Frank's County Market

1525 Ryan Road, Jefferson, WI 53549



Total Space 35,031 SF
 Available:
 Rental Rate: \$9 - \$10 /SF/Year
 Min. Divisible: 1,433 SF
 Max. Contiguous: 30,622 SF
 Property Type: Retail
 Property Sub-type: Strip Center
 Gross Leasable Area: 35,031 SF
 Listing ID 17832377
 Last Updated 29 days ago
[Find Out More...](#)

4 Spaces Available

Display Rental Rate as Entered ▾

Space 1525

Space Available: **30,622 SF**
 Rental Rate: **\$9 /SF/Year**
 Space Type: Strip Center

Space 1515

Space Available: **1,518 SF**
 Rental Rate: **\$10 /SF/Year**
 Space Type: Strip Center
 Max. Contiguous: 4,409 SF

Space 1513	Space Available:	1,433 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Strip Center
	Max. Contiguous:	4,409 SF

Space 1511	Space Available:	1,458 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Strip Center
	Max. Contiguous:	4,409 SF

Description

Grocery strip center located in the heart of Jefferson County. This is a purpose-built grocery center erected in 1992 with new roof and parking lot in 2010. Current tenants are Snap Fitness and Golden Wok. Space is directly across Business Highway 26 from Walmart Supercenter and is close to local retail including McDonalds, Little Caesars, Subway, Cousins Subs and Rodeway Inn. This building is enhanced by very good street side visibility and traffic flow on Business 26.

Located on the south side of Jefferson on Business Highway 26.

Map of 1525 Ryan Road, Jefferson, WI 53549 (Jefferson County)

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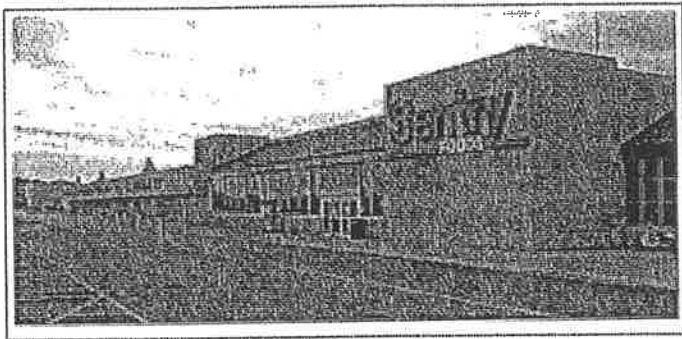


Kevin Riordan — (414) 203-3022
Nathan Powers — (414) 203-3035

Retail Property For Lease

Hartford Plaza

1201-1275 Bell Ave, Hartford, WI 53027



Total Space Available:	60,280 SF
Rental Rate:	\$7 - \$12 /SF/Year
Min. Divisible:	1,200 SF
Max. Contiguous:	38,000 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Gross Leasable Area:	62,960 SF
Lot Size:	17.79 AC
Listing ID	17934585
Last Updated	31 days ago

[Find Out More...](#)

6 Spaces Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	38,000 SF
	Rental Rate:	\$7 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 2	Space Available:	8,000 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 3	Space Available:	2,680 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 4	Space Available:	7,200 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 5	Space Available: 3,200 SF
	Rental Rate: \$12 /SF/Year
	Space Type: Strip Center
	Lease Type: Modified Net
	Date Available: Dec 2012

Space 6	Space Available: 1,200 SF
	Rental Rate: \$12 /SF/Year
	Space Type: Strip Center
	Lease Type: Modified Net
	Date Available: Dec 2012

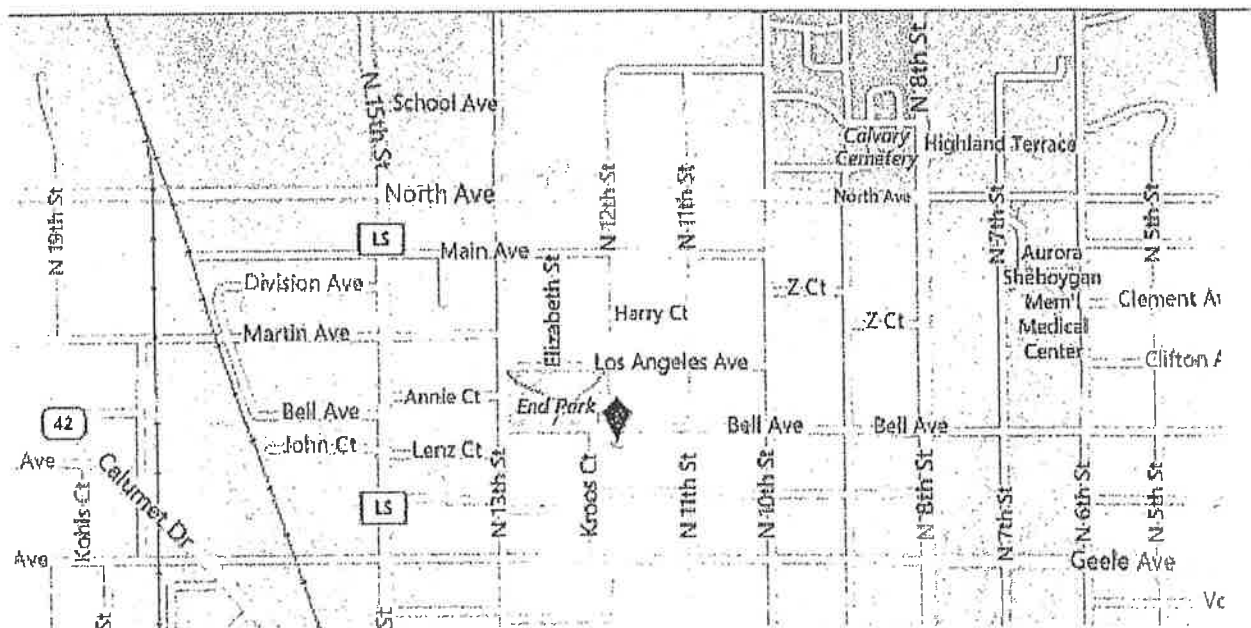
Description

Other tenants include: Radio Shack and Cost Cutters, Ample Parking

Traffic Count on Hwy 60:20,700 AADT, Located Near Area Retailers including Walgreens, McDonalds and Aurora Hospital, Easy Access to Frontage Road

Map of 1201-1275 Bell Ave, Hartford, WI 53027 (Washington County)

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By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

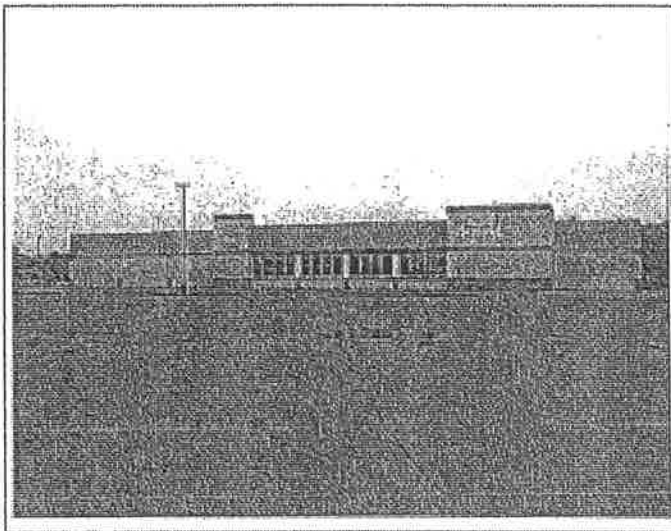
Oconomowoc Realty

Mike Herro — (262) 567-3611

Retail Property For Lease

Oconomowoc Retail Space

630 E. Wisconsin Avenue, Oconomowoc, WI 53066



Total Space Available:	39,809 SF
Rental Rate:	\$0.57 /SF/Month
Min. Divisible:	19,900 SF
Property Type:	Retail
Property Sub-type:	Street Retail
Building Size:	39,809 SF
Traffic Count:	14,600
Zoning Description:	Mixed commercial
Listing ID	19096262
Last Updated	9 days ago

[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	39,809 SF
	Rental Rate:	\$22,500 /Month
	Space Type:	Street Retail
	Min. Divisible:	19,900 SF
	Lease Type:	NNN
Open floor plan and features 2 dock doors and 1 overhead door. Desirable, high traffic location.		

Highlights

- Open floor plan
- Excellent, high traffic location
- Great visibility to passing vehicles
- Near downtown Oconomowoc
- Large parking lot

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

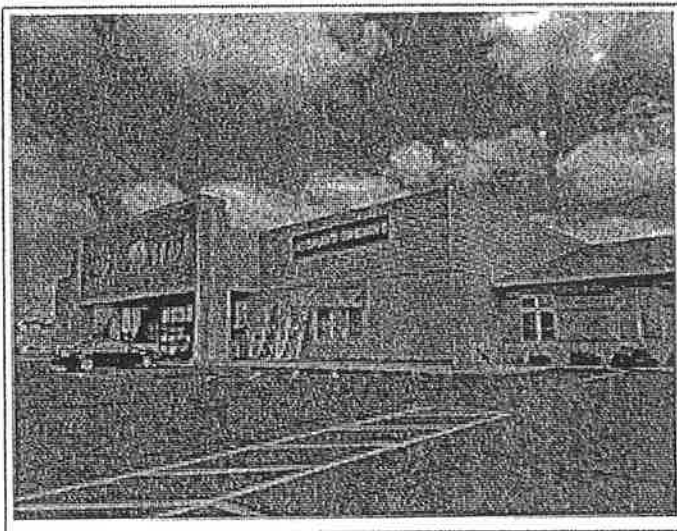


Mike Spranger — (715) 422-0800

Retail Property For Lease

MC Sports

2211 S 8th St, Wisconsin Rapids, WI 54494



Rental Rate: **\$7 /SF/Year**
 Property Type: Retail
 Property Sub-type: Free Standing Bldg
 Building Size: **31,104 SF**
 Year Built: 1999
 Lot Size: 171,191 SF
 APN/Parcel ID: 34-12196
 Listing ID: 20261855
 Last Updated: 1 day ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	23,820 SF
	Rental Rate:	\$7 /SF/Year
	Space Type:	Free Standing Bldg
	Lease Type:	NNN
	Date Available:	Jun 2017
	Lease Term:	60 Months
	No. Parking Spaces:	50
	Pct. Procurement Fee:	3.00%

Description

Excellent Retail Site has recent significant improvements

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

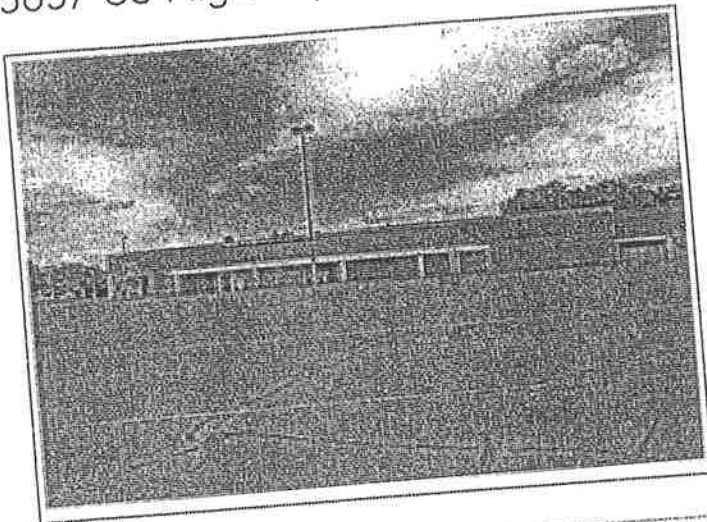
Peter Glaser — (414) 273-0880

CBRE

Retail Property For Lease

Former Copps

5657 US Highway 10, Stevens Point, WI 54482



Total Space Available:	50,526 SF
Rental Rate:	\$5.75 /SF/Year
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	50,526 SF
Listing ID	20079657
Last Updated	27 days ago
Find Out More...	

Display Rental Rate as Entered ✓

1 Space Available

Space 1	Space Available:	50,526 SF
	Rental Rate:	\$5.75 /SF/Year
	Space Type:	Free Standing Bldg
	Sublease:	Yes. Sublease expires Aug 2018
	Date Available:	Dec 2016

Description
Former Copps
5657 Highway 10

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



Peter Glaser — (414) 273-0880

Retail Property For Lease

Former Pick 'N Save

4200 S 76th Street, Greenfield, WI 53220



Total Space Available: **90,443 SF**
 Rental Rate: **\$4.50 /SF/Year**
 Property Type: **Retail**
 Property Sub-type: **Neighborhood Center**
 Gross Leasable Area: **90,443 SF**
 Listing ID: **20079697**
 Last Updated: **27 days ago**
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ☐

Space 1	Space Available:	90,443 SF
	Rental Rate:	\$4.50 /SF/Year
	Space Type:	Neighborhood Center
	Sublease:	Yes. Sublease expires Dec 2018
	Date Available:	Dec 2016

Description

Former Pick 'N Save

Exposure and access to three major cross-town corridors (South 76th Street, Cold Spring Road and Forest Home Avenue)

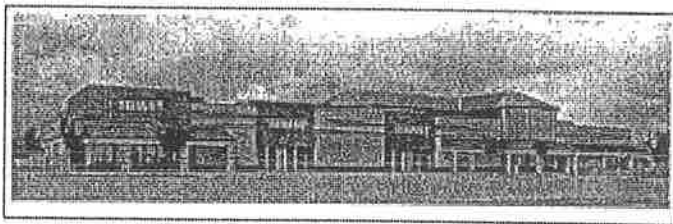
Denny Elwell Company

Blake Brown — (515) 964-1587

Retail Property For Lease

1802 N Ankeny Blvd.

1802 N Ankeny Blvd., Ankeny, IA 50023



Total Space Available: 43,509 SF
 Rental Rate: \$6 - \$8 /SF/Year
 Min. Divisible: 26,000 SF
 Property Type: Retail
 Property Sub-type: Free Standing Bldg
 Building Size: 66,000 SF
 Lot Size: 8 AC
 Listing ID: 18785744
 Last Updated: 17 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered ▾

Space 100	Space Available:	43,509 SF
	Rental Rate:	\$6 - \$8 /SF/Year
	Space Type:	Free Standing Bldg
	Additional Space Types:	Neighborhood Center Office Building
	Min. Divisible:	26,000 SF
	Lease Type:	NNN

Description

Recently re-developed into a multi-tenant center, 20' ceilings. Co-tenancy includes upscale The Fletcher Restaurant and Bar and Gino's Distribution.

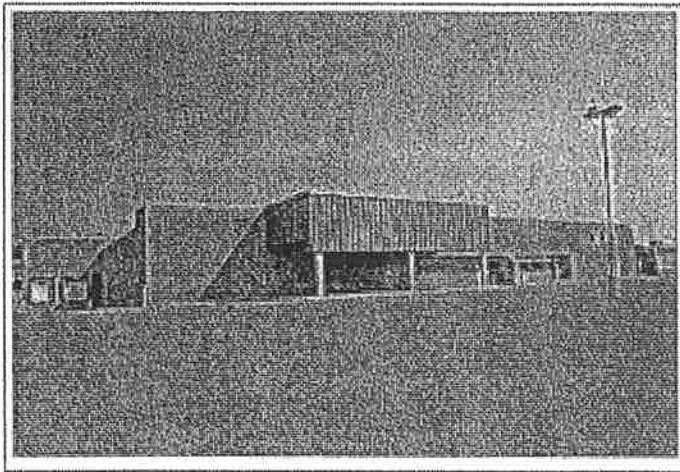
Coveted location on a corner at lit intersection. Business district with roof tops to the east and west.

Daniel Companies**Kyle Holwagner** — (701) 223-8488 Ext: 303**Bill Daniel** — (701) 223-8488 Ext: 302**Regina Crothers** — (701) 223-8488 Ext: 301

Retail Property For Lease

PRIME RETAIL PROPERTY

504 W Main St, Mandan, ND 58554



Total Space Available: 32,173 SF
Rental Rate: \$7 /SF/Year
Property Type: Retail
Property Sub-type: Retail (Other)
Building Size: 32,173 SF
Listing ID: 18890056
Last Updated: 13 days ago
[Find Out More...](#)

1 Space Available

[Display Rental Rate as Entered](#) v

Building 1	Space Available:	32,173 SF
	Rental Rate:	\$7 /SF/Year
	Space Type:	Retail (Other)
	Lease Type:	NNN

Description

Zoned CB, Loading docks, great signage opportunity & visibility w/ ample parking.

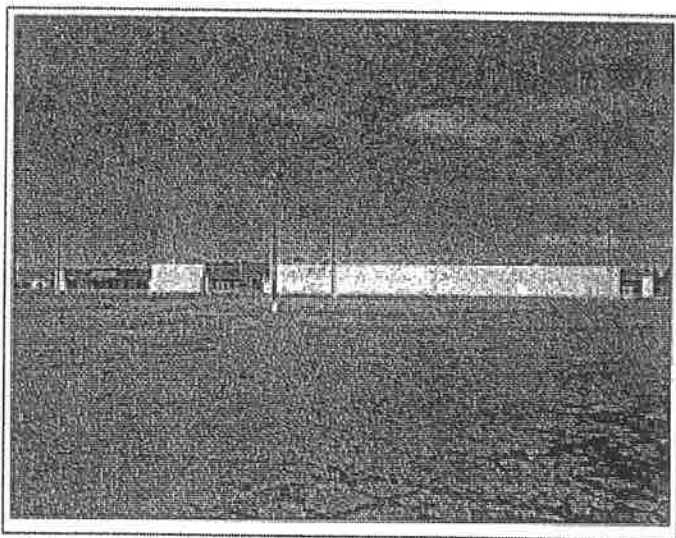
Buildings for sale: \$1,399,000

504 W Main St - Mandan, ND

Retail Property For Lease

Former K-Mart Store

1001 MN-23, Marshall, MN 56258



Total Space Available: 94,688 SF
 Rental Rate: \$3.50 /SF/Year
 Property Type: Retail
 Property Sub-type: Free Standing Bldg
 Building Size: 94,688 SF
 Year Built: 1989
 Lot Size: 11.40 AC
 Listing ID: 20016262
 Last Updated: 34 days ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered v

Space 1	Space Available:	94,688 SF
	Rental Rate:	\$3.50 /SF/Year
	Space Type:	Free Standing Bldg
	Lease Term:	12 Months
	Big box retail space	

Highlights

- Big box retail store for lease
- Built in 1989
- Fenced in area on east side of building
- Two dock-high doors

Description

Property Features

94,688 sq. ft. big box retail building

Built in 1989

Lot size is 11.41 acres

Fenced area on east side of building

Retail Property For Lease

Veterans Square Building 3

3686 Veterans Blvd, Fargo, ND 58104



Total Space Available:	11,180 <i>SF</i>
Rental Rate:	\$19 - \$20 / <i>SF/Year</i>
Min. Divisible:	1,500 <i>SF</i>
Max. Contiguous:	11,600 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Construction Status:	Under Construction/Proposed
Gross Leasable Area:	11,600 <i>SF</i>
Lot Size:	1.03 AC
Listing ID	19534989
Last Updated	22 days ago

[Find Out More...](#)

5 Spaces Available

Display Rental Rate as Entered ▾

Suite 3A

Space Available: **2,340 SF**Rental Rate: **\$20 /SF/Year**Space Type: **Neighborhood Center**Min. Divisible: **1,500 SF**Max. Contiguous: **11,600 SF**Lease Type: **NNN**

Suite 3B

Space Available: **2,080 SF**Rental Rate: **\$19 /SF/Year**Space Type: **Neighborhood Center**Min. Divisible: **1,500 SF**Max. Contiguous: **11,600 SF**Lease Type: **NNN**

Suite 3C

Space Available: **2,340 SF**Rental Rate: **\$19 /SF/Year**Space Type: **Neighborhood Center**Min. Divisible: **1,500 SF**Max. Contiguous: **11,600 SF**Lease Type: **NNN**

Suite 3D	Space Available:	2,080 SF
	Rental Rate:	\$19 /SF/Year
	Space Type:	Neighborhood Center
	Min. Divisible:	1,500 SF
	Max. Contiguous:	11,600 SF
	Lease Type:	NNN

Suite 3E	Space Available:	2,340 SF
	Rental Rate:	\$20 /SF/Year
	Space Type:	Neighborhood Center
	Min. Divisible:	1,500 SF
	Max. Contiguous:	11,600 SF
	Lease Type:	NNN

Description

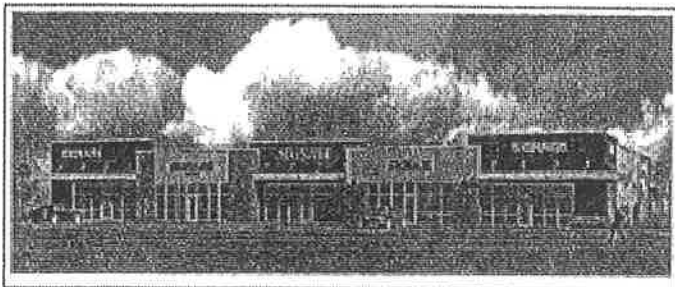
Veterans Square is an exciting new retail and office development in a fast growing area in southwest Fargo. The retail/ office complex, comprised of over 30,000 square feet of retail, 19,000 sf feet of office space and a 51,000 sf restaurant pad, has frontage along Veterans Boulevard and 40th Avenue South. All of the retail units offer great visibility from the 2 arterial roads; customers will enjoy ample front parking and easy access and agrees.

Located along Veterans Boulevard and 40th Avenue South, Veterans Square is across from the new West Fargo Sheyenne High School, single and multi-family housing, and near Liberty Middle School, the new Independence Elementary School, Sanford Health Medical Campus, Scheels Arena, Osgood Golf Course and more.

Retail Property For Lease

Shoppes at BLU Water Creek

S 45th St & S 32nd Ave, Fargo, ND 58104



Total Space 11,743 SF
 Available:
 Rental Rate: \$18 - \$22 /SF/Year
 Min. Divisible: 2,221 SF
 Property Type: Retail
 Property Sub-type: Strip Center
 Construction Status: Under
 Construction/Proposed
 Gross Leasable Area: 11,743 SF
 Listing ID 20002247
 Last Updated 20 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	11,743 SF
	Rental Rate:	\$18 - \$22 /SF/Year
	Space Type:	Strip Center
	Min. Divisible:	2,221 SF

Description

Shoppes at BLU Water Creek offers 2,221-11,743 SF, prime location along 45th Street South. Set in between Hair Success and A Cutting Edge Jewelry, this one of a kind retail center is where you want to be.

Along 45th Street South in Fargo

Retail Property For Lease

Crossroads Retail Centre

1301 34th St S, Fargo, ND 58103



Total Space Available:	3,040 SF
Rental Rate:	\$15 /SF/Year
Property Type:	Retail
Property Sub-type:	Street Retail
Additional Sub-types:	Office Building
Building Size:	15,407 SF
Year Built:	2005
Lot Size:	1.57 AC
Zoning Description:	Commercial
Listing ID	19912826
Last Updated	3 days ago

[Find Out More...](#)

1 Space Available

[Display Rental Rate as Entered](#) ▾

Space 1	Space Available:	3,040 SF
	Rental Rate:	\$15 /SF/Year
	Space Type:	Retail (Other)
	Additional Space Types:	Office Building
	Lease Type:	NNN
	Date Available:	Jun 2016
	Lease Term:	60 Months
	No. Parking Spaces:	75

Description

Three spaces remaining in this 15,407 sq. ft. office/retail strip center. Remaining suites range from 1,289sq. ft. to 2,727sq. ft. Ample parking with 75 spaces available. Operating expenses, taxes and maintenance estimated to be \$3.00/sq. ft. annually plus utilities. Excellent direct access from 13th



Retail Property For Lease

45TH STREET COLONNADE

4501 15TH Ave. S., Fargo, ND 58103



Total Space Available:	3,750 SF
Rental Rate:	\$15 /SF/Year
Min. Divisible:	1,750 SF
Max. Contiguous:	2,000 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Additional Sub-types:	Office Building
Gross Leasable Area:	36,800 SF
Listing ID	19744099
Last Updated	61 days ago

[Find Out More...](#)

2 Spaces Available

Display Rental Rate as Entered ▾

Space 112

Space Available: **2,000 SF**
 Rental Rate: **\$15 /SF/Year**
 Space Type: Strip Center
 Additional Space Types: Office Building
 Lease Type: NNN
 Date Available: Nov 2016

Space 104

Space Available: **1,750 SF**
 Rental Rate: **\$15 /SF/Year**
 Space Type: Strip Center
 Lease Type: Modified Net
 Date Available: Jan 2017

Description

Retail or Office Space available in the 45th Street Colonnade. Located one block south of 13th Avenue with frontage on 45th Street.

Busiest retail corridor of South Fargo.

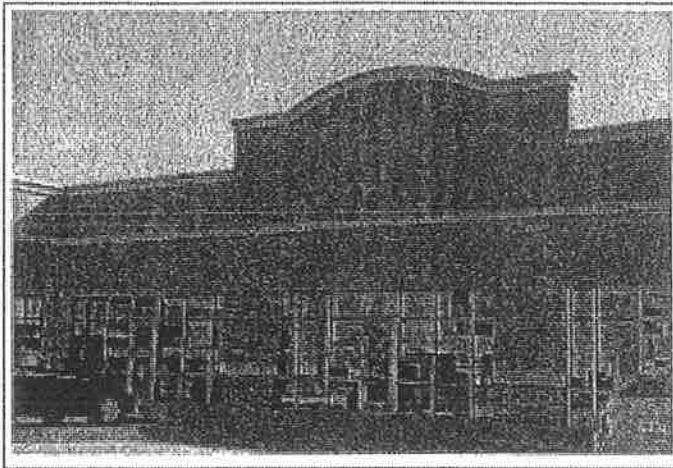
Map of 4501 15TH Ave. S., Fargo, ND 58103 (Cass County)



Retail Property For Lease

Western Center

4302 13th Avenue S., Fargo, ND 58103



Total Space Available: 3,056 SF
Rental Rate: \$14 /SF/Year
Property Type: Retail
Property Sub-type: Free Standing Bldg
Building Size: 39,688 SF
Listing ID: 17024788
Last Updated: 22 days ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Suite 8	Space Available:	3,056 SF
	Rental Rate:	\$14 /SF/Year
	Space Type:	Free Standing Bldg

Description

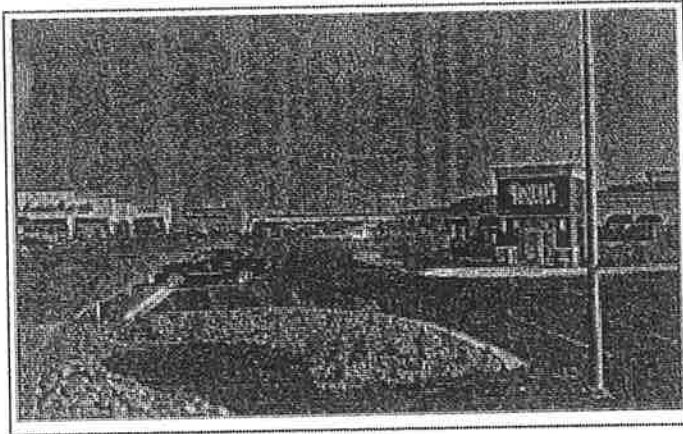
Retail space

Located right off of highly traveled 13th Avenue. Near West Acres and Target

Retail Property For Lease

Village West Shopping Center

4101 13th Avenue S, Fargo, ND 58103



Total Space 6,167 SF
 Available:
 Rental Rate: \$12 /SF/Year
 Min. Divisible: 2,300 SF
 Max. Contiguous: 3,867 SF
 Property Type: Retail
 Property Sub-type: Strip Center
 Gross Leasable Area: 6,100 SF
 Listing ID 19153915
 Last Updated 34 days ago

[Find Out More...](#)

2 Spaces Available

Display Rental Rate as Entered ▾

Space 1

Space Available: **3,867 SF**
 Rental Rate: **\$12 /SF/Year**
 Space Type: Strip Center
 Lease Type: NNN

Space 2

Space Available: **2,300 SF**
 Rental Rate: **\$12 /SF/Year**
 Space Type: Strip Center

Description

Excellent location next to Hornbacher's on 13th Avenue! Former liquor store
 13th Avenue

Retail Property For Lease

Times Square East

4950 S 13th Ave, Fargo, ND 58103



Total Space **5,795 SF**
 Available:
 Rental Rate: **\$10.50 - \$14 /SF/Year**
 Min. Divisible: **681 SF**
 Max. Contiguous: **2,154 SF**
 Property Type: **Retail**
 Property Sub-type: **Strip Center**
 Gross Leasable Area: **9,640 SF**
 Listing ID **19883707**
 Last Updated **13 days ago**
[Find Out More...](#)

5 Spaces Available

Display Rental Rate as Entered v

4950 1st Floor

Space Available: **2,154 SF**

Rental Rate: **\$14 /SF/Year**

Space Type: **Strip Center**

Additional Space Types: **Office Building**

4950 2nd Floor

Space Available: **1,009 SF**

Rental Rate: **\$10.50 /SF/Year**

Space Type: **Office Building**

south facing

4950 2nd Floor

Space Available: **773 SF**Rental Rate: **\$10.50 /SF/Year**

Space Type: Office Building

south facing

4950 2nd Floor

Space Available: **681 SF**Rental Rate: **\$10.50 /SF/Year**

Space Type: Strip Center

Additional Space Office Building

Types:

south facing

4950 1st Floor

Space Available: **1,178 SF**Rental Rate: **\$12 /SF/Year**

Space Type: Strip Center

Lease Type: NNN

Description

Excellent opportunity to lease Class A retail/office space on 13th Avenue in Fargo, ND. This superior building and location can serve your current and long term needs with excellent 13th Ave visibility, accessibility, ample front-door parking, and high traffic counts.

off 13th Ave in Fargo

Retail Property For Lease

Yankton Mall

2101 Broadway Street, Yankton, SD 57078



Rental Rate: \$6 - \$12 /SF/Year
 Min. Divisible: 1,367 SF
 Max. Contiguous: 26,097 SF
 Property Type: Retail
 Property Sub-type: Regional Center/Mall
 Gross Leasable Area: 181,746 SF
 Listing ID: 19559993
 Last Updated: 20 days ago
[Find Out More...](#)

15 Spaces Available

Display Rental Rate as Entered ▾

Space 10	Space Available:	26,097 SF
	Rental Rate:	Negotiable
	Space Type:	Regional Center/Mall
	Additional Space Types:	Retail Pad
	Lease Type:	NNN

Space 100	Space Available:	2,278 SF
	Rental Rate:	\$7.50 /SF/Year
	Space Type:	Institutional/Governmental
	Lease Type:	NNN

Space 140	Space Available:	1,367 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 150	Space Available:	1,367 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 170	Space Available:	3,468 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN

Space 169	Space Available:	3,642 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN

Space 200	Space Available:	5,000 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 220	Space Available:	5,000 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 270	Space Available:	1,800 SF
	Rental Rate:	\$7.50 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 130	Space Available:	6,000 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN

Space 300	Space Available:	3,890 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 70	Space Available:	4,125 SF
	Rental Rate:	\$8.50 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN

Space 80	Space Available:	1,586 SF
	Rental Rate:	\$6.50 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 110

Space Available: **2,310 SF**Rental Rate: **\$8 /SF/Year**

Space Type: Regional Center/Mall

Lease Type: NNN

Space 280

Space Available: **7,168 SF**Rental Rate: **\$6 /SF/Year**

Space Type: Regional Center/Mall

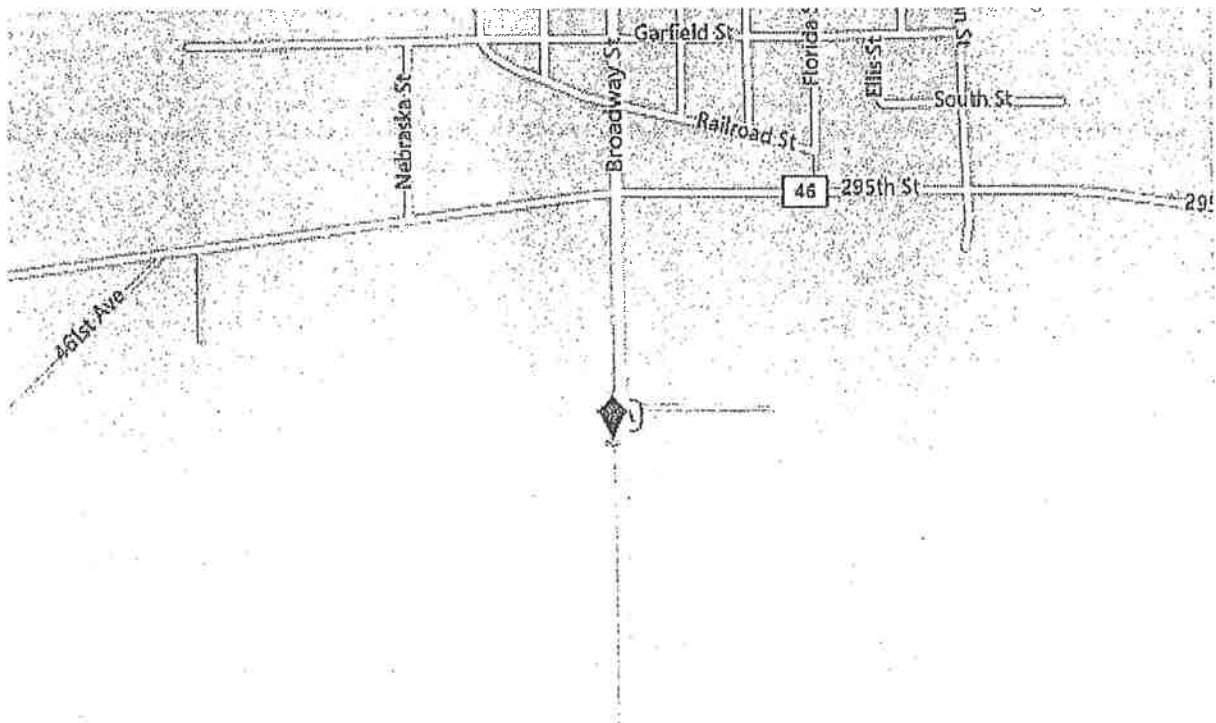
Lease Type: NNN

Description

Yankton Mall in the early phases of redevelopment. 3 out lots are available for sale. Two 1 acre lots and one 2.3 acre lot. Please reference the flyers for out lot location for the property.

Located on Highway 81 in Yankton, SD between W 21 Street and W 23 Street.

Map of 2101 Broadway Street, Yankton, SD 57078 (Turner County)

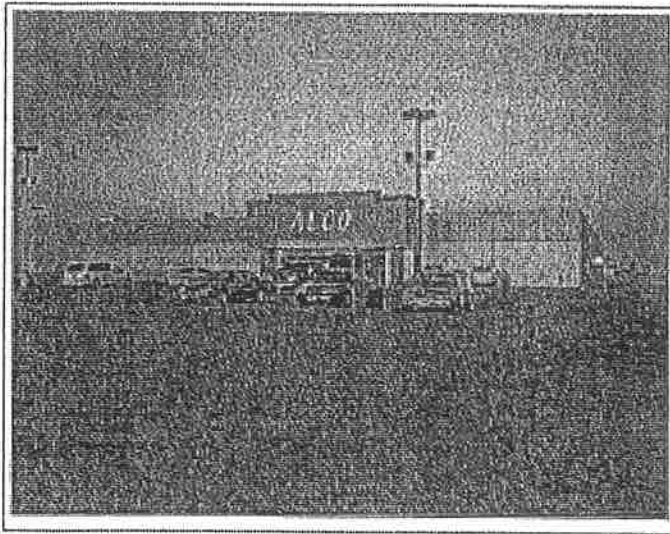


Additional Photos

Retail Property For Lease

Big Box Retail Store For Lease - Miller

218 15th St E, Miller, SD 57362



Total Space 25,614 SF
 Available:
 Rental Rate: \$7.40 /SF/Year
 Property Type: Retail
 Property Sub-type: Free Standing Bldg
 Building Size: 25,614 SF
 Listing ID 19365105
 Last Updated 8 days ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	25,614 SF
	Rental Rate:	\$7.40 /SF/Year
	Space Type:	Free Standing Bldg
	Lease Type:	Modified Net
	Date Available:	Aug 2015

Description

This is a great opportunity for a Big Box Retail Store in Miller, SD. This is an excellent space, well maintained building with a spacious parking lot. The property is in a highly visible and convenient location, located just off Highway 14.

Located just off Highway 14 in Miller, SD.

Addendum B

COMPARABLE PROPERTIES FOR SALE

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

Property Resources Group

Matt Olson — (701) 200-7691

Retail Property For Sale

Big Box Retail Store For Sale - Pine River

173 Barclay Ave W, Pine River, MN 56474



Price:	\$1,950,000
Building Size:	25,614 SF
Price/SF:	\$76.13
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Investment
Tenancy:	Single
Lot Size:	3.30 AC
Listing ID	19364414
Last Updated	16 days ago
Find Out More...	

Description

This is a great opportunity for a Big Box Retail Store in Pine River, MN. This is an excellent space, well maintained building with a spacious parking lot. The property is in a highly visible and convenient location, located along Front Street/Highway 371.

Located located along Front Street/Highway 371 in Pine River, MN.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

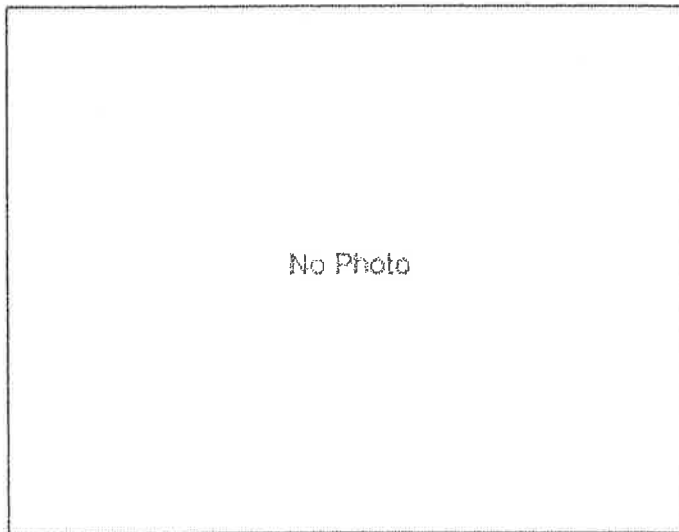


Leah Maurer — (952) 893-8825

Retail Property For Sale

Cub Foods Building

1320 S Highway 15 S, Hutchinson, MN 55350



Price:	\$3,500,000
Gross Leasable Area:	60,208 SF
Price/SF:	\$58.13
Property Type:	Retail
Property Sub-type:	Community Center
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	1999
Lot Size:	275,735 SF
APN/Parcel ID:	1211630090050
Zoning Description:	C-4 (Fringe Commercial Distric
Listing ID	20197878
Last Updated	today

[Find Out More...](#)

Description

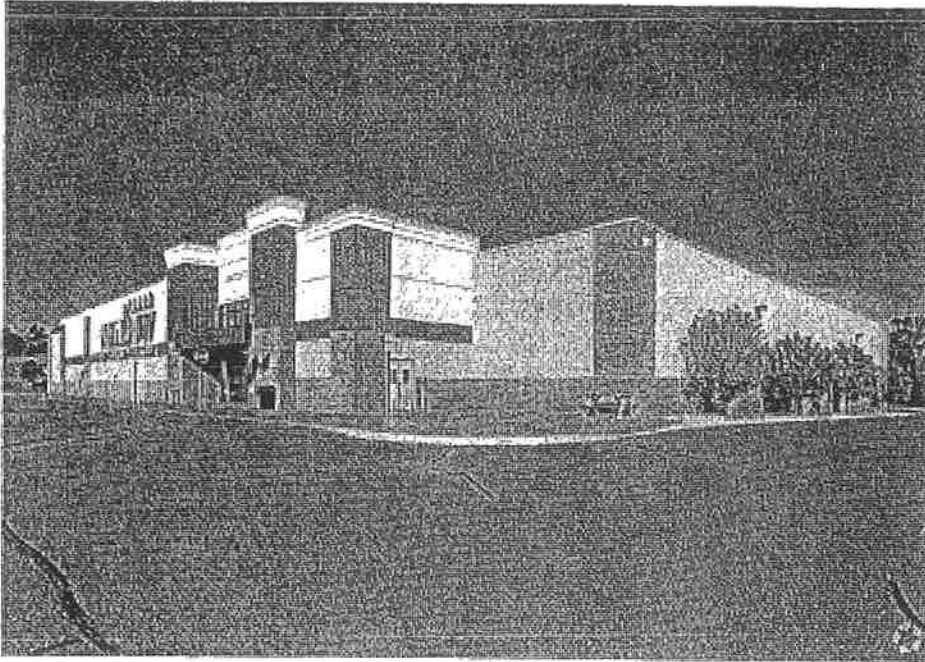
County Fair Marketplace is a value-add, ALDI grocery-anchored neighborhood center on a new 10-year lease. Totaling 60,208 square feet, the center is also leased by Pizza Ranch with an optimal retail location in Hutchinson and is shadow anchored by Target and Best Buy. Neighboring tenants include Walmart Supercenter, JCPenney, JoAnn Fabrics, Cash Wise (Coborns) and numerous other retailers and restaurants. There is 33,631 square feet of vacant space available, which provides a strong value-add component in arguably the most desirable retail asset in the city for new or relocating retailers.

35

Property Summary Report

9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons
Inver Grove Heights, MN 55076 - Eagan Ret Submarket

★★★★★



BUILDING

Type: **Retail**
Subtype: **Supermarket**
Center Type: **Neighborhood Ce...**
Tenancy: **Single**
Year Built: **2000**
GLA: **56,202 SF**
Floors: **1**
Typical Floor: **56,202 SF**
Docks: **2 ext**
Construction: **Masonry**

LAND

Land Area: **5.77 AC**
Zoning: **Commercial**
Parcel: **20-11861-01-010**

EXPENSES PER SF

Taxes: **\$2.28 (2016)**

AMENITIES

Pylon Sign, Signage

LEASING

Available Spaces: **56,202 SF Available in 1 Space**
Availability: **100% Available; 100% Vacant**
Leasing Company: **Mid-America Real Estate-Minnesota**
Contacts: **Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666**

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	9015	Retail	Relet	56,202	56,202	56,202	\$ Withheld	Vacant	Negotiable

Mid-America Real Estate-Minnesota - Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666

6.00/¢
per Mark Robinson

SALE

For Sale: **\$2,810,000 (\$50.00/SF) - Active**
Sale Company: **Mid-America Real Estate-Minnesota**
Contacts: **Mark Robinson (952) 563-6664**
Last Sale: **Portfolio of 2 Retail Properties in Inver Grove Heights, MN Sold on Dec 15, 2014 for \$3,800,000 (\$58.32/SF)**

Property Summary Report



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons
Inver Grove Heights, MN 55076 - Eagan Ret Submarket

★★★★★

TRAFFIC & FRONTAGE

Traffic Volume: 50,381 on Courthouse Blvd & Concord Blvd E (2015)
49,527 on Courthouse Blvd E (2012)
Frontage: 188' on Broderick Blvd
222' on Courthouse Blvd

Made with TrafficMatrix® Products

TRANSPORTATION

Parking: 280 free Surface Spaces are available; Ratio of 3.88/1,000 SF
Airport: 19 minute drive to Minneapolis–Saint Paul International Airport
Walk Score ®: Car-Dependent (32)
Transit Score ®: Some Transit (36)

PROPERTY CONTACTS

True Owner: **Tower Investments, Inc**
Prior True Owner: **DRA Advisors, LLC**

Recorded Owner: **Arbor Pointe Commons LLC**
Property Manager: **Mid-America Real Estate-Minnesota**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	NNN Asking Rents Per SF	Current	YOY
Current Building	100%	↔ 0.0%	Submarket 2-4 Star	\$11.13	↓ 29.0%
Submarket 2-4 Star	6.3%	↑ 1.9%	Market Overall	\$13.45	↔ 0.0%
Market Overall	3.4%	↓ 0.6%			
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	76,405	↓ 15.5%	12 Mo. Sales Volume (Mil.)	\$21.4	↓ 33.2%
Months On Market	33.1	↑ 5.4 mo	12 Mo. Price Per SF	\$100	↓ 66.6%

2

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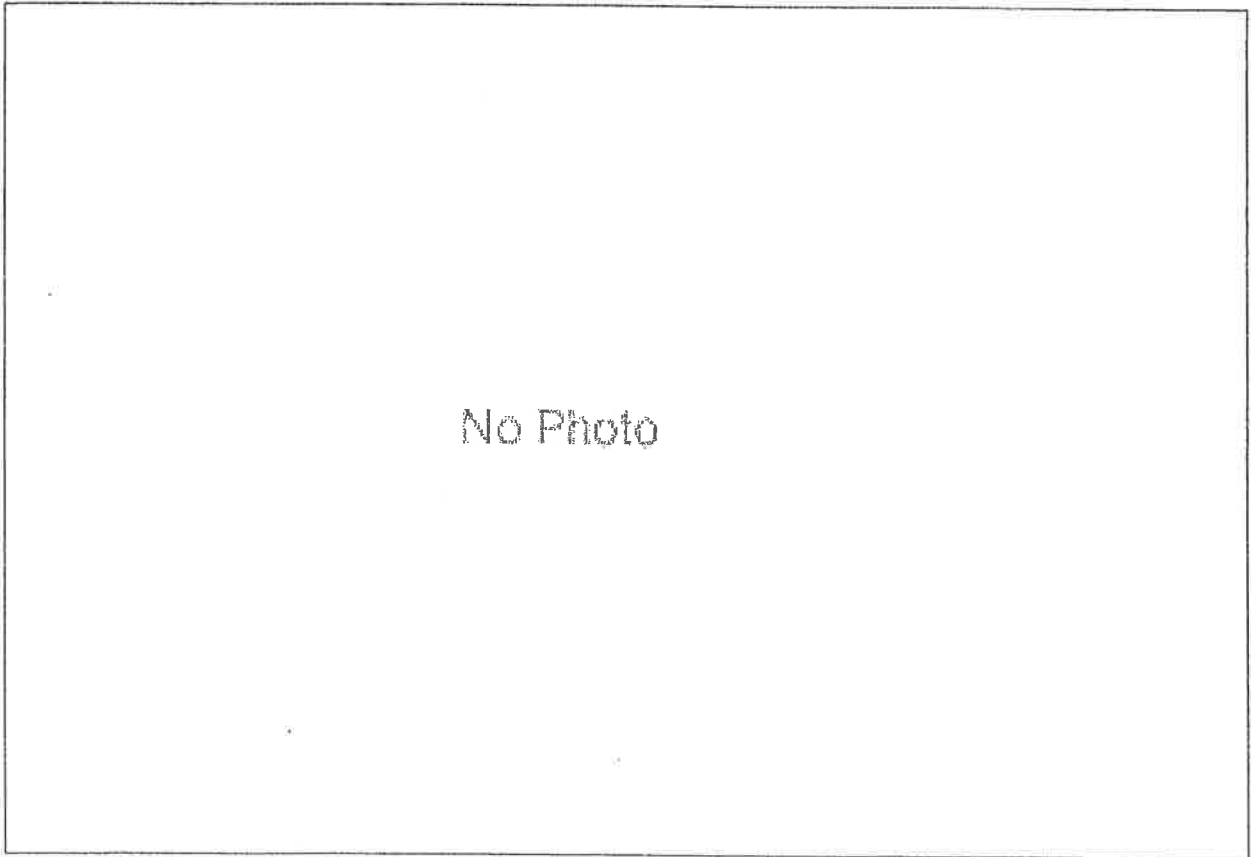


Former Econo Foods

205 Washington Ave, Hutchinson, MN 55350

\$1,900,000

42,071 SF | Retail



William Skip Melin
(952) 465-3377

Deborah Carlson
(763) 450-3370

Retail Property For Sale

Price: \$1,900,000
Building Size: 42,071 SF
Price/SF: \$45.16
Property Type: Retail

No. Stories: 1
Tenancy: Single
Lot Size: 4.65 AC
APN / Parcel ID: 23.076.0010

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

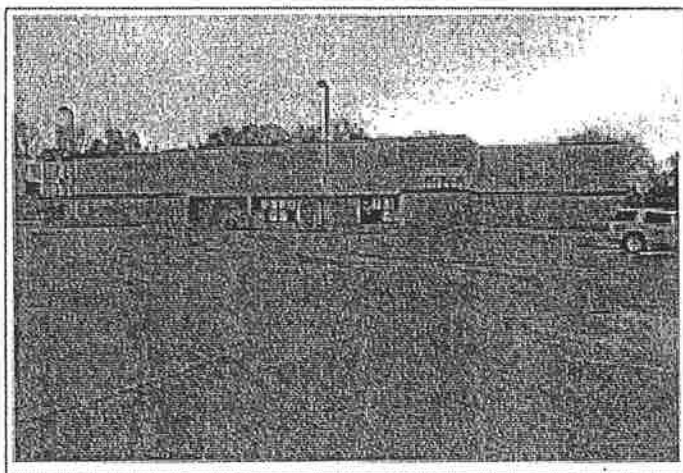
Commercial Realty Solutions

Cheree Hoese — (763) 682-2400

Retail Property For Sale

Buffalo - Downtown Commercial 205

205 1st St S, Buffalo, MN 55313



Price:	\$1,249,000
Gross Leasable Area:	28,324 SF
Price/SF:	\$44.10
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Property Use Type:	Vacant/Owner-User
No. Stories:	1
Year Built:	1981
Lot Size:	0.86 AC
APN/Parcel ID:	103-056-010060
Parking Ratio:	5.30/1,000 SF
Listing ID	20216891
Last Updated	28 days ago

Find Out More...

Highlights

- 2nd Floor has offices and breakroom
- Former grocery store
- Fully Sprinkled
- Municipal parking lot
- Security System
- Downtown Buffalo

Description

Municipal parking lot. 16'-4" to bottom of bar joist. 42'-5" column spacing. Security system. Building sprinkled. (2) 150 AMP 3-phase electric. (2) 8'x10' O.H. dock high doors. Upper level has 4 offices, breakroom & restrooms. Public restrooms on ground floor.

Located West of Highway 25. Quick and easy access. Minutes from Highway 55. Close to Wright County Courthouse, Public Library, Post Office, shopping and services.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

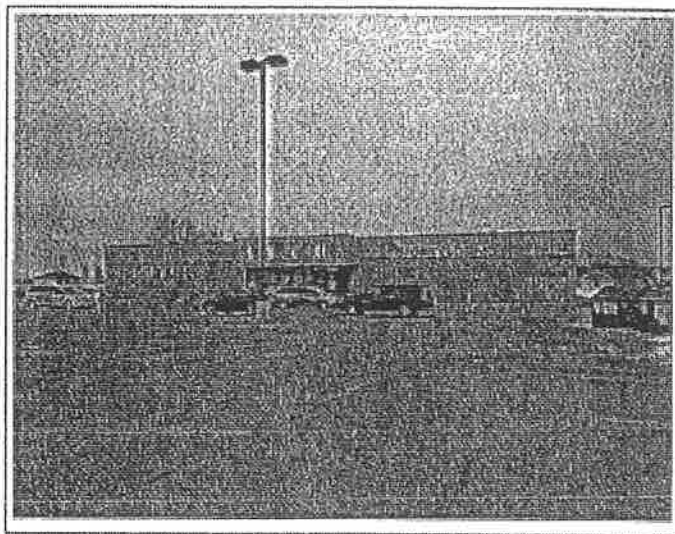
Upland Real Estate Group

Blake Martin — (612) 465-8521

Retail Property For Sale

Former Alco

725 N Broadway Street, Spring Valley, MN 55975



Price:	\$667,800
Building Size:	22,260 SF
Price/SF:	\$30
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
No. Stories:	1
Year Built:	1995
Lot Size:	1.61 SF
Listing ID	19328071
Last Updated	49 days ago

[Find Out More...](#)

Highlights

- Excellent Visibility
- Ample Parking
- 70 Parking Stalls
- Convenient Access

Description

The property is situated nicely off busy Highway 63. The location provides quick and easy access to the property. This ALCO building is conveniently positioned in downtown Spring Valley, along with the majority of retail in the city.

Located in Fillmore County, Spring Valley is just 30 miles away from Rochester and about 100 miles from Minneapolis. Spring Valley is home of some 3,000 people.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

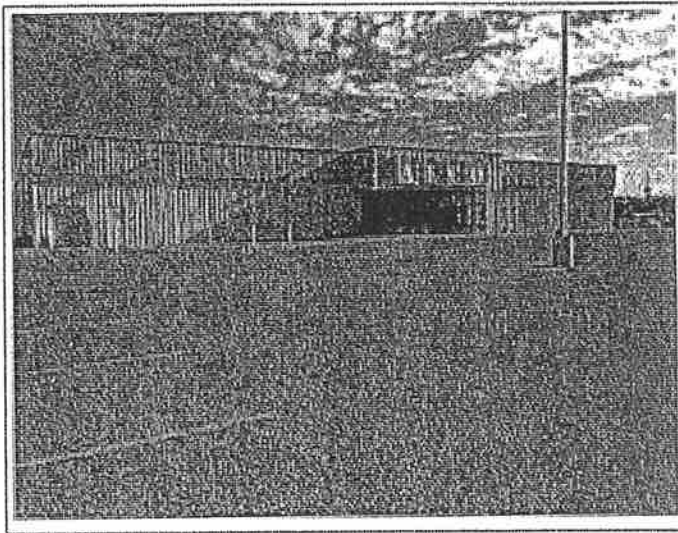
Upland Real Estate Group

Blake Martin — (612) 465-8521

Retail Property For Sale

Former ALCO

890 Commerce Road, Long Prairie, MN 56347



Price:	\$626,000
Building Size:	22,361 SF
Price/SF:	\$28
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
Lot Size:	1.73 AC
Listing ID	19548287
Last Updated	49 days ago
Find Out More...	

Description

22,361 SF former ALCO building available for sale. The building is vacant.

Long Prairie is located roughly 50 miles away from Saint Cloud and home to some 3,500 people.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

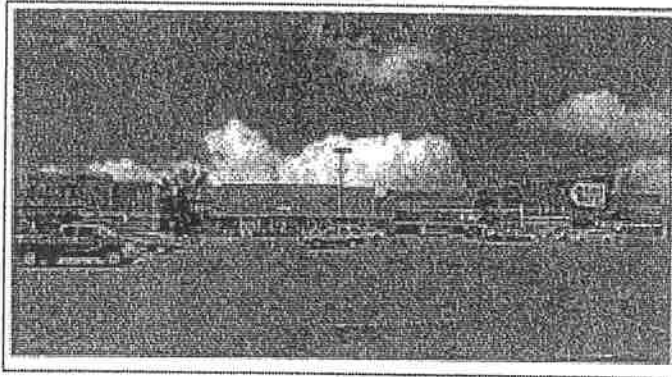
Colliers International (Minneapolis)

Ian Halker — (952) 374-5810

Retail Property For Sale

Former Office Max

1354 Highway 15 S, Hutchinson, MN 55350



Price:	\$575,000
Building Size:	23,600 SF
Price/SF:	\$24.36
Property Type:	Retail
Property Sub-type:	Retail (Other)
Additional Sub-types:	Office Building
	Strip Center
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	2000
APN/Parcel ID:	10366666
Listing ID	18928508
Last Updated	13 days ago

[Find Out More...](#)

Description

Located in the heart of the Hutchinson trade area on Highway trade area on Highway 15 between Target and Best Buy this property has 23,600 sf of space, which is divisible to 11,800 sf. Property has one loading dock with ample parking and excellent visibility to Highway 15. Pylon signage located on Highway 15 with visibility to an average of 11,600 vehicles per day.

CO FAIR MARKETPLACE 4TH ADD LOT-001 BLOCK-001

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



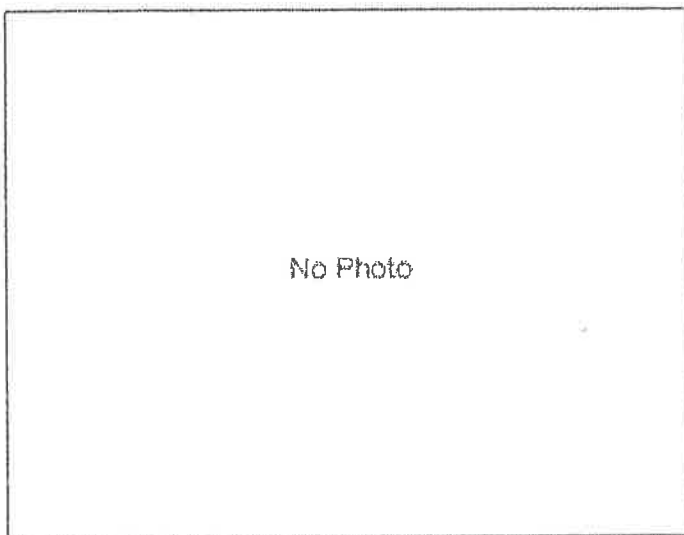
William Skip Melin — (952) 465-3377

Deborah Carlson — (763) 450-3370

Retail Property For Sale

Former Econo Foods

104 4th Ave, New Prague, MN 56071



Price:	\$600,000
Building Size:	25,900 SF
Price/SF:	\$23.17
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	1981
Dock-High	1
Doors/Loading:	
Lot Size:	36,590 SF
APN/Parcel ID:	24-005002-0
Listing ID	19084702
Last Updated	40 days ago

[Find Out More...](#)

Description

Freestanding former supermarket located in western New Prague. Clean, empty space with two front entrances and two docks available in the back of the store. Ample parking.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



Matthew Friday — (612) 336-4209

David Daly — (612) 336-4319

Retail Property For Sale

1701 18th Ave

1701 18th Ave, Austin, MN 55912



Price:	\$2,000,000
Building Size:	89,908 SF
Price/SF:	\$22.24
Property Type:	Retail
Property Sub-type:	Retail (Other)
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	1998
Lot Size:	409,464 SF
APN / Parcel ID:	1, 34.639.0010
Zoning Description:	(Retail)
Listing ID	19051244
Last Updated	9 days ago

[Find Out More...](#)

Highlights

- Good visibility and access off of Highway 218
- Limited vacant big box options in the market
- The site is subject to an Operation and Easement Agreement, dated September 18, 1998, amended by a First, Second and Third Amendment to OEA (collectiv
- Other tenants in the area include Shopko, Super Walmart, Runnings, and HyVee
- Two pylon signs available
- Built in 1998

Description

The Target property sits at the Northwest corner of the intersection of Interstate 90 and Highway 218, the two largest arteries for the city of Austin.

BLOCK 001 LOT 001 SUBDIVISIONCD 34639 SUBDIVISIONNAME SHEEDYS SUBDIVISION & SHEEDY'S 2ND

18

By searching on this site, you agree to the LoopNet Terms and Conditions.

1914 S Broadway Street

1914 S Broadway St, New Ulm, MN 56073

Negotiable

89,490 SF | Retail

Presented by

CBRE

Request additional information

Contact Listing Broker

Matthew Friday

(612) 336-4209

Eric Sheaffer

(612) 336-4251

David Daly

(612) 336-4319

No Photo

Retail Property For Lease

Total Space Available:	89,490 SF	Year Built:	1998
Rental Rate:	Negotiable	Lot Size:	349,787 SF
Property Type:	Retail	APN / Parcel ID:	1.05E+11, 1.054E+011, 1.054E+11
Property Sub-type:	Retail (Other)	Listing ID:	20038164
Building Size:	89,490 SF	Last Updated:	16 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered ▼

Space 1	Space Available:	89,490 SF
	Rental Rate:	Negotiable
	Space Type:	Retail (Other)

Description

The site is subject to an Operation and Easement Agreement (OEA), dated September 15, 1998. Free-standing building located at the main entrance into town. Good visibility from S Broadway St.

BROADWAY 1ST ADDITION Lot-001 Block-001

Commercial property Information by LoopNet

Map of 1914 S Broadway St, New Ulm, MN 56073

Hide Map

This property is
for sale @ \$1,800,000
per listing agent.

Addendum C

COMPARABLE PROPERTIES THAT HAVE SOLD

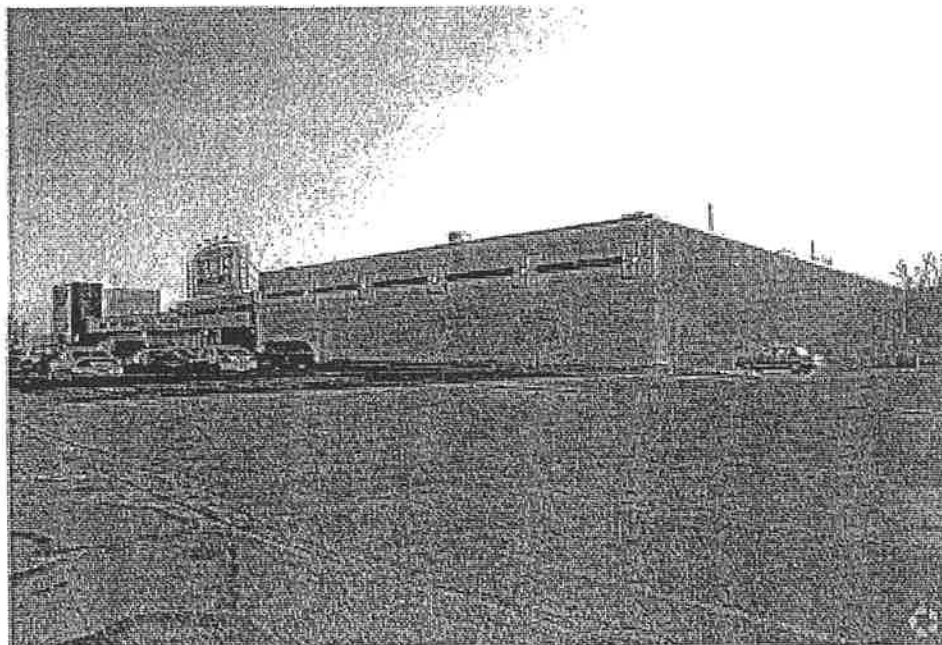
44

Lease Availability Report

1750 W HWY 36 - Roseville Plaza

Roseville, MN 55113 - Rosedale Ret Submarket

★★★★★



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1977
GLA:	80,065 SF
Floors:	1
Typical Floor:	80,065 SF
Docks:	6 ext

AVAILABILITY

Min Divisible:	47,782 SF
Max Contig:	47,782 SF
Total Available:	47,782 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$2.61 (2016)
Opex:	\$1.75 (2012-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	0E0	Retail	Relet	47,782	47,782	47,782	Withheld	Vacant	Negotiable

Kimco Realty Corporation - Scott Tucker (847) 294-6419

LEASING COMPANY

Company: Kimco Realty Corporation
 Contacts: Scott Tucker (847) 294-6419

SALE

Last Sale: Sold on Jan 19, 2013 for \$5,300,000 (\$66.20/SF) at 12.10% Cap

AMENITIES

Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Signage

KEY TENANTS

Planet Fitness

32,283 SF

TRAFFIC & FRONTAGE

Traffic Volume: 14,950 on Fairview Ave & Grant Rd (2012)

Made with TrafficMetrics® Products

Lease Availability Report

1750 W HWY 36 - Roseville Plaza
Roseville, MN 55113 - Rosedale Ret Submarket

★★★★★

TRAFFIC & FRONTAGE

91,656 on Hwy 36 W & Fairview Ave N (2015)
Frontage: 460' on Fairview Ave

Made with TrafficMatrix® Products

TRANSPORTATION

Parking: 317 free Surface Spaces are available; Ratio of 2.70/1,000 SF
Walk Score ®: Somewhat Walkable (56)
Transit Score ®: Good Transit (51)

39

Lease Availability Report

50 Signal Hills Ctr - Former Kmart - Signal Hills
West Saint Paul, MN 55118 - West St Paul Ret Submarket

★★★★★



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Single
Year Built:	1955; Renov 2006
GLA:	103,455 SF
Floors:	1
Typical Floor:	103,455 SF
Docks:	2 ext

AVAILABILITY

Min Divisible:	103,455 SF
Max Contig:	103,455 SF
Total Available:	103,455 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.78 (2016)
Opex:	\$3.14 (2010)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Retail	Relet	103,455	103,455	103,455	Withheld	30 Days	Negotiable

Upland Real Estate Group, Inc. - Blake Martin (612) 332-6600

LEASING COMPANY

Company: Upland Real Estate Group, Inc.
Contacts: Blake Martin (612) 332-6600

SALE

Last Sale: Sold on Aug 2, 2016 for \$3,360,000 (\$32.48/SF)

AMENITIES

Bus Line, Pylon Sign, Signage

TRAFFIC & FRONTAGE

Traffic Volume: 6,190 on Butler Ave E & Gorman Ave (2012)
17,088 on S Robert St & Moreland Ave E (2015)
Frontage: 428' on Livingston Ave (with 3 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

50 Signal Hills Ctr - Former Kmart - Signal Hills
West Saint Paul, MN 55118 - West St Paul Ret Submarket

★★★★★

TRANSPORTATION

Parking: 700 free Surface Spaces are available; Ratio of 6.76/1,000 SF

Walk Score ®: Somewhat Walkable (67)

Transit Score ®: Some Transit (39)

Cash Wise Foods 3012 & Little Dukes Gas/Liquor Store

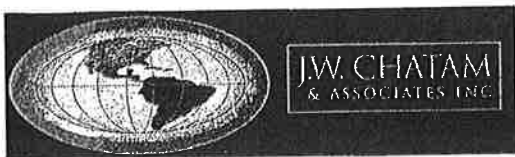
1414 S 33rd ST

Fargo, ND

Cass County North Dakota

TaxYear: 2017

Parcel ID (s):	Site Address	Parcel Type	Class
01-1390-01327-010	1414 S 33rd ST	Main Parcel	



J. W. Chatam Associates Inc.
7301 W 129th Street, Suite 150
Overland Park, Kansas 66213

Tuesday, April 11, 2017

SUMMARY OF SALIENT FACTS

TS9-ND-154

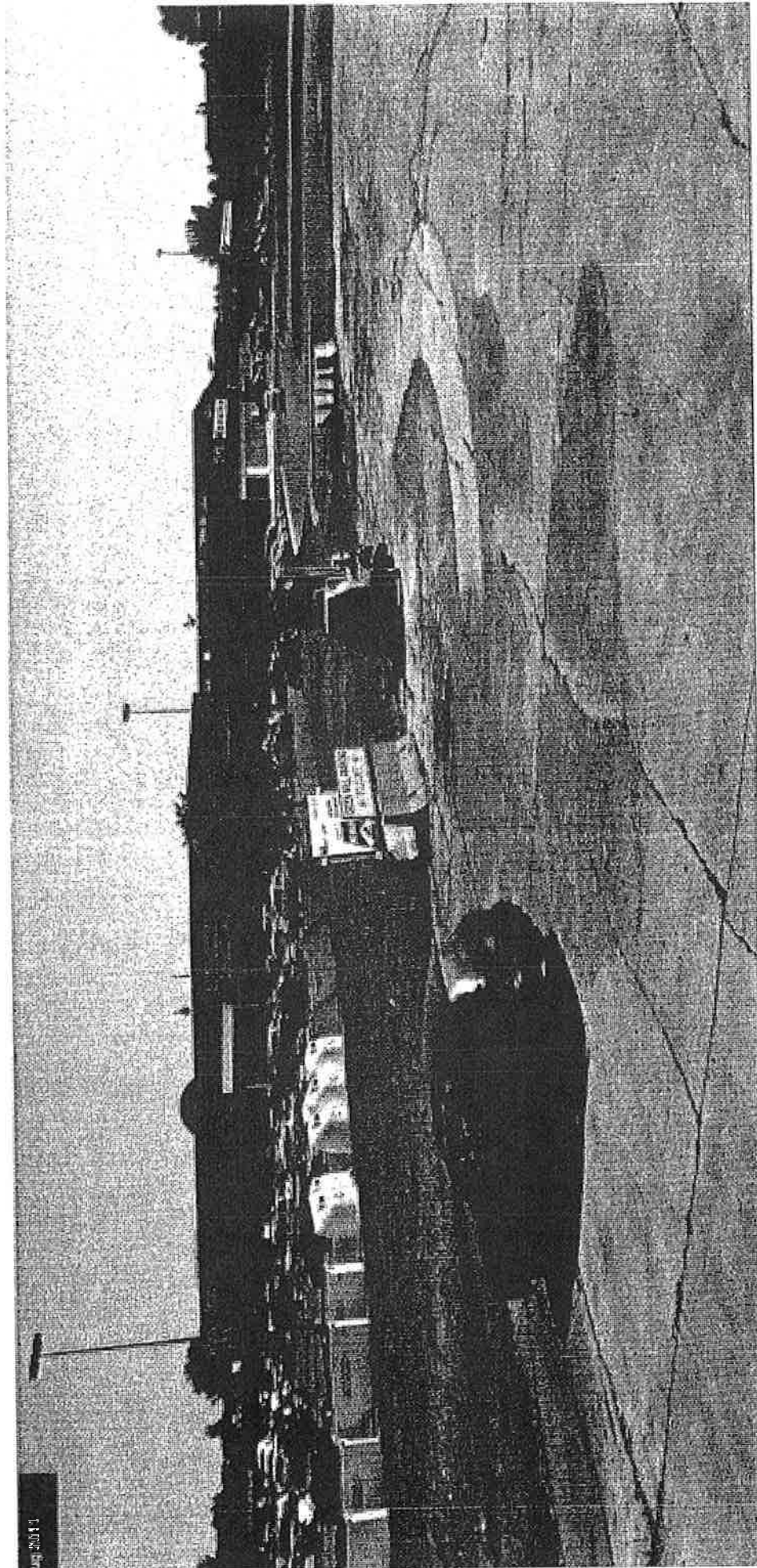
Property Name: **Cash Wise Foods 3012 & Little Dukes Gas/Liquor Store**
Property Address: **1414 S 33rd ST**
City, State: **Fargo, ND**
County/Jurisdiction: **Cass County North Dakota**

Parcel ID (s):	Site Address	Year Built	Gross Area	Current County Value	\$/Unit
01-1390-01327-010	1414 S 33rd ST	1984	118,773	\$9,600,000	\$80.83
TOTAL CURRENT COUNTY VALUE:				\$9,600,000	\$80.83

Property Description The subject is a grocery store built in 1984 with 105,343 sqft, a car wash built in 2008 with 2,760 sqft, and a strip retail built in 2013 with 10,670 sqft for a gross area of 118,773 sqft

TS9-ND-154

Property ID



COMPARABLE PROPERTIES CURRENTLY FOR LEASE

<u>PROPERTY NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKING RENT</u>	<u>YB</u>	<u>TERMS</u>
FORMER RAINBOW FOODS 9015 BRODERICK BLVD	INVER GROVE HEIGHTS	MIN	56,202	\$ 6.00	2000	NNN
FORMER ALCO 890 COMMERCE RD	LONG PRAIRIE	MIN	22,361	\$ 4.50	1997	NNN
RETAIL 100-170 EVERGREEN SQ SW	PINE CITY	MIN	26,901	\$ 8.00	1989	NNN
FORMER ALCO 725 N BROADWAY ST	SPRING VALLEY	MIN	22,260	\$ 5.00	1995	NNN
RETAIL 850 MAES AVE	KIMBERLY	WI	54,906	\$ 6.00	1991	NNN
FORMER GROCERY STORE 1525 RYAN RD	JEFFERSON	WI	30,622	\$ 9.00	1992	NNN
RETAIL 1201 BELL AVE	HARTFORD	WI	38,000	\$ 7.00		MODIFIED NET
FORMER GROCERY STORE 630 E WISCONSIN AVE	OCONOMOWOC	WI	39,809	\$ 6.84	1994	NNN
FORMER MC SPORTS 2211 S 8TH ST	WISCONSIN RAPIDS	WI	23,820	\$ 7.00	1999	NNN
FORMER COPPS 5657 US HWY 10	STEVENS POINT	WI	50,526	\$ 5.75		NNN

COMPARABLE PROPERTIES CURRENTLY FOR LEASE

<u>PROPERTY NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKING RENT</u>	<u>YB</u>	<u>TERMS</u>
FORMER PICK N SAVE 4200 S 76TH ST	GREENFIELD	WI	90,443	\$ 4.50	1967	NNN
FORMER DAHL'S 1802 N ANKENY BLVD	ANKENY	IA	43,509	\$ 6.00	2005	NNN
FORMER GROCERY STORE 504 W MAIN ST	MANDAN	ND	32,173	\$ 7.00		NNN
FORMER K-MART 1001 MN-23	MARSHALL	MN	94,688	\$ 3.50	1989	NNN
YANKTON MALL 2101 BROADWAY ST	YANKTON	SD	181,746	\$ 6.00	1969	NNN
				The asking rent is for small retail space. The big box portion is negotiable.		
FORMER ALCO 218 15TH ST E	MILLER	SD	25,614	\$ 7.40	2008	NNN

COMPARABLE PROPERTIES CURRENTLY FOR SALE

<u>PROPERTY NAME AND ADDRESS</u>	<u>STATE</u>	<u>YB</u>	<u>SQFT</u>	<u>ASKING PRICE</u>	<u>PRICE PER SQFT</u>
FORMER ALCO 173 BARCLAY AVE W PINE RIVER, MN	MN		25,614	\$1,950,000	\$76.13
FORMER CUBS FOODS 1320 S HIGHWAY 15 S HUTCHINSON, MN	MN	1999	60,208	\$3,500,000	\$58.13
FORMER RAINBOW FOODS 9015 BRODERICK BLVD INVER GROVE HEIGHTS, MN	MN	2000	56,202	\$2,810,000	\$50.00
FORMER GROCERY STORE 205 1ST ST S BUFFALO, MN	MN	1981	28,324	\$1,249,000	\$44.10
FORMER ALCO 725 N BROADWAY ST SPRING VALLEY, MN	MN	1995	22,260	\$667,800	\$30.00
FORMER ALCO 890 COMMERCE RD LONG PRAIRIE, MN	MN		22,361	\$626,000	\$28.00
FORMER OFFICE MAX 1354 HWY 15 S HUTCHINSON, MN	MN	2000	23,600	\$575,000	\$24.36
FORMER ECONO FOODS 104 4TH AVE NEW PRAGUE, MN	MN	1981	25,900	\$600,000	\$23.17

COMPARABLE PROPERTIES CURRENTLY FOR SALE

<u>PROPERTY NAME AND ADDRESS</u>	<u>STATE</u>	<u>YB</u>	<u>SQFT</u>	<u>ASKING PRICE</u>	<u>PRICE PER SQFT</u>
FORMER ECONO FOODS 104 4TH AVE NEW PRAGUE, MN	MN	1981	25,900	\$600,000	\$23.17
TARGET 1701 18TH AVE AUSTIN, MN	MN	1998	89,908	\$2,000,000	\$22.24
TARGET 1914 S BROADWAY ST NEW ULM, MN	MN	1998	89,490	\$1,800,000	\$20.11

COMPARABLE PROPERTIES THAT HAVE SOLD

<u>PROPERTY NAME AND ADDRESS</u>	<u>YEAR BUILT</u>	<u>SQFT</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>SALE PRICE PER SQFT</u>
FORMER SPORTS AUTHORITY 1750 W HWY 36 ROSEVILLE, MN	1977	80,065	1/19/2013	\$ 5,300,000	\$66.20
FORMER K-MART 50 SIGNAL HILLS CTR WEST SAINT PAUL, MN	1955/2006	103,455	8/2/2016	\$ 3,360,000	\$32.48

COMPARABLE PROPERTIES CURRENTLY FOR LEASE

<u>PROPERTY NAME AND ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKING RENT</u>	<u>YB</u>	<u>TERMS</u>
SMALL RETAIL 3686 VETERANS BLVD	FARGO	ND	11,180	\$ 19.00	UC	NNN
SMALL RETAIL S 45TH ST & S 32ND AVE	FARGO	ND	11,743	\$ 18.00	UC	NNN
SMALL RETAIL 1301 34TH ST S	FARGO	ND	3,040	\$ 15.00	2005	NNN
SMALL RETAIL 4501 15TH AVE S	FARGO	ND	3,750	\$ 15.00	2000	NNN
SMALL RETAIL 4302 13TH AVE S	FARGO	ND	3,056	\$ 14.00	2006	NNN
SMALL RETAIL 4101 13TH AVE S	FARGO	ND	6,167	\$ 12.00	1977	NNN
SMALL RETAIL 4950 S 13TH AVE	FARGO	ND	5,795	\$ 10.50	2004	NNN

Income Analysis

TS9-ND-154

TaxYear 2017**Income****Rents**

Description	Area/Units	Rate	Total
Grocery Store	105,343	\$4.00	\$421,372
Small Retail	10,670	\$18.00	\$192,060
	116,013		\$613,432

Potential Gross Income: \$613,432

10.0% Vacancy and Collection Loss: \$61,343

Miscellaneous Income: \$0

Effective Gross Income: \$552,089

Expenses**Expenses Per Square Foot:**

Description	Area	Rate	Expense Total
10%			

Expense Totals

Expenses: \$55,208

Net Operating Income: \$496,881

Value Capitalization

Base Capitalization Rate: 9.0000%

Effective Tax Rate: 0.0000%

Total Capitalization Rate: 9.0000%

Indicated Value: \$5,520,900

Total Additional Adjustments: \$690,000

Additional Adjustments

Car Wash - 2,760sqft x \$250/sqft = 690,000	\$690,000
Total:	\$690,000

Final Value: \$6,210,900

Final Value Rounded: \$6,210,900

Addendum A

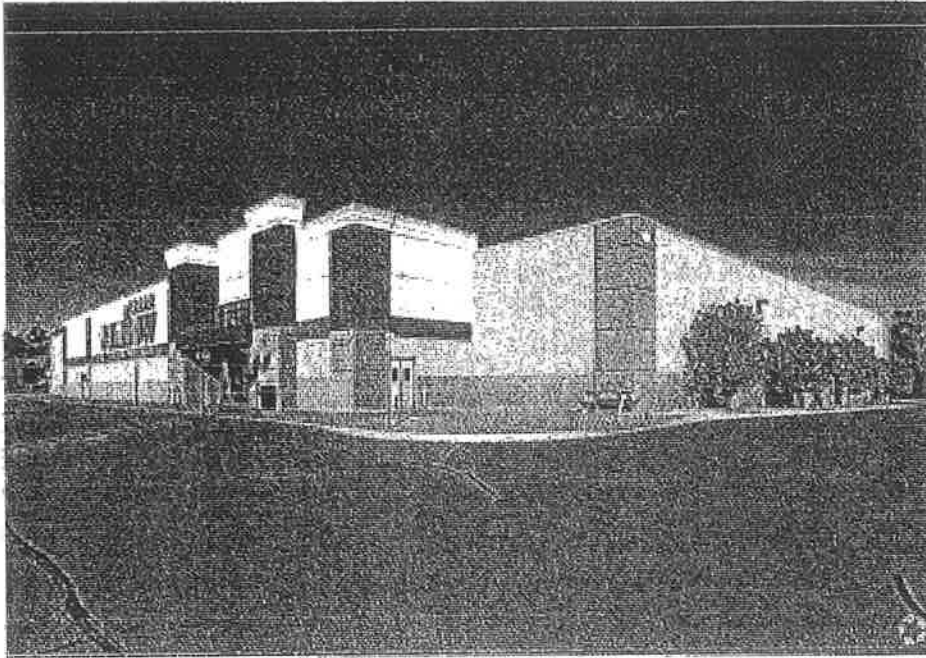
COMPARABLE PROPERTIES FOR LEASE

35

Property Summary Report

9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons
Inver Grove Heights, MN 55076 - Eagan Ret Submarket

★★★★★



BUILDING

Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce...
Tenancy:	Single
Year Built:	2000
GLA:	56,202 SF
Floors:	1
Typical Floor:	56,202 SF
Docks:	2 ext
Construction:	Masonry

LAND

Land Area:	5.77 AC
Zoning:	Commercial
Parcel	20-11861-01-010

EXPENSES PER SF

Taxes:	\$2.28 (2016)
--------	---------------

AMENITIES

Pylon Sign, Signage

LEASING

Available Spaces: 56,202 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Mid-America Real Estate-Minnesota

Contacts: Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Config	Bldg Config	Rent	Occupancy	Term
E 1st	9015	Retail	Relet	56,202	56,202	56,202	\$6.00/sf	Vacant	Negotiable

Mid-America Real Estate-Minnesota - Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666

\$6.00/sf
per Mark Robinson

SALE

For Sale: \$2,810,000 (\$50.00/SF) - Active

Sale Company: Mid-America Real Estate-Minnesota

Contacts: Mark Robinson (952) 563-6664

Last Sale: Portfolio of 2 Retail Properties in Inver Grove Heights, MN Sold on Dec 15, 2014 for \$3,800,000 (\$58.32/SF)

Property Summary Report

7

9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons

★★★★☆

Inver Grove Heights, MN 55076 - Eagan Ret Submarket

TRAFFIC & FRONTAGE

Traffic Volume: 50,381 on Courthouse Blvd & Concord Blvd E (2015)
 49,527 on Courthouse Blvd E (2012)

Frontage: 188' on Broderick Blvd
 222' on Courthouse Blvd

Made with TrafficMatrix® Products

TRANSPORTATION

Parking: 280 free Surface Spaces are available; Ratio of 3.88/1,000 SF

Airport: 19 minute drive to Minneapolis—Saint Paul International Airport

Walk Score ®: Car-Dependent (32)

Transit Score ®: Some Transit (36)

PROPERTY CONTACTS

True Owner: **Tower Investments, Inc**

Prior True Owner: **DRA Advisors, LLC**

Recorded Owner: **Arbor Pointe Commons LLC**

Property Manager: **Mid-America Real Estate-Minnesota**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	NNN Asking Rents Per SF	Current	YOY
Current Building	100%	↔ 0.0%	Submarket 2-4 Star	\$11.13	↓ 29.0%
Submarket 2-4 Star	6.3%	↑ 1.9%	Market Overall	\$13.45	↔ 0.0%
Market Overall	3.4%	↓ 0.6%			
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	76,405	↓ 15.5%	12 Mo. Sales Volume (Mil.)	\$21.4	↓ 33.2%
Months On Market	33.1	↑ 5.4 mo	12 Mo. Price Per SF	\$100	↓ 66.6%

22



Former Alco

890 Commerce Rd, Long Prairie, MN 56347

\$4.50 SF/Year

Retail for Lease

Property

Notes

Located in Todd County, Long Prairie is roughly 50 miles away from Saint Cloud and about 120 miles from Minneapolis. Long Prairie is home of some 3,500 people. The property is situated nicely near the main route through the town, Highway 71. The location provides quick and easy access to the property. This building is conveniently positioned on the south side of the town near the other main retail in the area. More national brands tend to be located on this side of town rather than the downtown location north of the property.

Available Spaces

On

By default, only the spaces that match your search criteria are shown.

AVAILABLE SF

22,361

LEASE RATE / SF

\$4.50

LEASE RATE TYPE

NNN

AVAILABILITY

Now

LEASE TYPE

Direct

SUITE NUMBER

Bldg

SUITE STATUS

Active

Details

PROPERTY TYPE

Retail

PROPERTY SUBTYPE

Freestanding

YEAR BUILT

1997

LOT SIZE (ACRES)

1.729

BUILDING SIZE

22,361

PARKING SPACES

90

CONSTRUCTION STATUS

Existing

COUNTY

Todd

Listing Representatives

CS

Chad Sturm

Upland Real Estate Group, Inc



Blake Martin

Associate

Upland Real Estate Group, Inc



JH

Josh Huempfner

Upland Real Estate Group, Inc



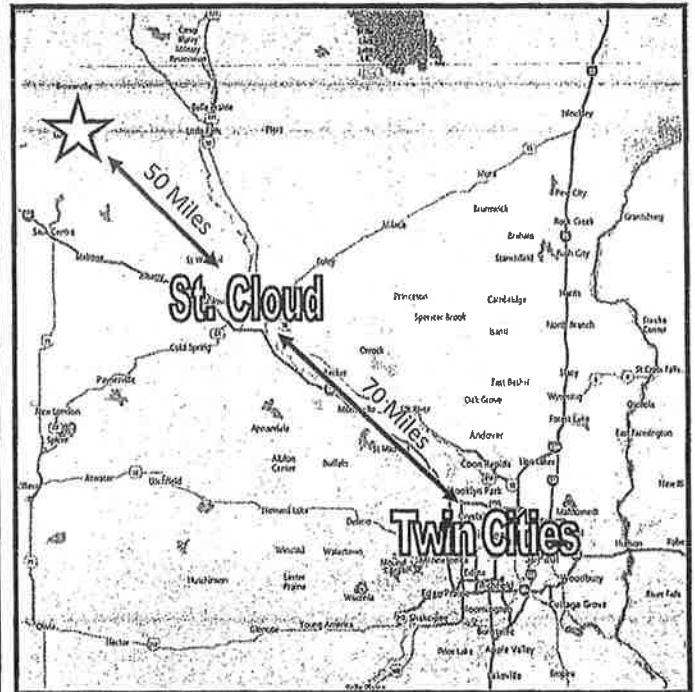
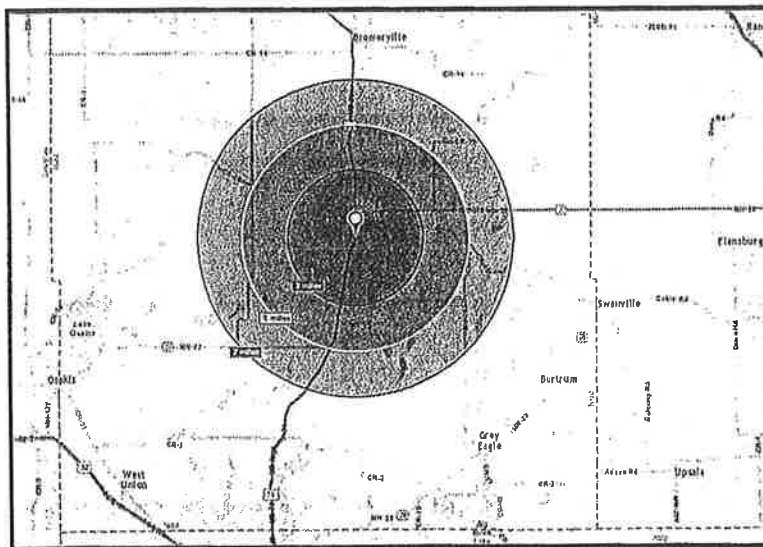
Company

PROPERTY INFORMATION

ADDRESS	890 Commerce Drive
CITY, STATE	Long Prairie, MN 56347
BUILDING SIZE	22,361 SF
YEAR BUILT	1997
LOT SIZE	1.73 Acres
SALE PRICE	\$639,000
ASKING RENT	\$5.50 PSF
TAXES (2014)	\$17,354
PARKING	Approx. 90 spaces
SIGNAGE	Building & Pylon
MARKET	Central Minnesota
COUNTY	Todd

DEMOGRAPHICS

	3-MILE	5-MILE	7-MILE
POPULATION	4,197	5,162	6,365
MEDIAN HH INCOME	\$41,743	\$42,882	\$43,875
AVERAGE HH INCOME	\$53,395	\$54,650	\$55,753
MEDIAN AGE	36.8	37.7	38.5


AREA TENANTS

Coborn's
 Family Dollar
 O'Reilly Auto Parts
 CentraCare Health

TRAFFIC COUNTS

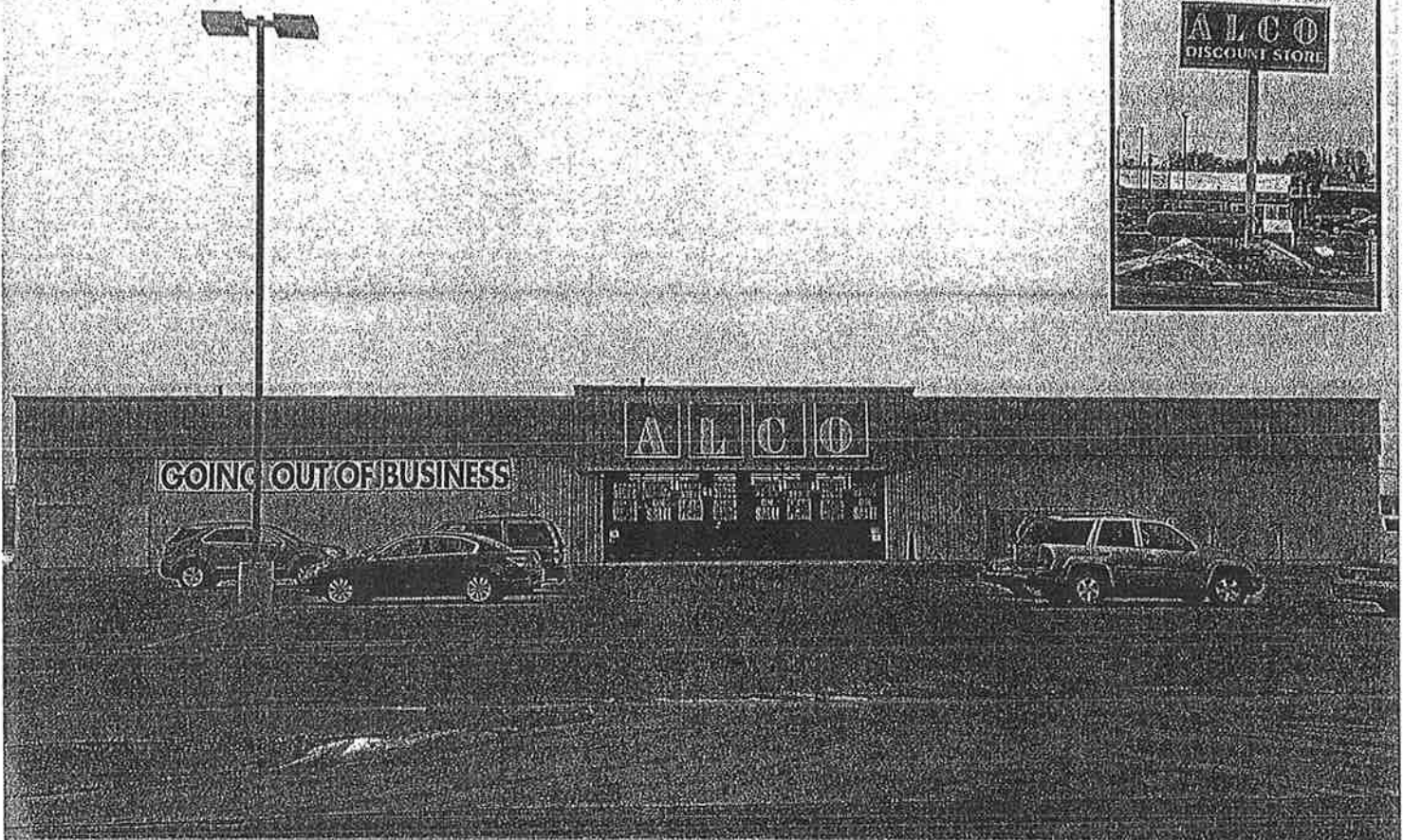
HWY 71 10,400 vpd

COMMENTS

Located in Todd County, Long Prairie is roughly 50 miles away from Saint Cloud and about 120 miles from Minneapolis. Long Prairie is home of some 3,500 people. The property is situated nicely near the main route through the town, Highway 71. The location provides quick and easy access to the property. This building is conveniently positioned on the south side of the town near the other main retail in the area. More national brands tend to be located on this side of town rather than the downtown location north of the property.

FORMER ALCO

890 Commerce Road | Long Prairie, MN | 56347



22,361 SF Building Available for Lease or Sale

Chad Sturm

612.436.1122

chad@upland.com

Blake Martin

612.465.8521

blake@upland.com

Josh Huempfner

612.465.8522

josh@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

UPLAND

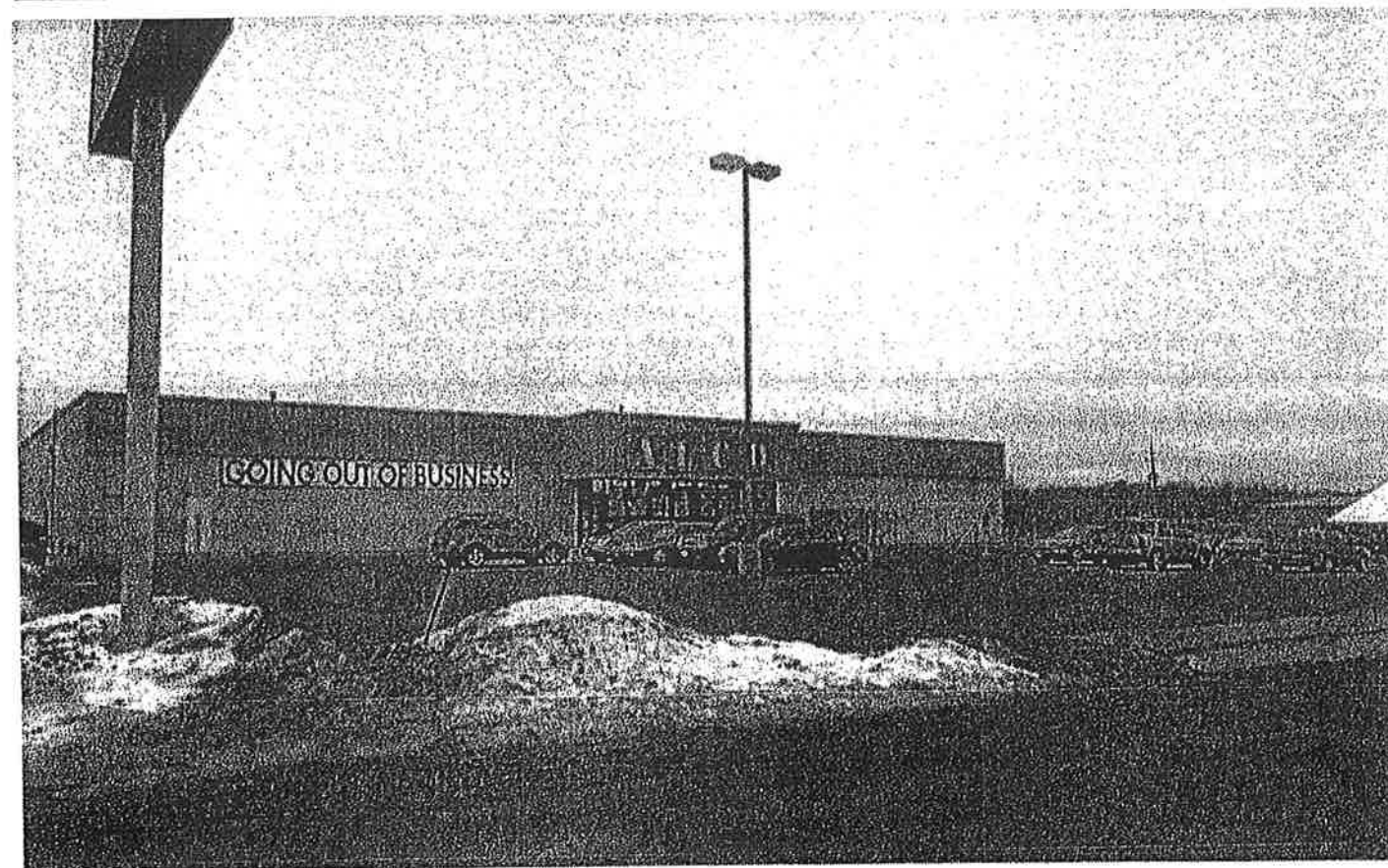
REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!

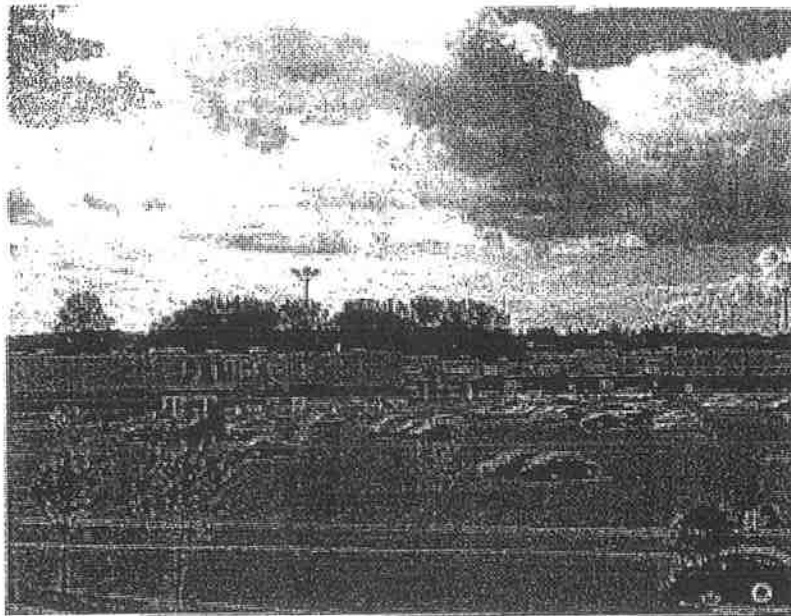
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489



27



Evergreen Square

100-170 Evergreen Sq SW, Pine City, MN 55063

\$8.00 SF/Year

Retail for Lease

Property

Notes

Area tenants include Wal-Mart, Dollar Tree, KFC. Conveniently located across from Walmart Supercenter and in close proximity to I-35. Main retail hub off the interstate. East access and good visibility.

Available Spaces

On

By default, only the spaces that match your search criteria are shown.

AVAILABLE SF

26,901

LEASE RATE / SF

\$8.00

LEASE RATE TYPE

Net

AVAILABILITY

Now

LEASE TYPE

Direct

SUITE NUMBER

104

SUITE STATUS

Active

AVAILABLE SF

6,566

LEASE RATE / SF

\$8.00

LEASE RATE TYPE

Net

AVAILABILITY

Now

LEASE TYPE

Direct

SUITE NUMBER

162

SUITE STATUS

Active

Details

PROPERTY TYPE

Retail

YEAR BUILT

1989

LOT SIZE (ACRES)

0.001

BUILDING SIZE

63,841

PARKING SPACES

358

CONSTRUCTION STATUS

Existing

COUNTY

Pine

Neighborhood

Nearby Transit

0



No Nearby Transit

Walk Score

Evergreen Square

100 Evergreen Square SW, Pine City, MN 55063

FOR LEASE



**CUSHMAN &
WAKEFIELD**
NorthMarq

26,901 sf
Available

2,500 - 6,566 sf
Available

FAIRVIEW

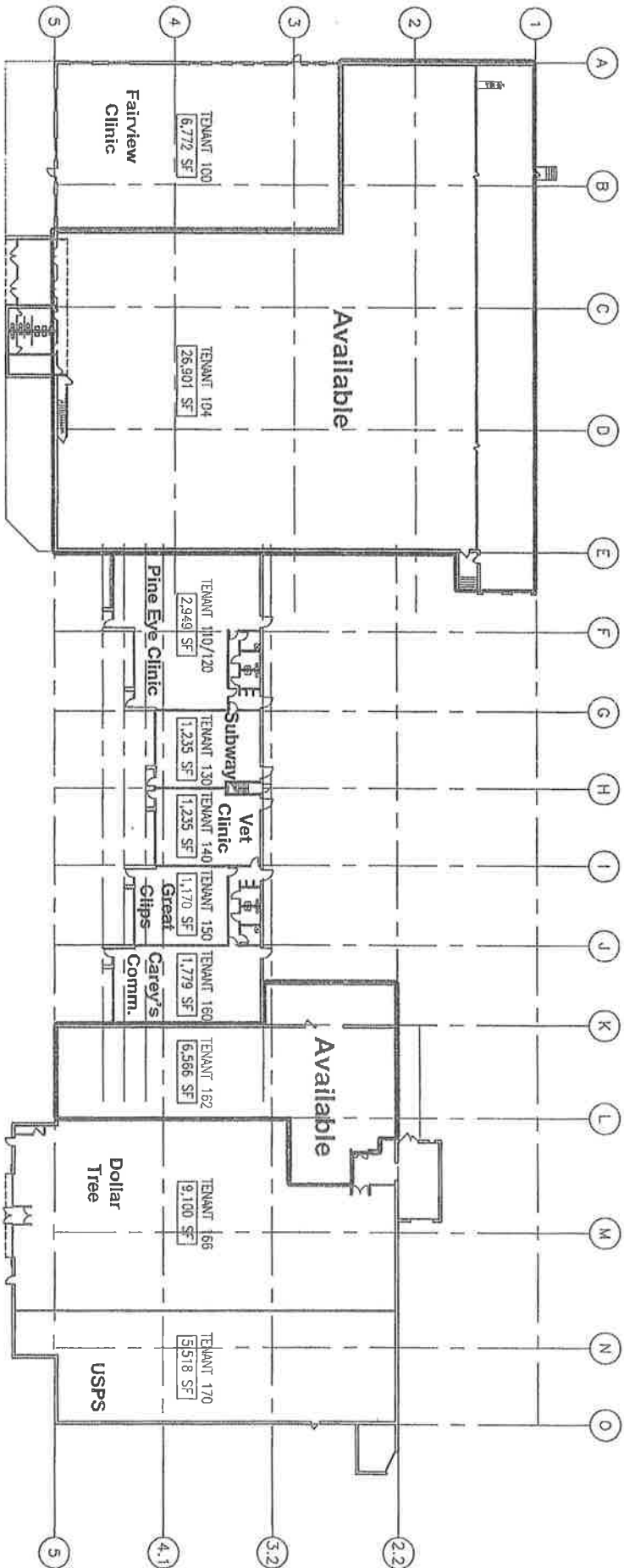
For more information, please contact:

Kim Meyer
Senior Director
+1.952.893.8887
kim.meyer@cushwake.com

Cushman & Wakefield NorthMarq
3500 American Blvd. W, Suite 200
Minneapolis, MN 55431
cushwake.com

Evergreen Square
100 Evergreen Square SW, Pine City, MN 55063
FOR LEASE

CUSHMAN & WAKEFIELD
NorthMarq

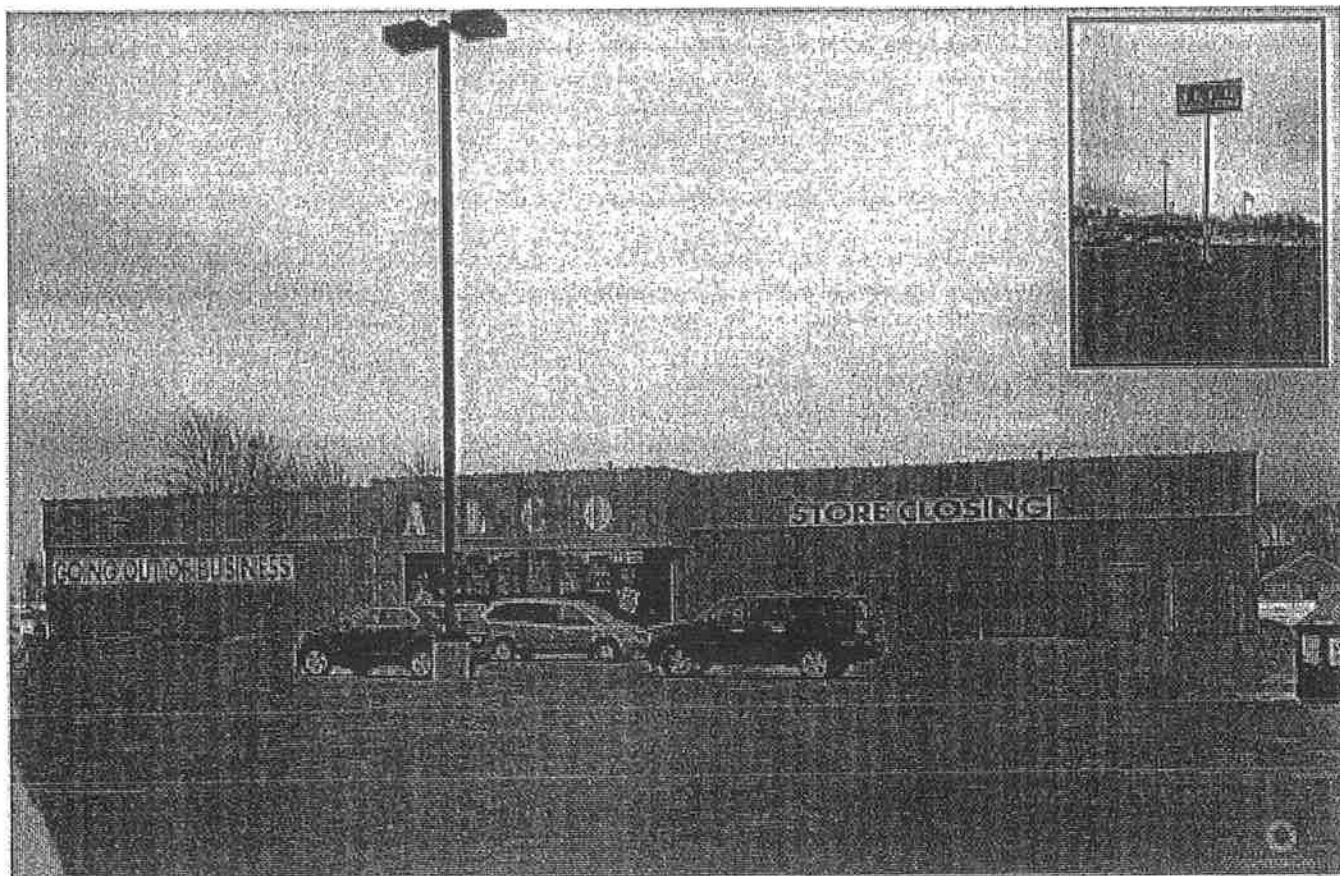


Evergreen Square
100 Evergreen Square SW, Pine City, MN 55063
FOR LEASE


**CUSHMAN &
WAKEFIELD**
NorthMrg



51



Fomer Alco

725 N Broadway St, Spring Valley, MN 55975

\$5.00 SF/Year

Retail for Lease

Property

Notes

Located in Fillmore County, Spring Valley is just 30 miles away from Rochester and roughly 100 miles from Minneapolis. Spring Valley is home to some 3,000 people. The property is

situated nicely off busy Highway 63. The location provides quick and easy access to the property. This ALCO building is conveniently positioned in downtown Spring Valley, along with the majority of retail in the city.

Available Spaces

On 

By default, only the spaces that match your search criteria are shown.

AVAILABLE SF

22,260

LEASE RATE / SF

\$5.00

LEASE RATE TYPE

NNN

AVAILABILITY

Now

LEASE TYPE

Direct

SUITE NUMBER

Bldg

SUITE STATUS

Active

Details

PROPERTY TYPE
Retail

PROPERTY SUBTYPE
Freestanding

YEAR BUILT
1995

LOT SIZE (ACRES)
1.61


BUILDING SIZE
22,260

PARKING SPACES
70


CONSTRUCTION STATUS
Existing

COUNTY
Fillmore

Listing Representatives

CS **Chad Sturm**
Upland Real Estate Group, Inc


 **Blake Martin**
Associate
Upland Real Estate Group, Inc


JH **Josh Huempfer**
Upland Real Estate Group, Inc




Originally added 2 years ago
Last change made 9 days ago
Last refreshed 9 days ago

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Andrew Esler — (920) 560-3544

Retail Property For Lease

Kimberly Plaza - Retail Anchor Spot Available

850 Maes Avenue, Kimberly, WI 54136



Total Space Available:	54,906 SF
Rental Rate:	\$6 - \$10 /SF/Year
Min. Divisible:	8,000 SF
Property Type:	Retail
Property Sub-type:	Anchor
Additional Sub-types:	Strip Center Neighborhood Center Power Center
Building Size:	70,000 SF
Year Built:	1991
Lot Size:	6.58 AC
Listing ID	19706438
Last Updated	17 days ago

[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	54,906 SF
	Rental Rate:	\$6 - \$10 /SF/Year
	Space Type:	Anchor
	Additional Space Types:	Free Standing Bldg
	Min. Divisible:	8,000 SF
	Lease Type:	NNN
	Date Available:	Jan 2017
	Lease Term:	36 Months

Highlights

- Liquor Depot - 8,000 SF (\$12 PSF NNN)
- Pick N Save Main Store - 46,906 SF (\$8 PSF NNN)

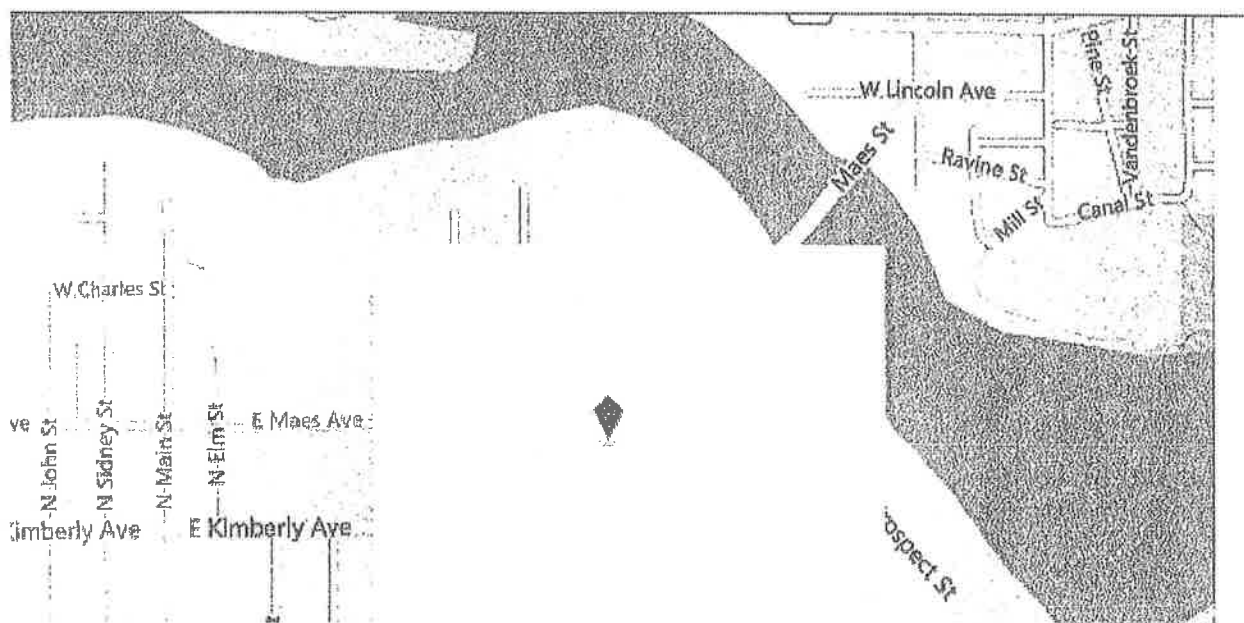
Description

High end retail location currently being operated as a Pick N Save Grocery Store with separate liquor store "liquor depot". The grocery store is 46,906 square feet, and the liquor depot is 8,000 square feet. Neighboring tenants include Shopko, Little Ceasars Pizza, and Family Video.

On the corner of Washington Street (HWY N) and Maes Avenue in Kimberly Wisconsin. This location is approximately 2 miles from Interstate 41.

Map of 850 Maes Avenue, Kimberly, WI 54136 (Outagamie County)

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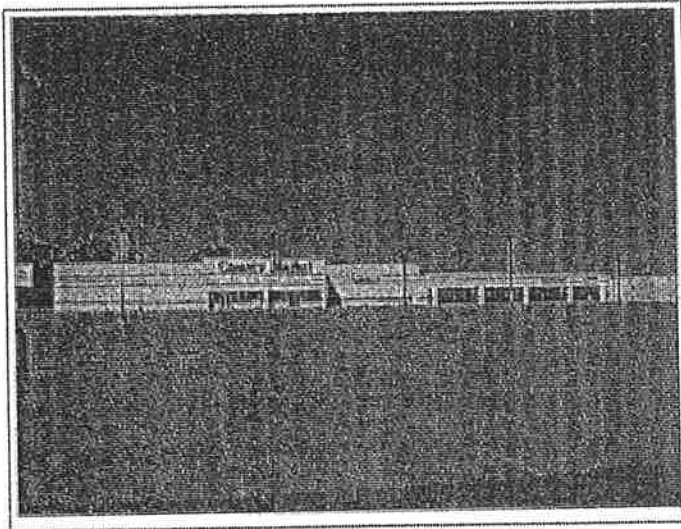
Epic Real Estate Group, LLC

Todd Willkomm — (920) 563-3400

Retail Property For Lease

Frank's County Market

1525 Ryan Road, Jefferson, WI 53549



Total Space Available: 35,031 SF
 Rental Rate: \$9 - \$10 /SF/Year
 Min. Divisible: 1,433 SF
 Max. Contiguous: 30,622 SF
 Property Type: Retail
 Property Sub-type: Strip Center
 Gross Leasable Area: 35,031 SF
 Listing ID: 17832377
 Last Updated: 29 days ago
[Find Out More...](#)

4 Spaces Available

Display Rental Rate as Entered ▾

Space 1525	Space Available:	30,622 SF
	Rental Rate:	\$9 /SF/Year
	Space Type:	Strip Center
Space 1515	Space Available:	1,518 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Strip Center
	Max. Contiguous:	4,409 SF

Space 1513	Space Available:	1,433 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Strip Center
	Max. Contiguous:	4,409 SF

Space 1511	Space Available:	1,458 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Strip Center
	Max. Contiguous:	4,409 SF

Description

Grocery strip center located in the heart of Jefferson County. This is a purpose-built grocery center erected in 1992 with new roof and parking lot in 2010. Current tenants are Snap Fitness and Golden Wok. Space is directly across Business Highway 26 from Walmart Supercenter and is close to local retail including McDonalds, Little Caesars, Subway, Cousins Subs and Rodeway Inn. This building is enhanced by very good street side visibility and traffic flow on Business 26.

Located on the south side of Jefferson on Business Highway 26.

Map of 1525 Ryan Road, Jefferson, WI 53549 (Jefferson County)

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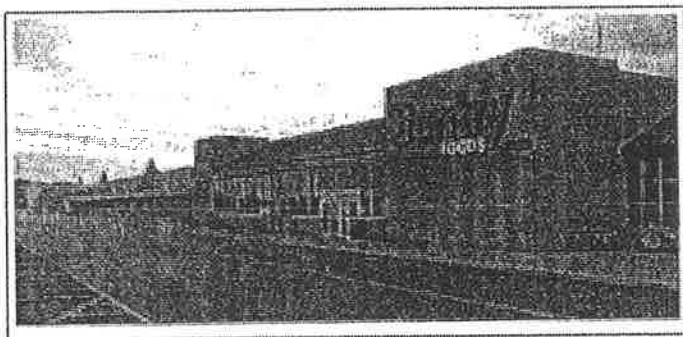


Kevin Riordan — (414) 203-3022
Nathan Powers — (414) 203-3035

Retail Property For Lease

Hartford Plaza

1201-1275 Bell Ave, Hartford, WI 53027



Total Space	60,280 SF
Available:	
Rental Rate:	\$7 - \$12 /SF/Year
Min. Divisible:	1,200 SF
Max. Contiguous:	38,000 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Gross Leasable Area:	62,960 SF
Lot Size:	17.79 AC
Listing ID	17934585
Last Updated	31 days ago

Find Out More...

1201-1275 Bell Ave, Hartford, WI 53027 | 60,280 SF | \$7 - \$12 /SF/Year | 17.79 AC | 17934585 | 31 days ago

6 Spaces Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	38,000 SF
	Rental Rate:	\$7 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 2	Space Available:	8,000 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 3	Space Available:	2,680 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 4	Space Available:	7,200 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 5	Space Available:	3,200 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

Space 6	Space Available:	1,200 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012

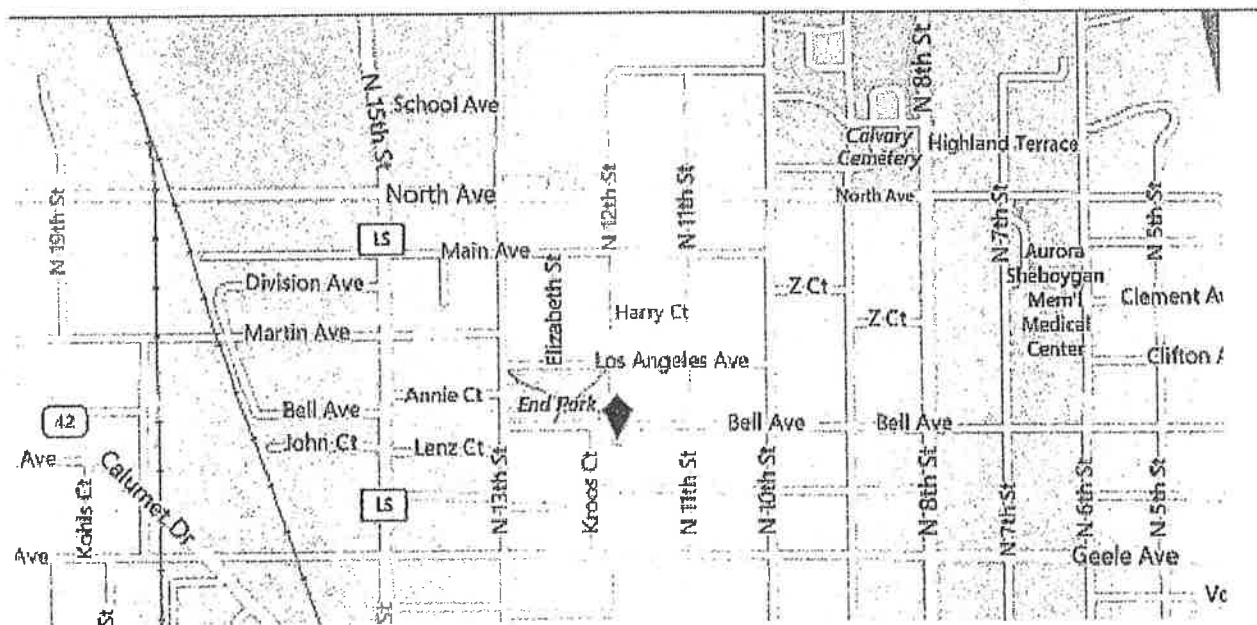
Description

Other tenants include: Radio Shack and Cost Cutters, Ample Parking

Traffic Count on Hwy 60:20,700 AADT, Located Near Area Retailers including Walgreens, McDonalds and Aurora Hospital, Easy Access to Frontage Road

Map of 1201-1275 Bell Ave, Hartford, WI 53027 (Washington County)

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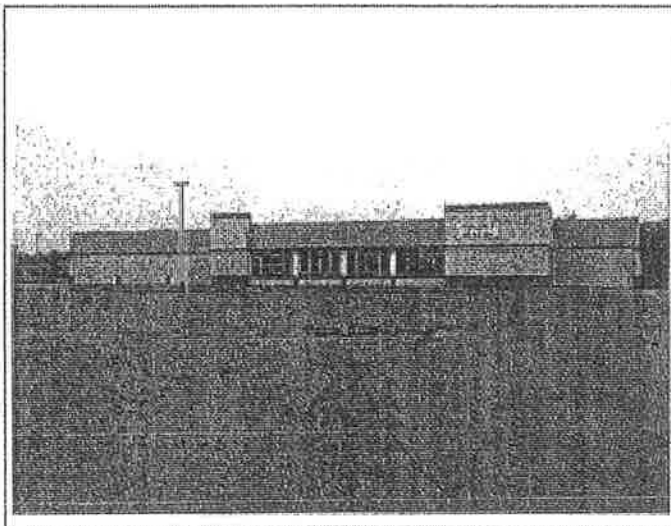
Oconomowoc Realty

Mike Herro — (262) 567-3611

Retail Property For Lease

Oconomowoc Retail Space

630 E. Wisconsin Avenue, Oconomowoc, WI 53066



Total Space	39,809 SF
Available:	
Rental Rate:	\$0.57 /SF/Month
Min. Divisible:	19,900 SF
Property Type:	Retail
Property Sub-type:	Street Retail
Building Size:	39,809 SF
Traffic Count:	14,600
Zoning Description:	Mixed commercial
Listing ID	19096262
Last Updated	9 days ago

[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	39,809 SF
	Rental Rate:	\$22,500 /Month
	Space Type:	Street Retail
	Min. Divisible:	19,900 SF
	Lease Type:	NNN
Open floor plan and features 2 dock doors and 1 overhead door. Desirable, high traffic location.		

Highlights

- Open floor plan
- Excellent, high traffic location
- Great visibility to passing vehicles
- Near downtown Oconomowoc
- Large parking lot
- Ready for your ideas!

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



Mike Spranger — (715) 422-0800

Retail Property For Lease

MC Sports

2211 S 8th St, Wisconsin Rapids, WI 54494



Rental Rate: \$7 /SF/Year
 Property Type: Retail
 Property Sub-type: Free Standing Bldg
 Building Size: 31,104 SF
 Year Built: 1999
 Lot Size: 171,191 SF
 APN/Parcel ID: 34-12196
 Listing ID: 20261855
 Last Updated: 1 day ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	23,820 SF
	Rental Rate:	\$7 /SF/Year
	Space Type:	Free Standing Bldg
	Lease Type:	NNN
	Date Available:	Jun 2017
	Lease Term:	60 Months
	No. Parking Spaces:	50
	Pct. Procurement Fee:	3.00%

Description

Excellent Retail Site has recent significant improvements.

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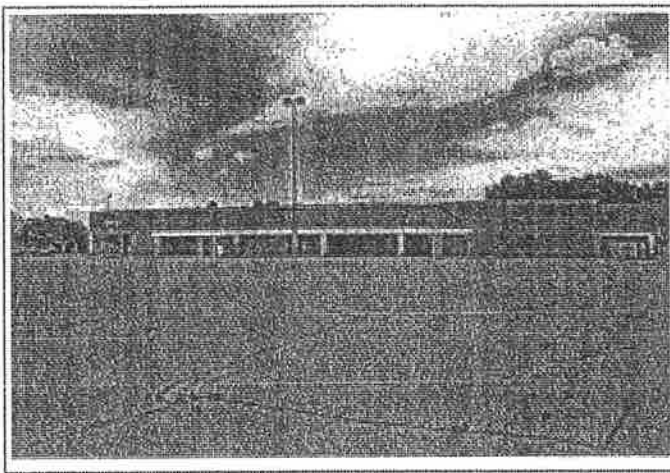
CBRE

Peter Glaser — (414) 273-0880

Retail Property For Lease

Former Copps

5657 US Highway 10, Stevens Point, WI 54482



Total Space Available:	50,526 SF
Rental Rate:	\$5.75 /SF/Year
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	50,526 SF
Listing ID	20079657
Last Updated	27 days ago
Find Out More...	

1 Space Available

[Display Rental Rate as Entered](#) ▾

Space 1	Space Available:	50,526 SF
	Rental Rate:	\$5.75 /SF/Year
	Space Type:	Free Standing Bldg
	Sublease:	Yes. Sublease expires Aug 2018
	Date Available:	Dec 2016

Description

Former Copps

5657 Highway 10

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

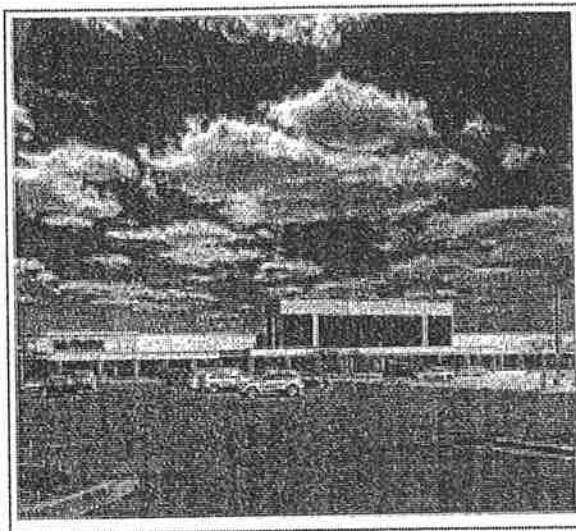


Peter Glaser — (414) 273-0880

Retail Property For Lease

Former Pick 'N Save

4200 S 76th Street, Greenfield, WI 53220



Total Space Available: 90,443 SF
 Rental Rate: \$4.50 /SF/Year
 Property Type: Retail
 Property Sub-type: Neighborhood Center
 Gross Leasable Area: 90,443 SF
 Listing ID: 20079697
 Last Updated: 27 days ago
[Find Out More...](#)

1 Space Available

[Display Rental Rate as Entered](#) ✓

Space 1	Space Available:	90,443 SF
	Rental Rate:	\$4.50 /SF/Year
	Space Type:	Neighborhood Center
	Sublease:	Yes. Sublease expires Dec 2018
	Date Available:	Dec 2016

Description

Former Pick 'N Save

Exposure and access to three major cross-town corridors (South 76th Street, Cold Spring Road and Forest Home Avenue)

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

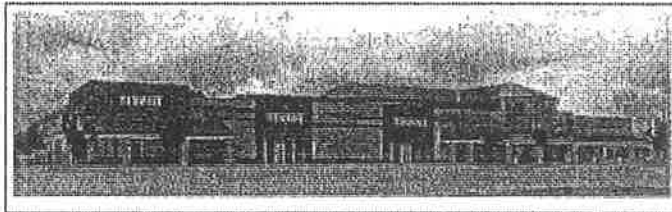
Denny Elwell Company

Blake Brown — (515) 964-1587

Retail Property For Lease

1802 N Ankeny Blvd.

1802 N Ankeny Blvd., Ankeny, IA 50023



Total Space Available:	43,509 SF
Rental Rate:	\$6 - \$8 /SF/Year
Min. Divisible:	26,000 SF
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	66,000 SF
Lot Size:	8 AC
Listing ID	18785744
Last Updated	17 days ago

[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Space 100

Space Available:	43,509 SF
Rental Rate:	\$6 - \$8 /SF/Year
Space Type:	Free Standing Bldg
Additional Space Types:	Neighborhood Center Office Building
Min. Divisible:	26,000 SF
Lease Type:	NNN

Description

Recently re-developed into a multi-tenant center. 20' ceilings. Co-tenancy includes upscale The Fletcher Restaurant and Bar and Gino's Distribution.

Coveted location on a corner at lit intersection. Business district with roof tops to the east and west.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

Daniel Companies

Kyle Holwagner — (701) 223-8488 Ext: 303

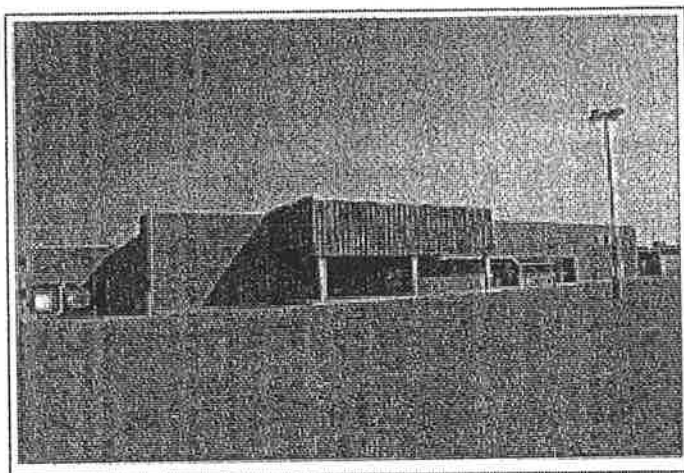
Bill Daniel — (701) 223-8488 Ext: 302

Regina Crothers — (701) 223-8488 Ext: 301

Retail Property For Lease

PRIME RETAIL PROPERTY

504 W Main St, Mandan, ND 58554



Total Space Available: 32,173 SF
 Rental Rate: \$7 /SF/Year
 Property Type: Retail
 Property Sub-type: Retail (Other)
 Building Size: 32,173 SF
 Listing ID: 18890056
 Last Updated: 13 days ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered v

Building 1	Space Available:	32,173 SF
	Rental Rate:	\$7 /SF/Year
	Space Type:	Retail (Other)
	Lease Type:	NNN

Description

Zoned CB, Loading docks, great signage opportunity & visibility w/ ample parking.

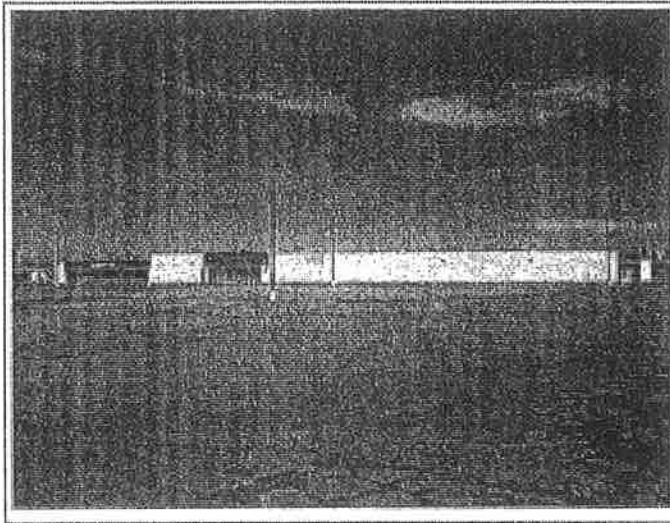
Buildings for sale: \$1,399,000

504 W Main St - Mandan, ND

Retail Property For Lease

Former K-Mart Store

1001 MN-23, Marshall, MN 56258



Total Space Available: 94,688 SF
 Rental Rate: \$3.50 /SF/Year
 Property Type: Retail
 Property Sub-type: Free Standing Bldg
 Building Size: 94,688 SF
 Year Built: 1989
 Lot Size: 11.40 AC
 Listing ID: 20016262
 Last Updated: 34 days ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered v

Space 1	Space Available:	94,688 SF
	Rental Rate:	\$3.50 /SF/Year
	Space Type:	Free Standing Bldg
	Lease Term:	12 Months
	Big box retail space	

Highlights

- Big box retail store for lease
- Built in 1989
- Fenced in area on east side of building
- Two dock-high doors

Description

Property Features

94,688 sq. ft. big box retail building

Built in 1989

Lot size is 11.41 acres

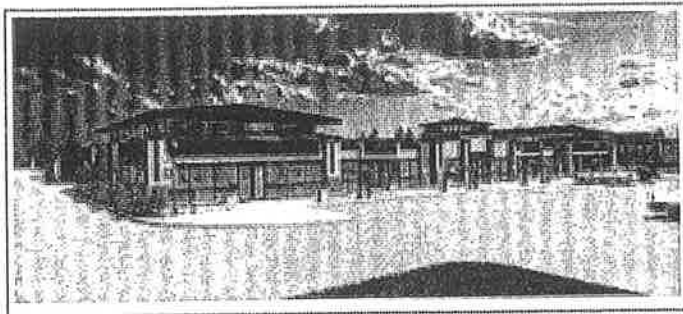
Fenced area on east side of building

Two dock-high doors

Retail Property For Lease

Veterans Square Building 3

3686 Veterans Blvd, Fargo, ND 58104



Total Space Available:	11,180 SF
Rental Rate:	\$19 - \$20 /SF/Year
Min. Divisible:	1,500 SF
Max. Contiguous:	11,600 SF
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Construction Status:	Under Construction/Proposed
Gross Leasable Area:	11,600 SF
Lot Size:	1.03 AC
Listing ID	19534989
Last Updated	22 days ago

[Find Out More...](#)

5 Spaces Available

Display Rental Rate as Entered ▾

Suite 3A	Space Available: 2,340 SF
	Rental Rate: \$20 /SF/Year
	Space Type: Neighborhood Center
	Min. Divisible: 1,500 SF
	Max. Contiguous: 11,600 SF
	Lease Type: NNN

Suite 3B	Space Available: 2,080 SF
	Rental Rate: \$19 /SF/Year
	Space Type: Neighborhood Center
	Min. Divisible: 1,500 SF
	Max. Contiguous: 11,600 SF
	Lease Type: NNN

Suite 3C	Space Available: 2,340 SF
	Rental Rate: \$19 /SF/Year
	Space Type: Neighborhood Center
	Min. Divisible: 1,500 SF
	Max. Contiguous: 11,600 SF
	Lease Type: NNN

Suite 3D	Space Available:	2,080 SF
	Rental Rate:	\$19 /SF/Year
	Space Type:	Neighborhood Center
	Min. Divisible:	1,500 SF
	Max. Contiguous:	11,600 SF
	Lease Type:	NNN

Suite 3E	Space Available:	2,340 SF
	Rental Rate:	\$20 /SF/Year
	Space Type:	Neighborhood Center
	Min. Divisible:	1,500 SF
	Max. Contiguous:	11,600 SF
	Lease Type:	NNN

Description

Veterans Square is an exciting new retail and office development in a fast growing area in southwest Fargo. The retail/office complex, comprised of over 30,000 square feet of retail, 19,000 sf feet of office space and a 51,000 sf restaurant pad, has frontage along Veterans Boulevard and 40th Avenue South. All of the retail units offer great visibility from the 2 arterial roads; customers will enjoy ample front parking and easy access and agrees.

Located along Veterans Boulevard and 40th Avenue South, Veterans Square is across from the new West Fargo Sheyenne High School, single and multi-family housing, and near Liberty Middle School, the new Independence Elementary School, Sanford Health Medical Campus, Scheels Arena, Osgood Golf Course and more.

Property Resources Group

Tyler Brandt — (701) 499-3905
Jenny Gilbertson — (701) 499-3907

Retail Property For Lease

Shoppes at BLU Water Creek

S 45th St & S 32nd Ave, Fargo, ND 58104



Total Space	11,743 SF
Available:	
Rental Rate:	\$18 - \$22 /SF/Year
Min. Divisible:	2,221 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Construction Status:	Under Construction/Proposed
Gross Leasable Area:	11,743 SF
Listing ID	20002247
Last Updated	20 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	11,743 SF
	Rental Rate:	\$18 - \$22 /SF/Year
	Space Type:	Strip Center
	Min. Divisible:	2,221 SF

Description

Shoppes at BLU Water Creek offers 2,221-11,743 SF, prime location along 45th Street South. Set in between Hair Success and A Cutting Edge Jewelry, this one of a kind retail center is where you want to be.

Along 45th Street South in Fargo

Element Realty

Bryce Huotari — (701) 799-3581

Retail Property For Lease

Crossroads Retail Centre

1301 34th St S, Fargo, ND 58103



Total Space Available:	3,040 SF
Rental Rate:	\$15 /SF/Year
Property Type:	Retail
Property Sub-type:	Street Retail
Additional Sub-types:	Office Building
Building Size:	15,407 SF
Year Built:	2005
Lot Size:	1.57 AC
Zoning Description:	Commercial
Listing ID	19912826
Last Updated	3 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	3,040 SF
	Rental Rate:	\$15 /SF/Year
	Space Type:	Retail (Other)
	Additional Space Types:	Office Building
	Lease Type:	NNN
	Date Available:	Jun 2016
	Lease Term:	60 Months
	No. Parking Spaces:	75

Description

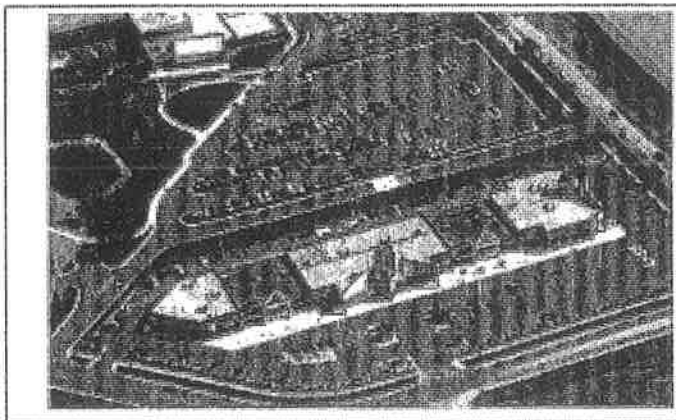
Three spaces remaining in this 15,407 sq. ft. office/retail strip center. Remaining suites range from 1,289sq. ft. to 2,727sq. ft. Ample parking with 75 spaces available. Operating expenses, taxes and maintenance estimated to be \$3.00/sq. ft. annually plus utilities. Excellent direct access from 13th

**Marc Johnson** — (701) 281-5200

Retail Property For Lease

45TH STREET COLONNADE

4501 15TH Ave. S., Fargo, ND 58103



Total Space Available:	3,750 SF
Rental Rate:	\$15 /SF/Year
Min. Divisible:	1,750 SF
Max. Contiguous:	2,000 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Additional Sub-types:	Office Building
Gross Leasable Area:	36,800 SF
Listing ID	19744099
Last Updated	61 days ago

[Find Out More...](#)

2 Spaces Available

Display Rental Rate as Entered ▾

Space 112	Space Available:	2,000 SF
	Rental Rate:	\$15 /SF/Year
	Space Type:	Strip Center
	Additional Space Types:	Office Building
	Lease Type:	NNN
	Date Available:	Nov 2016

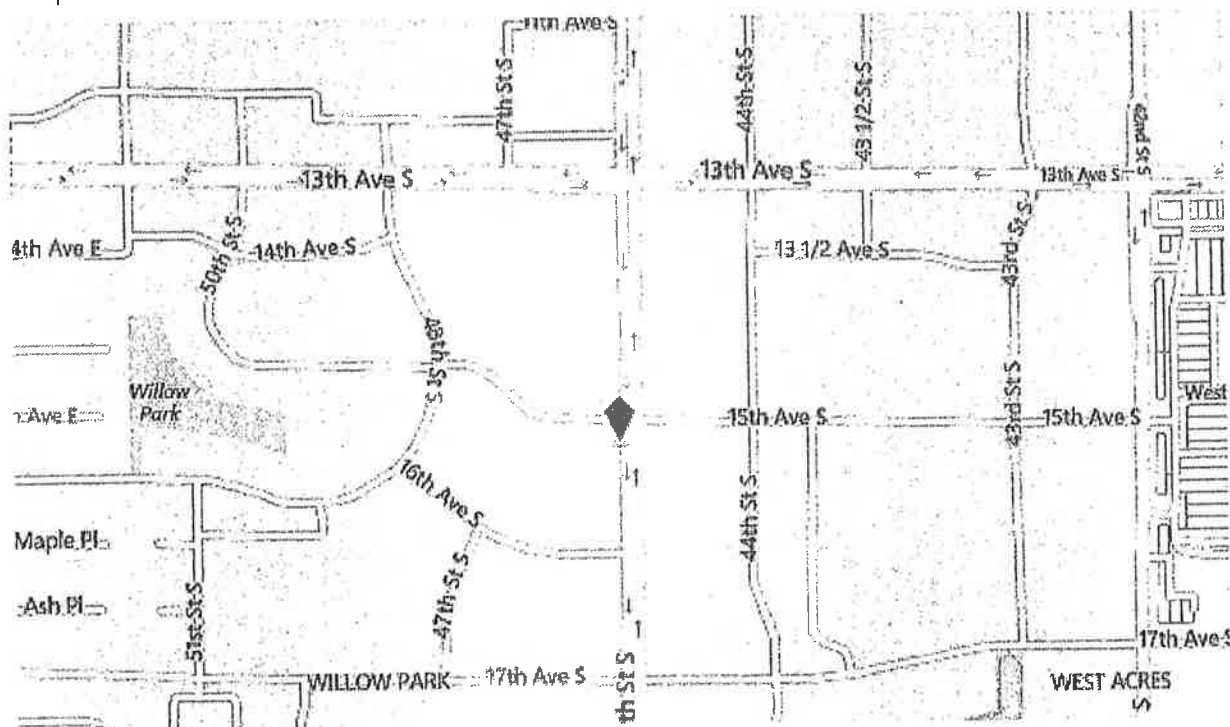
Space 104	Space Available:	1,750 SF
	Rental Rate:	\$15 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Jan 2017

Description

Retail or Office Space available in the 45th Street Colonnade. Located one block south of 13th Avenue with frontage on 45th Street.

Busiest retail corridor of South Fargo.

Map of 4501 15TH Ave. S., Fargo, ND 58103 (Cass County)

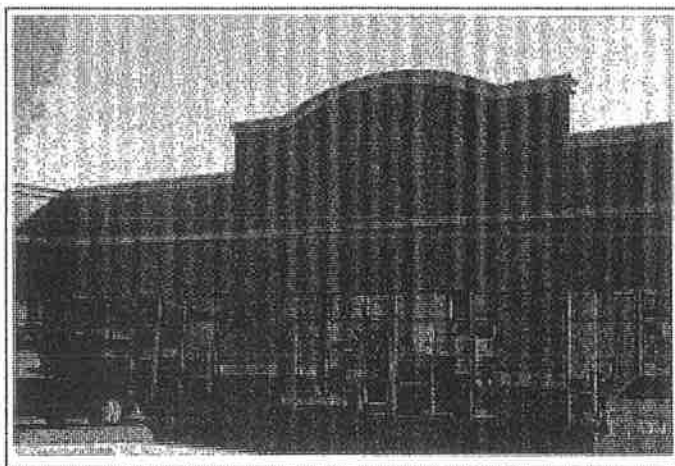


GOLDMARK SCHLOSSMAN Commercial Real Estate Services, Inc. *Lori Ibach — (701) 239-5854*

Retail Property For Lease

Western Center

4302 13th Avenue S., Fargo, ND 58103



Total Space Available: 3,056 SF
 Rental Rate: \$14 /SF/Year
 Property Type: Retail
 Property Sub-type: Free Standing Bldg
 Building Size: 39,688 SF
 Listing ID: 17024788
 Last Updated: 22 days ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Suite 8	Space Available:	3,056 SF
	Rental Rate:	\$14 /SF/Year
	Space Type:	Free Standing Bldg

Description

Retail space

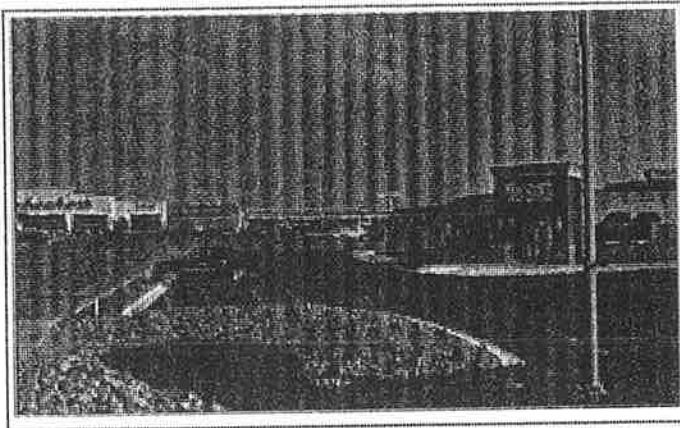
Located right off of highly traveled 13th Avenue. Near West Acres and Target

GOLDMARK SCHLOSSMAN Commercial Real Estate Services, Inc. *Drew Kelly — (701) 893-2806*

Retail Property For Lease

Village West Shopping Center

4101 13th Avenue S, Fargo, ND 58103



Total Space Available:	6,167 SF
Rental Rate:	\$12 /SF/Year
Min. Divisible:	2,300 SF
Max. Contiguous:	3,867 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Gross Leasable Area:	6,100 SF
Listing ID	19153915
Last Updated	34 days ago

[Find Out More...](#)

2 Spaces Available

Display Rental Rate as Entered ▾

Space 1	Space Available: 3,867 SF
	Rental Rate: \$12 /SF/Year
	Space Type: Strip Center
	Lease Type: NNN
Space 2	Space Available: 2,300 SF
	Rental Rate: \$12 /SF/Year
	Space Type: Strip Center

Description

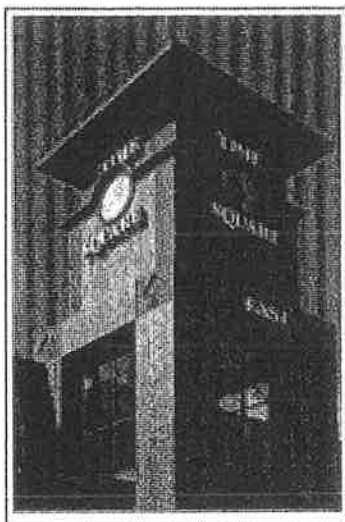
Excellent location next to Hornbacher's on 13th Avenue! Former liquor store
13th Avenue

GOLDMARK SCHLOSSMAN Commercial Real Estate Services, Inc. **Andy Westby** — (701) 239-5839

Retail Property For Lease

Times Square East

4950 S 13th Ave, Fargo, ND 58103



Total Space Available: 5,795 SF
 Rental Rate: \$10.50 - \$14 /SF/Year
 Min. Divisible: 681 SF
 Max. Contiguous: 2,154 SF
 Property Type: Retail
 Property Sub-type: Strip Center
 Gross Leasable Area: 9,640 SF
 Listing ID: 19883707
 Last Updated: 13 days ago
[Find Out More...](#)

5 Spaces Available

Display Rental Rate as Entered ▾

4950 1st Floor

Space Available: **2,154 SF**

Rental Rate: **\$14 /SF/Year**

Space Type: Strip Center

Additional Space Types: Office Building

4950 2nd Floor

Space Available: **1,009 SF**

Rental Rate: **\$10.50 /SF/Year**

Space Type: Office Building

south facing

4950 2nd Floor	Space Available:	773 SF
	Rental Rate:	\$10.50 /SF/Year
	Space Type:	Office Building
		south facing

4950 2nd Floor	Space Available:	681 SF
	Rental Rate:	\$10.50 /SF/Year
	Space Type:	Strip Center
	Additional Space Types:	Office Building
		south facing

4950 1st Floor	Space Available:	1,178 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Strip Center
	Lease Type:	NNN

Description

Excellent opportunity to lease Class A retail/office space on 13th Avenue in Fargo, ND. This superior building and location can serve your current and long term needs with excellent 13th-Ave visibility, accessibility, ample front-door parking, and high traffic counts.

off 13th Ave in Fargo

DP Management, LLC

Nathan Greteman — (402) 493-2800

Retail Property For Lease

Yankton Mall

2101 Broadway Street, Yankton, SD 57078



Rental Rate: \$6 - \$12 /SF/Year
 Min. Divisible: 1,367 SF
 Max. Contiguous: 26,097 SF
 Property Type: Retail
 Property Sub-type: Regional Center/Mall
 Gross Leasable Area: 181,746 SF
 Listing ID: 19559993
 Last Updated: 20 days ago
[Find Out More...](#)

15 Spaces Available

Display Rental Rate as Entered ▾

Space 10

Space Available: **26,097 SF**
 Rental Rate: **Negotiable**
 Space Type: Regional Center/Mall
 Additional Space Types: Retail Pad
 Lease Type: NNN

Space 100

Space Available: **2,278 SF**
 Rental Rate: **\$7.50 /SF/Year**
 Space Type: Institutional/Governmental
 Lease Type: NNN

Space 140	Space Available:	1,367 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 150	Space Available:	1,367 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 170	Space Available:	3,468 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN

Space 169	Space Available:	3,642 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN

Space 200	Space Available:	5,000 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 220	Space Available:	5,000 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 270	Space Available:	1,800 SF
	Rental Rate:	\$7.50 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 130	Space Available:	6,000 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN

Space 300	Space Available:	3,890 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 70	Space Available:	4,125 SF
	Rental Rate:	\$8.50 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN

Space 80	Space Available:	1,586 SF
	Rental Rate:	\$6.50 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Space 110	Space Available:	2,310 SF
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

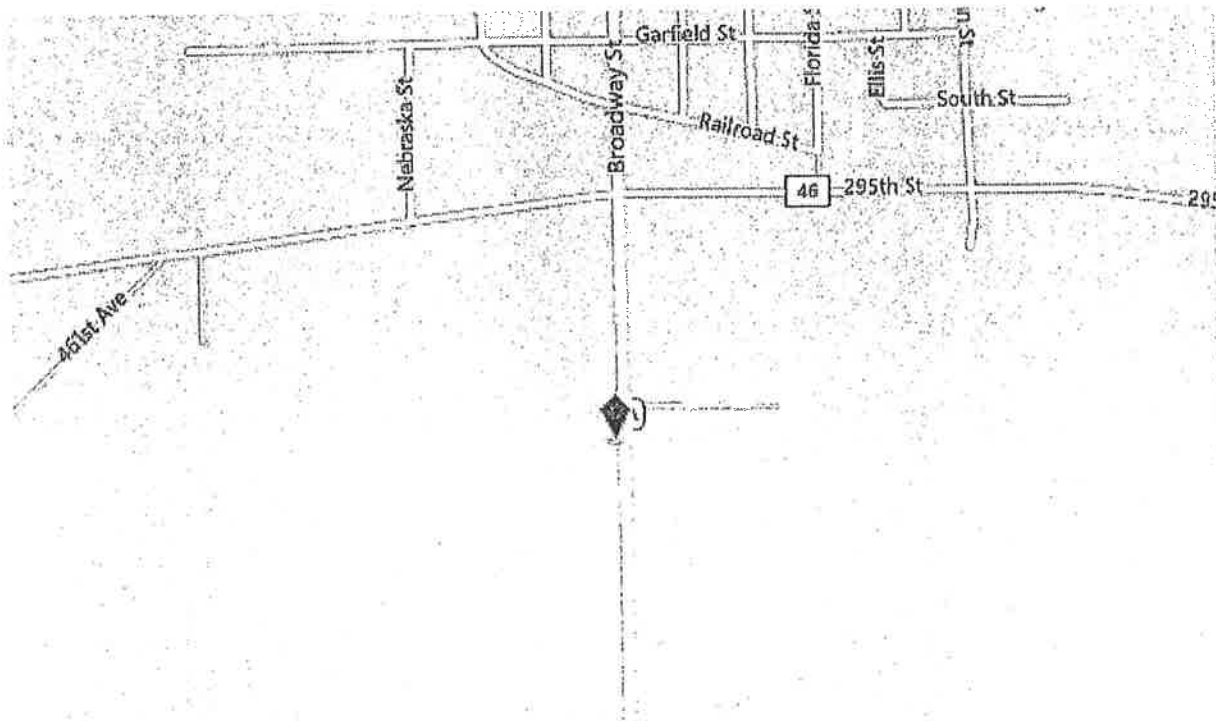
Space 280	Space Available:	7,168 SF
	Rental Rate:	\$6 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Description

Yankton Mall in the early phases of redevelopment. 3 out lots are available for sale. Two 1 acre lots and one 2.3 acre lot. Please reference the flyers for out lot location for the property.

Located on Highway 81 in Yankton, SD between W 21 Street and W 23 Street.

Map of 2101 Broadway Street, Yankton, SD 57078 (Turner County)



Additional Photos

Retail Property For Lease

Big Box Retail Store For Lease - Miller

218 15th St E, Miller, SD 57362



Total Space Available: 25,614 SF
 Rental Rate: \$7.40 /SF/Year
 Property Type: Retail
 Property Sub-type: Free Standing Bldg
 Building Size: 25,614 SF
 Listing ID: 19365105
 Last Updated: 8 days ago
[Find Out More...](#)

1 Space Available

Display Rental Rate as Entered ▾

Space 1	Space Available:	25,614 SF
	Rental Rate:	\$7.40 /SF/Year
	Space Type:	Free Standing Bldg
	Lease Type:	Modified Net
	Date Available:	Aug 2015

Description

This is a great opportunity for a Big Box Retail Store in Miller, SD. This is an excellent space, well maintained building with a spacious parking lot. The property is in a highly visible and convenient location, located just off Highway 14.

Located just off Highway 14 in Miller, SD.

Addendum B

COMPARABLE PROPERTIES FOR SALE

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

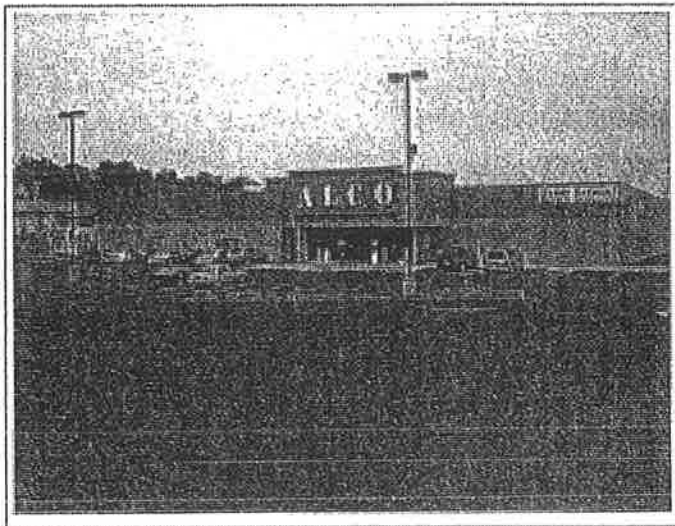
Property Resources Group

Matt Olson — (701) 200-7691

Retail Property For Sale

Big Box Retail Store For Sale - Pine River

173 Barclay Ave W, Pine River, MN 56474



Price:	\$1,950,000
Building Size:	25,614 SF
Price/SF:	\$76.13
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Investment
Tenancy:	Single
Lot Size:	3.30 AC
Listing ID	19364414
Last Updated	16 days ago
Find Out More...	

Description

This is a great opportunity for a Big Box Retail Store in Pine River, MN. This is an excellent space, well maintained building with a spacious parking lot. The property is in a highly visible and convenient location, located along Front Street/Highway 371.

Located located along Front Street/Highway 371 in Pine River, MN.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

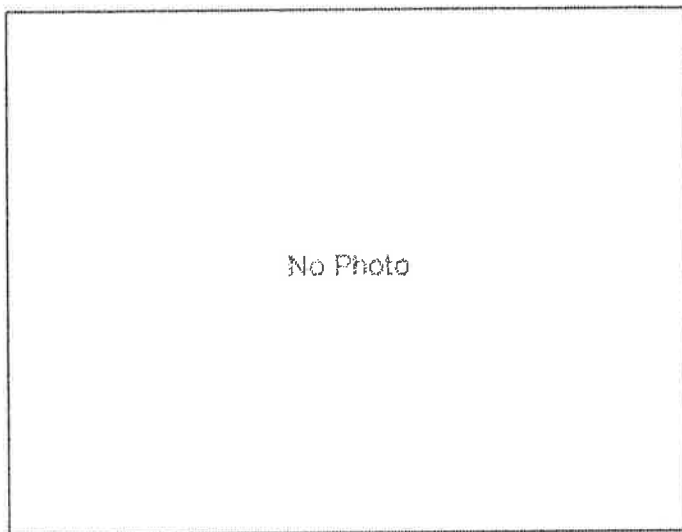


Leah Maurer — (952) 893-8825

Retail Property For Sale

Cub Foods Building

1320 S Highway 15 S, Hutchinson, MN 55350



Price:	\$3,500,000
Gross Leasable Area:	60,208 SF
Price/SF:	\$58.13
Property Type:	Retail
Property Sub-type:	Community Center
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	1999
Lot Size:	275,735 SF
APN/Parcel ID:	1211630090050
Zoning Description:	C-4 (Fringe Commercial Distric
Listing ID	20197878
Last Updated	today

[Find Out More...](#)

Description

County Fair Marketplace is a value-add, ALDI grocery-anchored neighborhood center on a new 10-year lease. Totalling 60,208 square feet, the center is also leased by Pizza Ranch with an optimal retail location in Hutchinson and is shadow anchored by Target and Best Buy. Neighboring tenants include Walmart Supercenter, JCPenney, JoAnn Fabrics, Cash Wise (Coborns) and numerous other retailers and restaurants. There is 33,631 square feet of vacant space available, which provides a strong value-add component in arguably the most desirable retail asset in the city for new or relocating retailers.

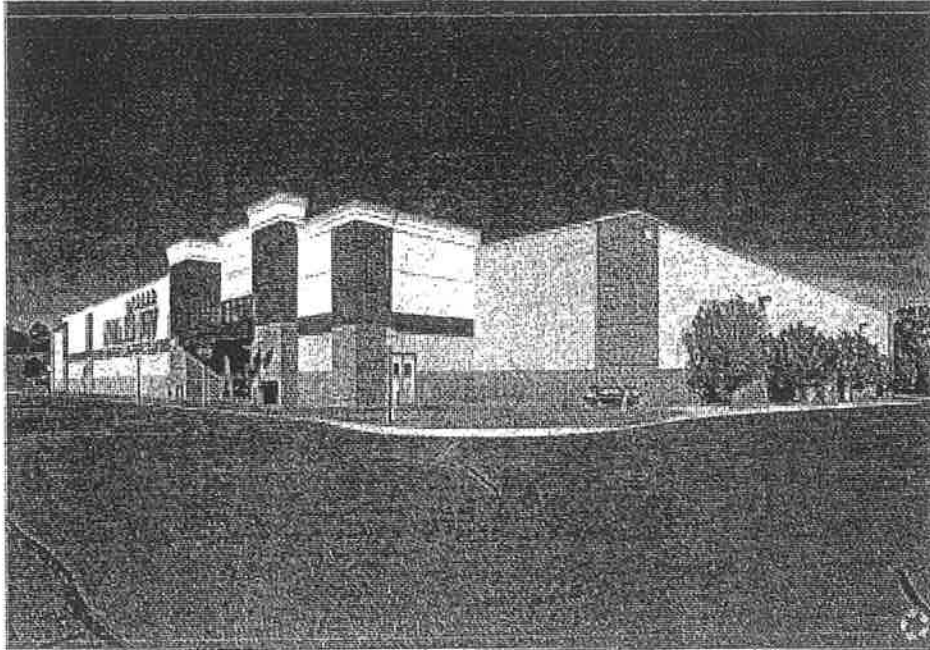
35

Property Summary Report

9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons

Inver Grove Heights, MN 55076 - Eagan Ret Submarket

★★★★★



BUILDING

Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce...
Tenancy:	Single
Year Built:	2000
GLA:	56,202 SF
Floors:	1
Typical Floor:	56,202 SF
Docks:	2 ext
Construction:	Masonry

LAND

Land Area:	5.77 AC
Zoning:	Commercial
Parcel	20-11861-01-010

EXPENSES PER SF

Taxes:	\$2.28 (2016)
--------	---------------

AMENITIES

Pylon Sign, Signage

LEASING

Available Spaces: 56,202 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Mid-America Real Estate-Minnesota

Contacts: Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contlg	Bldg Contlg	Rent	Occupancy	Term
E 1st	9015	Retail	Retail	56,202	56,202	56,202	\$ Withheld	Vacant	Negotiable

Mid-America Real Estate-Minnesota - Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666

6.00/¢
per Mark Robinson

SALE

For Sale: \$2,810,000 (\$50.00/SF) - Active

Sale Company: Mid-America Real Estate-Minnesota

Contacts: Mark Robinson (952) 563-6664

Last Sale: Portfolio of 2 Retail Properties in Inver Grove Heights, MN Sold on Dec 15, 2014 for \$3,800,000 (\$58.32/SF)

Property Summary Report

7

9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons
Inver Grove Heights, MN 55076 - Eagan Ret Submarket

★★★★★

TRAFFIC & FRONTAGE

Traffic Volume: 50,381 on Courthouse Blvd & Concord Blvd E (2015)
49,527 on Courthouse Blvd E (2012)
Frontage: 188' on Broderick Blvd
222' on Courthouse Blvd

Made with TrafficMetrics® Products

TRANSPORTATION

Parking: 280 free Surface Spaces are available; Ratio of 3.88/1,000 SF
Airport: 19 minute drive to Minneapolis–Saint Paul International Airport
Walk Score ®: Car-Dependent (32)
Transit Score ®: Some Transit (36)

PROPERTY CONTACTS

True Owner: **Tower Investments, Inc**
Prior True Owner: **DRA Advisors, LLC**

Recorded Owner: **Arbor Pointe Commons LLC**
Property Manager: **Mid-America Real Estate-Minnesota**

MARKET CONDITIONS

Vacancy Rates			NNN Asking Rents Per SF		
	Current	YOY		Current	YOY
Current Building	100%	↔ 0.0%	Submarket 2-4 Star	\$11.13	↓ 29.0%
Submarket 2-4 Star	6.3%	↑ 1.9%	Market Overall	\$13.45	↔ 0.0%
Market Overall	3.4%	↓ 0.6%			
Submarket Leasing Activity			Submarket Sales Activity		
	Current	YOY		Current	YOY
12 Mo. Leased SF	76,405	↓ 15.5%	12 Mo. Sales Volume (Mil.)	\$21.4	↓ 33.2%
Months On Market	33.1	↑ 5.4 mo	12 Mo. Price Per SF	\$100	↓ 66.6%

2

By searching on this site, you agree to the LoopNet Terms and Conditions.

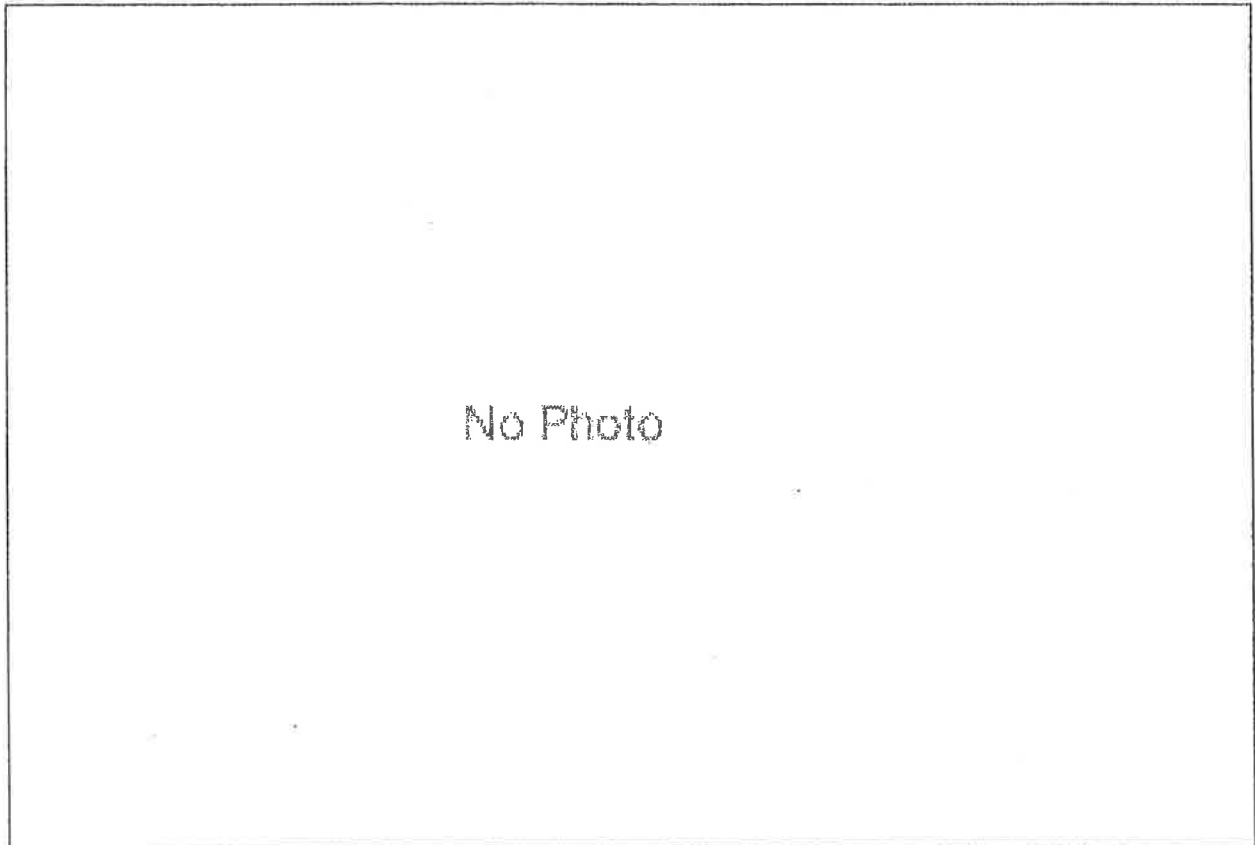


Former Econo Foods

205 Washington Ave, Hutchinson, MN 55350

\$1,900,000

42,071 SF | Retail



William Skip Melin
(952) 465-3377

Deborah Carlson
(763) 450-3370

Retail Property For Sale

Price: \$1,900,000
Building Size: 42,071 SF
Price/SF: \$45.16
Property Type: Retail

No. Stories: 1
Tenancy: Single
Lot Size: 4.65 AC
APN / Parcel ID: 23.076.0010

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

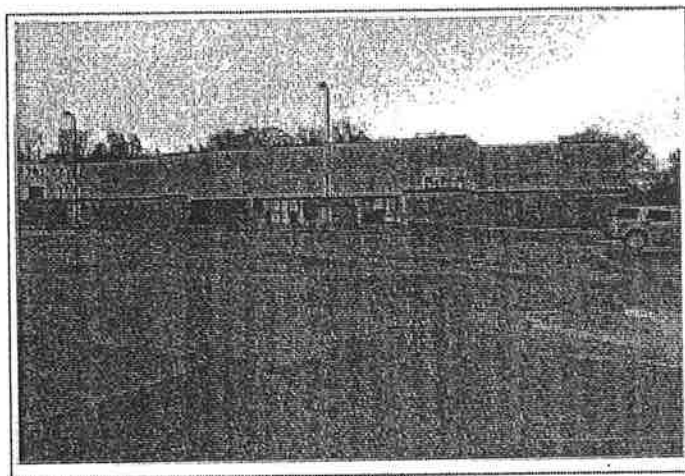
Commercial Realty Solutions

Cheree Hoese — (763) 682-2400

Retail Property For Sale

Buffalo - Downtown Commercial 205

205 1st St S, Buffalo, MN 55313



Price:	\$1,249,000
Gross Leasable Area:	28,324 SF
Price/SF:	\$44.10
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Property Use Type:	Vacant/Owner-User
No. Stories:	1
Year Built:	1981
Lot Size:	0.86 AC
APN/Parcel ID:	103-056-010060
Parking Ratio:	5.30/1,000 SF
Listing ID	20216891
Last Updated	28 days ago

[Find Out More...](#)

Highlights

- 2nd Floor has offices and breakroom
- Former grocery store
- Fully Sprinkled
- Municipal parking lot
- Security System
- Downtown Buffalo

Description

Municipal parking lot. 16'-4" to bottom of bar joist. 42'-5" column spacing. Security system. Building sprinkled. (2) 150 AMP 3-phase electric. (2) 8'x10' O.H. dock high doors. Upper level has 4 offices, breakroom & restrooms. Public restrooms on ground floor.

Located West of Highway 25. Quick and easy access. Minutes from Highway 55. Close to Wright County Courthouse, Public Library, Post Office, shopping and services.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

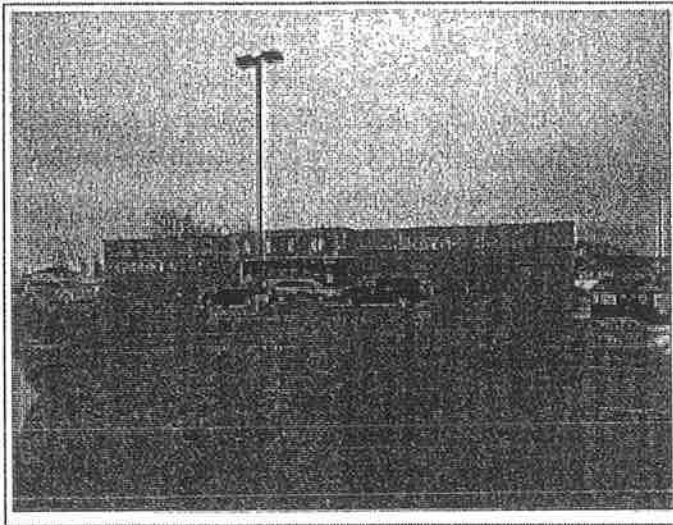
Upland Real Estate Group

Blake Martin — (612) 465-8521

Retail Property For Sale

Former Alco

725 N Broadway Street, Spring Valley, MN 55975



Price:	\$667,800
Building Size:	22,260 SF
Price/SF:	\$30
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
No. Stories:	1
Year Built:	1995
Lot Size:	1.61 SF
Listing ID	19328071
Last Updated	49 days ago

[Find Out More...](#)

Highlights

- Excellent Visibility
- Ample Parking
- 70 Parking Stalls
- Convenient Access

Description

The property is situated nicely off busy Highway 63. The location provides quick and easy access to the property. This ALCO building is conveniently positioned in downtown Spring Valley, along with the majority of retail in the city.

Located in Fillmore County, Spring Valley is just 30 miles away from Rochester and about 100 miles from Minneapolis. Spring Valley is home of some 3,000 people.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

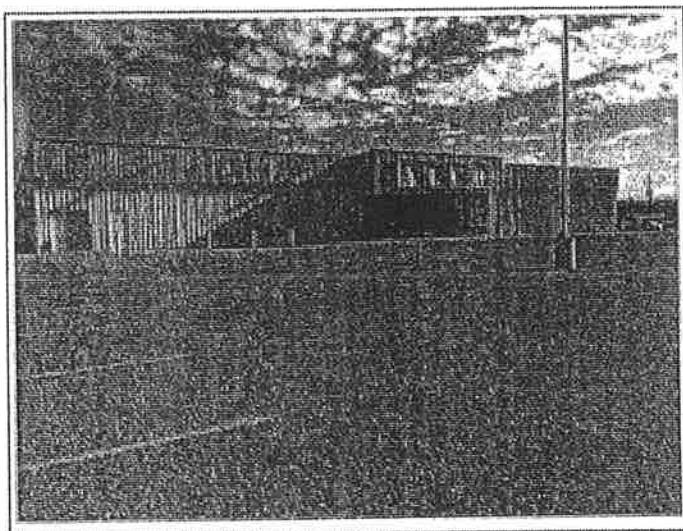
Upland Real Estate Group

Blake Martin — (612) 465-8521

Retail Property For Sale

Former ALCO

890 Commerce Road, Long Prairie, MN 56347



Price:	\$626,000
Building Size:	22,361 SF
Price/SF:	\$28
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
Lot Size:	1.73 AC
Listing ID	19548287
Last Updated	49 days ago
Find Out More...	

Description

22,361 SF former ALCO building available for sale. The building is vacant.

Long Prairie is located roughly 50 miles away from Saint Cloud and home to some 3,500 people.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

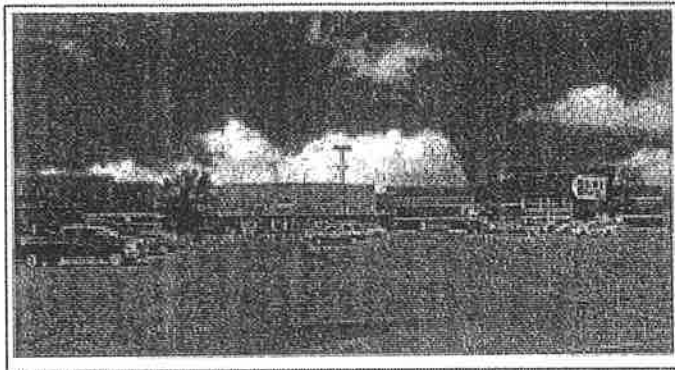
Colliers International (Minneapolis)

Ian Halker — (952) 374-5810

Retail Property For Sale

Former Office Max

1354 Highway 15 S, Hutchinson, MN 55350



Price:	\$575,000
Building Size:	23,600 SF
Price/SF:	\$24.36
Property Type:	Retail
Property Sub-type:	Retail (Other)
Additional Sub-types:	Office Building
	Strip Center
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	2000
APN/Parcel ID:	10366666
Listing ID	18928508
Last Updated	13 days ago

[Find Out More...](#)

Description

Located in the heart of the Hutchinson trade area on Highway trade area on Highway 15 between Target and Best Buy this property has 23,600 sf of space, which is divisible to 11,800 sf. Property has one loading dock with ample parking and excellent visibility to Highway 15. Pylon signage located on Highway 15 with visibility to an average of 11,600 vehicles per day.

CO FAIR MARKETPLACE 4TH ADD LOT-001 BLOCK-001

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

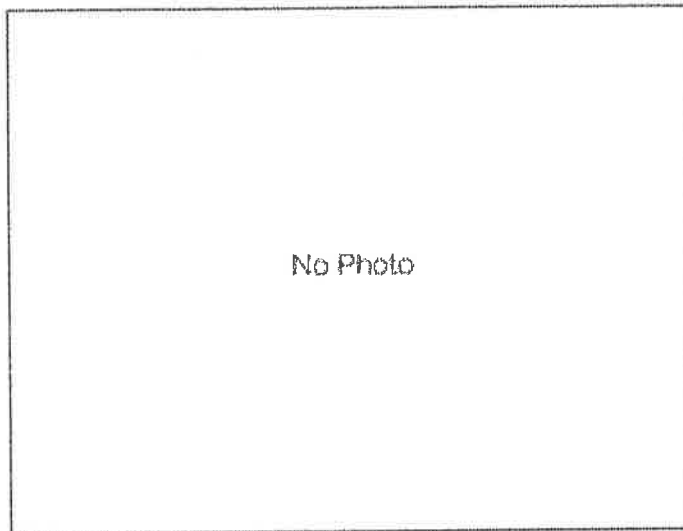


William Skip Melin — (952) 465-3377
Deborah Carlson — (763) 450-3370

Retail Property For Sale

Former Econo Foods

104 4th Ave, New Prague, MN 56071



Price:	\$600,000
Building Size:	25,900 SF
Price/SF:	\$23.17
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	1981
Dock-High	1
Doors/Loading:	
Lot Size:	36,590 SF
APN/Parcel ID:	24-005002-0
Listing ID	19084702
Last Updated	40 days ago

[Find Out More...](#)

Description

Freestanding former supermarket located in western New Prague. Clean, empty space with two front entrances and two docks available in the back of the store. Ample parking.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



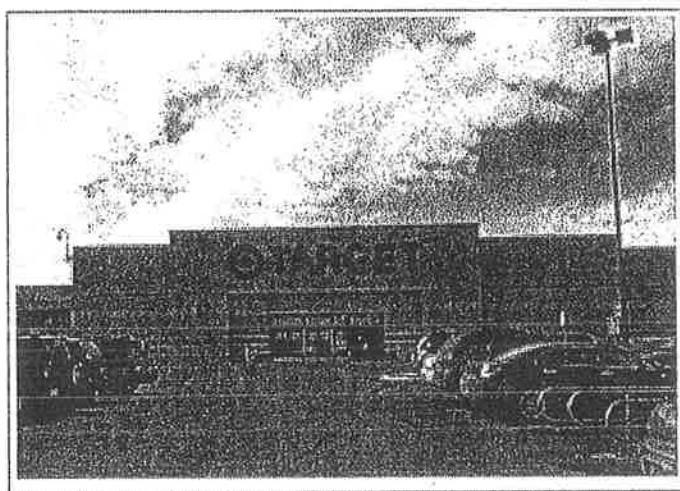
Matthew Friday — (612) 336-4209

David Daly — (612) 336-4319

Retail Property For Sale

1701 18th Ave

1701 18th Ave, Austin, MN 55912



Price:	\$2,000,000
Building Size:	89,908 SF
Price/SF:	\$22.24
Property Type:	Retail
Property Sub-type:	Retail (Other)
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	1998
Lot Size:	409,464 SF
APN/Parcel ID:	1, 34.639.0010
Zoning Description:	(Retail)
Listing ID	19051244
Last Updated	9 days ago

Find Out More...

Highlights

- Good visibility and access off of Highway 218
- Limited vacant big box options in the market
- The site is subject to an Operation and Easement Agreement, dated September 18, 1998, amended by a First, Second and Third Amendment to OEA (collectiv
- Other tenants in the area include Shopko, Super Walmart, Runnings, and HyVee
- Two pylon signs available
- Built in 1998

Description

The Target property sits at the Northwest corner of the intersection of Interstate 90 and Highway 218, the two largest arteries for the city of Austin.

BLOCK 001 LOT 001 SUBDIVISIONCD 34639 SUBDIVISIONNAME SHEEDYS SUBDIVISION & SHEEDY'S 2ND

By searching on this site, you agree to the LoopNet Terms and Conditions.

18

1914 S Broadway Street

1914 S Broadway St, New Ulm, MN 56073

Negotiable

89,490 SF | Retail

Presented by

CBRE

Request additional information

Contact Listing Broker

Matthew Friday
(612) 336-4209
Eric Sheaffer
(612) 336-4251
David Daly
(612) 336-4319

No Photo

This property is
for sale @ \$1,800,000
per listing agent.

Retail Property For Lease

Total Space Available:	89,490 SF	Year Built:	1998
Rental Rate:	Negotiable	Lot Size:	349,787 SF
Property Type:	Retail	APN / Parcel ID:	1.05E+11, 1.054E+011, 1.054E+11
Property Sub-type:	Retail (Other)	Listing ID	20038164
Building Size:	89,490 SF	Last Updated	16 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered ▼

Space 1	Space Available:	89,490 SF
	Rental Rate:	Negotiable
	Space Type:	Retail (Other)

Description

The site is subject to an Operation and Easement Agreement (OEA), dated September 15, 1998. Free-standing building located at the main entrance into town. Good visibility from S Broadway St.

BROADWAY 1ST ADDITION Lot-001 Block-001

Commercial property information by LoopNet

Map of 1914 S Broadway St, New Ulm, MN 56073

Hide Map

Addendum C

COMPARABLE PROPERTIES THAT HAVE SOLD

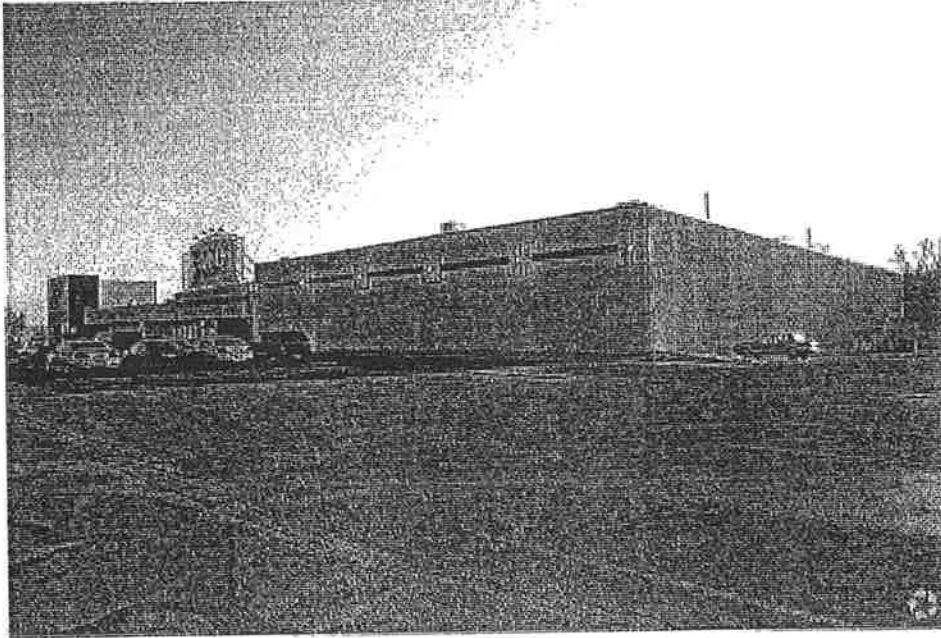
44

Lease Availability Report

1750 W HWY 36 - Roseville Plaza

Roseville, MN 55113 - Rosedale Ret Submarket

★★★★★



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1977
GLA:	80,065 SF
Floors:	1
Typical Floor:	80,065 SF
Docks:	6 ext

AVAILABILITY

Min Divisible:	47,782 SF
Max Contig:	47,782 SF
Total Available:	47,782 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$2.61 (2016)
Opex:	\$1.75 (2012-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	0E0	Retail	Relet	47,782	47,782	47,782	Withheld	Vacant	Negotiable

Kimco Realty Corporation - Scott Tucker (847) 294-6419

LEASING COMPANY

Company: Kimco Realty Corporation
 Contacts: Scott Tucker (847) 294-6419

SALE

Last Sale: Sold on Jan 19, 2013 for \$5,300,000 (\$66.20/SF) at 12.10% Cap

AMENITIES

Bus Line, Dedicated Turn Lane, Freeway Visibility, Pylon Sign, Signage

KEY TENANTS

Planet Fitness 32,283 SF

TRAFFIC & FRONTAGE

Traffic Volume: 14,950 on Fairview Ave & Grant Rd (2012)

Made with TrafficMetrix® Products

Lease Availability Report

1750 W HWY 36 - Roseville Plaza

Roseville, MN 55113 - Rosedale Ret Submarket

★★★★★

TRAFFIC & FRONTAGE

91,656 on Hwy 36 W & Fairview Ave N (2015)

Frontage: 460' on Fairview Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 317 free Surface Spaces are available; Ratio of 2.70/1,000 SF

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: Good Transit (51)

Lease Availability Report

50 Signal Hills Ctr - Former Kmart - Signal Hills
West Saint Paul, MN 55118 - West St Paul Ret Submarket

★★★★★



BUILDING

Type: **Retail**
 Subtype: **Freestanding**
 Center Type: **Community Center**
 Tenancy: **Single**
 Year Built: **1955; Renov 2006**
 GLA: **103,455 SF**
 Floors: **1**
 Typical Floor: **103,455 SF**
 Docks: **2 ext**

AVAILABILITY

Min Divisible: **103,455 SF**
 Max Contig: **103,455 SF**
 Total Available: **103,455 SF**
 Asking Rent: **Withheld**

EXPENSES PER SF

Taxes: **\$1.78 (2016)**
 Opex: **\$3.14 (2010)**

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Retail	Relet	103,455	103,455	103,455	Withheld	30 Days	Negotiable

Upland Real Estate Group, Inc. - Blake Martin (612) 332-6600

LEASING COMPANY

Company: Upland Real Estate Group, Inc.
 Contacts: Blake Martin (612) 332-6600

SALE

Last Sale: Sold on Aug 2, 2016 for \$3,360,000 (\$32.48/SF)

AMENITIES

Bus Line, Pylon Sign, Signage

TRAFFIC & FRONTAGE

Traffic Volume: 6,190 on Butler Ave E & Gorman Ave (2012)
 17,088 on S Robert St & Moreland Ave E (2015)
 Frontage: 428' on Livingston Ave (with 3 curb cuts)

Made with TrafficMetric® Products

Lease Availability Report

50 Signal Hills Ctr - Former Kmart - Signal Hills

★★★★★

West Saint Paul, MN 55118 - West St Paul Ret Submarket

TRANSPORTATION

Parking: 700 free Surface Spaces are available; Ratio of 6.76/1,000 SF

Walk Score @: Somewhat Walkable (67)

Transit Score @: Some Transit (39)

DECLARATION OF REPRESENTATIVE

Coborns Incorporated

Property Owner(s) as stated on the Valuation Notice

St Cloud, MN 56301-

City, State, and Zip Code

JAMES F SHAW

Print or Type your Name

1921 Coborn Blv

Property Owner's Mailing Address

[Signature]

Signature of Property Owner(s)

4-12-17

Date

CFO

Title (if applicable)

The above property owner(s) hereby appoints J. W. Chatam & Associates

to represent the property owner in appeal matters before the county appraiser or appraiser designee, State or Local Board of Review, Division of Property Valuation, Small Claims, State Board of Tax Appeals or any other jurisdiction where allowed, pursuant to the its rules and regulations, for the following parcel(s) or personal property accounts located in Cass County North Dakota for the tax year 2017

J. W. Chatam & Associates

Firm Name

7301 W 129th St, Suite 150

Representative's Mailing Address

913 239-0990 jchatam@jwchatam.com

Representative's Telephone Number and Email Address

Jerry Chatam or Associate

Individual Representative's Name and Title

Overland Park KS 66213

City, State, and Zip Code

Check the Appropriate Designation Below

Attorney



Certified Public Accountant



Certified General Appraiser



Tax Representative or Agent



Member of the Taxpayer's Immediate Family



Authorized Employee of the Taxpayer



Other (explain)

Send notices and all other written communication in proceedings involving the property to (check one box below)



The appointed representative



The property owner

List all real estate parcel identification numbers and personal property account numbers under appeal. Attach additional pages as needed.

01-1390-01327-010TS9-ND-15Cash Wise Foods 3012 & Little Dukes Gas/Liquor S



ASSESSMENT DEPARTMENT

360a

November 15, 2017

Board of City Commissioners
City Hall
Fargo, ND 58102

Dear Commissioners:

Attached is a copy of an application made by Cathedral Lofts, LLC for a payment in lieu of tax (PILOT) according to N.D.C.C. Chapter 40-57.1. The exemption requested is for a property in the Downtown Area Plan located at 719 9th St. N. where the applicant will construct a new apartment project.

The Tax Exempt Review Committee has met to consider this application. There were no written or verbal protests submitted at the time the committee met and none have been filed to date.

The committee feels this project meets the necessary criteria to be eligible for a PILOT due to the addition of apartment units downtown. The committee recommends approval of a 10 year, payment in lieu of taxes based on 5 years at 100% exemption and 5 years at 75% exemption.

Cass County has exercised the option to only participate in the first five years of this incentive for their share of the payment in lieu of tax at the equivalent of 100% improvement exemption.

SUGGESTED MOTION:

Approval of a 10 year, payment in lieu of tax for a building owned by Cathedral Lofts, LLC based on 5 years at 100% exemption and 5 years at 75% exemption according to the attached payment schedule.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Hushka", written over a horizontal line.

Ben Hushka

Tax Exempt Review Committee

Payment In Lieu of Property Tax
Payment Schedule

Pursuant to N.D.C.C. Chapter 40-57.1

PROJECT OPERATOR: Cathedral Lofts

ASSUMPTIONS: **\$3,998,000**

Annual Tax Growth = 0%
Years 1-5 = 100%
Years 6-10 = 75%
No County Participation Years 6-10

PAYMENT SCHEDULE:

YEAR	REGULAR IN LIEU PAYMENT	COUNTY IN LIEU PAYMENT
1	\$ 0	
2	\$ 0	
3	\$ 0	
4	\$ 0	
5	\$ 0	
6	\$ 14,386	\$ 7,997
7	\$ 14,386	\$ 7,997
8	\$ 14,386	\$ 7,997
9	\$ 14,386	\$ 7,997
10	\$ 14,386	\$ 7,997

****Note** - The applicant will pay property tax on the land in addition to these in lieu payments.

CITY OF FARGO ASSESSMENT DEPARTMENT

Cathedral Lofts	
Parcel Number	01-2280-00100-000
Address	718 7 St N
Date Application Received	10/2/2017
1st Publication Date	10/16/2017
2nd Publication Date	10/23/2017
THC Meeting Date	10/24/2017
Commission Hearing Date	11/20/2017
Notice Delivery To School/County	10/6/2017
School/County 30-Day Response	11/6/2017
Exemption Type	PILOT
Estimated Improvements Value	\$3,086,000
Anticipated Tax Growth	0.0%
Current Mill Levy	287.51
Number of Years Granted	10
Discount Rate (for Present Value)	4.50%
Total Gross Estimated Benefit	\$502,891
Present Value of Benefit	\$404,200

	% Bd Ex	PILOT Pymt	Full Bldg Tax	Benefit	PV of Benefit	PILOT & Tax
2020	100%	\$0	\$57,473	\$57,473	\$55,000	\$1,323
2021	100%	\$0	\$57,473	\$57,473	\$55,000	\$1,323
2022	100%	\$0	\$57,473	\$57,473	\$55,000	\$1,323
2023	100%	\$0	\$57,473	\$57,473	\$55,000	\$1,323
2024	100%	\$0	\$57,473	\$57,473	\$55,000	\$1,323
2025	15%	\$14,368	\$57,473	\$43,105	\$45,100	\$1,323
2026	15%	\$14,368	\$57,473	\$43,105	\$45,100	\$1,323
2027	15%	\$14,368	\$57,473	\$43,105	\$45,100	\$1,323
2028	15%	\$14,368	\$57,473	\$43,105	\$45,100	\$1,323
2029	15%	\$14,368	\$57,473	\$43,105	\$45,100	\$1,323
2030	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2031	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2032	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2033	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2034	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2035	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2036	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2037	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2038	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
2039	0%	\$57,473	\$57,473	\$0	\$0	\$57,473
TOTALS		\$846,574	\$1,140,465	\$502,891	\$404,200	\$673,025
Annual Land Tax		\$1,323	(\$92,000 Land Value - 15.2005% @ 6.0005%)			

PILOT If County Completely Opted Out Of This Incentive						
County Share	County Add Share	Total County Share	Potential Full Tax	PILOT & Tax	% Bd Ex	
\$0.00	\$0	\$10,563	\$58,706	\$1,323	100%	
\$0.00	\$0	\$10,563	\$58,706	\$1,323	100%	
\$0.00	\$0	\$10,563	\$58,706	\$1,323	100%	
\$0.00	\$0	\$10,563	\$58,706	\$1,323	100%	
\$0.00	\$0	\$10,563	\$58,706	\$1,323	100%	
\$0.00	\$0	\$10,563	\$58,706	\$1,323	100%	
\$2,586	\$7,997	\$10,583	\$58,706	\$23,688	61%	
\$2,586	\$7,997	\$10,583	\$58,706	\$23,688	61%	
\$2,586	\$7,997	\$10,583	\$58,706	\$23,688	61%	
\$2,586	\$7,997	\$10,583	\$58,706	\$23,688	61%	

RECEIVED**OCT 2 2017****FARGO ASSESSOR****Application For Property Tax Incentives For
New or Expanding Businesses**

N.D.C.C. Chapter 40-57.1

Project Operator's Application To Cass
City or County

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a
non-voting member in the negotiations and deliberation of this application.**This application is a public record****Identification Of Project Operator**

1. Name of project operator of new or expanding business	<u>Cathedral Lofts, LLC</u>		
2. Address of project	<u>719 7th St N</u>		
City	<u>Fargo</u>	County	<u>Cass</u>
3. Mailing address of project operator	<u>Box 426</u>		
City	<u>Fargo</u>	State	<u>ND</u> Zip <u>58107</u>
4. Type of ownership of project	<input type="checkbox"/> Partnership <input type="checkbox"/> Subchapter S corporation <input type="checkbox"/> Individual proprietorship <input type="checkbox"/> Corporation <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Limited liability company		
5. Federal Identification No. or Social Security No.	<u>82-2247437</u>		
6. North Dakota Sales and Use Tax Permit No.			
7. If a corporation, specify the state and date of incorporation	<u>ND July 2017</u>		
8. Name and title of individual to contact	<u>Jesse Cray, Partner/Member</u>		
Mailing address	<u>Box 426</u>		
City, State, Zip	<u>Fargo</u>	<u>ND</u>	<u>58107</u> Phone No. <u>701-3769887</u>

Project Operator's Application For Tax Incentives

9. Indicate the tax incentives applied for and terms. Be specific.			
<input type="checkbox"/> Property Tax Exemption	<input type="checkbox"/> Payments In Lieu of Taxes		
Number of years	<u>10</u>	Beginning year	Ending year
Percent of exemption	<u>100%</u>	Amount of annual payments (attach schedule if payments will vary)	
	<u>75%</u>		
10. Which of the following would better describe the project for which this application is being made:			
<input type="checkbox"/> New business project		<input checked="" type="checkbox"/> Expansion of a existing business project	

Description of Project Property

11. Legal description of project real property

Lot 14 Block 1 Park Lots 14 + 15 BLK 1

12. Will the project property be owned or leased by the project operator? ☒ Owned ☐ Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?

☒ Yes ☐ No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility? ☒ New construction ☐ Existing facility

If existing facility, when was it constructed? _____

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application March 2018

b. Description of project to be constructed including size, type and quality of construction

34 one bedroom apartment project with main level heated parking

c. Projected number of construction employees during the project construction 40-60

14. Approximate date of commencement of this project's operations 12 months April 2019

15. Estimated market value of the property used for this project:

a. Land.....\$ 33,200

b. Existing buildings and structures for which an exemption is claimed.....\$ 0

c. Newly constructed buildings and structures when completed.....\$ 3,998,000

d. Total.....\$ 4,031,200

e. Machinery and equipment.....\$ 0

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible).....\$ 0

b. Eligible existing buildings and structures.....\$ 0

c. Newly constructed buildings and structures when completed.....\$ 3,998,000

d. Total taxable valuation of property eligible for exemption (Add lines b and c).....\$ 3,998,000

e. Enter the consolidated mill rate for the appropriate taxing district.....297.51

f. Annual amount of the tax exemption (Line d multiplied by line e).....\$ _____

Description of Project Business

Note: "project" means a newly established business or the expansion portion of an existing business. Do not include any established part of an existing business.

17. Type of business to be engaged in: ☐ Ag processing ☐ Manufacturing ☐ Retailing
☐ Wholesaling ☐ Warehousing ☒ Services
18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

Rental Property

19. Indicate the type of machinery and equipment that will be installed

elevator

20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
Year (12 mo. periods)	Year 1	Year 2	Year 3	Year 4	Year 5
Annual revenue	<u>438,600</u>	<u>442,986</u>	<u>447,416</u>	<u>451,890</u>	<u>456,409</u>
Annual expense	<u>320,652</u>	<u>321,530</u>	<u>322,414</u>	<u>323,320</u>	<u>324,234</u>
Net income	<u>117,948</u>	<u>121,456</u>	<u>125,002</u>	<u>128,570</u>	<u>132,175</u>

21. Projected number and salary of persons to be employed by the project for the first five years:

Current positions & positions added the initial year of project

# Current Positions	New Positions Under \$13.00	New Positions \$13.01-\$15.00	New Positions \$15.01-\$20.00	New Positions \$20.01-\$28.00	New Positions \$28.01-\$35.00	New Positions Over \$35.00
Year	(Before project)	Year 1	Year 2	Year 3	Year 4	Year 5
No. of Employees	(1) _____	_____	_____	_____	_____	_____
	(2) _____	_____	_____	_____	_____	_____
Estimated payroll	(1) _____	_____	_____	_____	_____	_____
	(2) _____	_____	_____	_____	_____	_____

(1) - full time
(2) - part time

Previous Business Activity

22. Is the project operator succeeding someone else in this or a similar business? ☐ Yes ☒ No

23. Has the project operator conducted this business at this or any other location either in or outside of the state?
☒ Yes ☐ No

24. Has the project operator or any officers of the project received any prior property tax incentives? ☒ Yes ☐ No
 If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary). 220 West LLC, Alexander Marise LLC,
1023 Flats, LLC

Business Competition

25. Is any similar business being conducted by other operators in the municipality? ☒ Yes ☐ No

If YES, give name and location of competing business or businesses
Enclosure, Killbuck

Percentage of Gross Revenue Received Where Underlying Business Has ANY Local Competition %

Property Tax Liability Disclosure Statement

26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it? ☐ Yes ☒ No

27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property? ☐ Yes ☒ No

If the answer to 26 or 27 is Yes, list and explain

Use Only When Reapplying

28. The project operator is reapplying for property tax incentives for the following reason(s):

☐ To present additional facts or circumstances which were not presented at the time of the original application

☐ To request continuation of the present property tax incentives because the project has:

☐ moved to a new location

☐ had a change in project operation or additional capital investment of more than twenty percent

☐ had a change in project operators

☐ To request an additional annual exemption for the year of _____ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

Notice to Competitors of Hearing

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, Steve Cury, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.

[Signature] member 10-2-17
 Signature Title Date



ASSESSMENT DEPARTMENT

TAX EXEMPT REVIEW COMMITTEE APPLICATION SUMMARY**Scheduled Meeting Date: 10/24/2017****APPLICATION #1**

Applicant	Cathedral Lofts Apartments
Address	719 7 St. N.
Parcel Number	01-2280-00100-000
Project Type	Downtown apartment project
Project Timing	Commencement of operations April 2019
Request	10 Year PILOT, 5 years @ 100%, 5 years @ 75%
Comments	Hearing before City Commission scheduled for 11/20/2017.
Policy Concerns	Meets current policy for downtown apartment projects.

Current Approved Policy:***New Apartment Buildings Within Downtown Area Plan***

PILOT Years	% of Building Exempt Equivalent
1-5	100%
6-10	75%

Status of Notices Sent to School District & County:

- Notices were delivered to School District & County 10/6/2017
- 30-day response in writing to City required by 11/5/2017
 - If no response, City to regard that entity to fully participate in incentive.
- No response has been received as of 10/17/2017.



Board of County Commissioners

Chad M. Peterson
Fargo, North Dakota

November 7, 2017

Rick Steen
Fargo, North Dakota

Mr. Ben Hushka
City Assessor
Fargo Assessment Department
321 4th St. North
Fargo, ND 58102

Vern Bennett
Fargo, North Dakota

Arland H. Rasmussen
West Fargo, North Dakota

Re: Cass County Action – Property Tax Incentive Cathedral Lofts, LLC

Mary Scherling
Stanley Township, North Dakota

Mr. Hushka:

On November 6th the Cass County Commission considered action regarding participation in a 10-year Payment In Lieu of Taxes (PILOT) incentive for Cathedral Lofts, LLC. As presented by the City of Fargo, the first 5 years includes a 100% improvement exemption and the following 5 years includes a 75% improvement exemption.

The Cass County Commission elected to not participate in the incentive described above. However, the Commission approved participation in a 5 year PILOT incentive that includes a 100% improvement exemption.

Please contact me if you have questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "Chad Peterson", with a long horizontal line extending to the right.

Chad Peterson - Chairman
Cass County Commission

Heather Worden
Commission Assistant

PO Box 2806
211 Ninth Street South
Fargo, North Dakota 58108

701-241-5609
Fax 701-241-5728
www.casscountynd.gov



415 4th Street North
Fargo, ND 58102-4514
701.446.1000
FAX: 701.446.1200
www.fargo.k12.nd.us

Dr. Jeffrey M. Schatz, *Superintendent* • 701.446.1005
Dr. Robert Grosz, *Associate Superintendent, Teaching & Learning & Secondary Education* • 701.446.1010
Dr. Rachael Agre, *Assistant Superintendent, Elementary Education & Professional Development* • 701.446.1069
Mr. Broc Lietz, *Business Manager* • 701.446.1027
Ms. Brittnee Nikle, *Director, Human Resources* • 701.446.1038
Mrs. AnnMarie Campbell, *Executive Assistant & Communications* • 701.446.1005

October 24, 2017

Ben Hushka
Fargo City Assessor
321 4th Street N
Fargo, ND 58102

Mr. Hushka:

Thank you for your letter dated October 5, 2017, notifying the Fargo Public Schools Board of Education of the City of Fargo's intention to grant a property tax incentive for more than five years.

The tax incentive being considered is for Cathedral Lofts, LLC, 719 7th Street N. in Fargo. Fargo Public Schools intends to fully participate in the incentive under consideration from the City of Fargo.

Thank you again for your notification.

Sincerely,

A handwritten signature in blue ink, appearing to read "Broc T. Lietz".

Broc T. Lietz
Business Manager
Fargo Public Schools



PLANNING AND DEVELOPMENT
200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@fargond.gov
www.fargond.gov

MEMORANDUM

TO: Fargo City Commission
FROM: Derrick LaPoint, Planner
DATE: November 13, 2017
RE: Renaissance Zone Project Lease Application

The following Renaissance Zone project application was reviewed and recommended for approval by staff per Renaissance Zone Authority Policy:

Power Plate Meals LLC (Project 265-F) is proposing to lease commercial space located at 621 2nd Avenue North. This project application met all of the State and local requirements for approval including that, the use is consistent with the goals and objectives as set forth within the Fargo Renaissance Zone Development Plan. The applicant is proposing to lease 986 square feet and is looking to occupy the space by April 2018. The applicant estimates a \$62,500 income tax exemption over the 5-year term.

According to the Renaissance Zone Development Plan, the prospective tenant must be leasing a space from a building that has been approved as a Renaissance Zone project. A Renaissance Zone application for *DFI Roberts LLC* (249-F) was approved by the City of Fargo on April 25, 2016 and the application will be reviewed by the State for final approval.

Recommended Action: To approve the Renaissance Zone project application (Power Plate Meals LLC) for a lease project at 621 2nd Avenue North and to grant state income tax exemptions as recommended by staff per Renaissance Zone Authority policy.

CITY OF FARGO RENAISSANCE ZONE LEASE PROJECT APPLICATION

Attn: This application must be approved by all local and state review entities prior to executing a lease.

- 1. Street address, legal description, and Renaissance Zone Block number of proposed project. If the proposed project involves more than one parcel, please provide relevant information for each parcel.**

621 2nd Ave N (Main Project 625 2 Ave N)
S 1/2 OF 9 & ALL OF 10, 11 & 12, Block 3, Roberts Addition
01-2381-00560-000

Renaissance Zone Block 2 & 6

- 2. Current property owner(s).**

DFI Roberts LLC

- 3. Name of applicant(s), mailing address, Federal ID number or SSAN, and type of entity (partnership, LLC, S-corporation, etc.). Phone number and email address.**

Power Plate Meals, LLC (Limited Liability Company- Partnership)

Attn: Al Hintz
2575 41st Street S, Suite #1, Fargo, ND 58104
701-476-0221 (Phone) 701-476-0277 (fax)

- 4. Current use of property.**

Under Construction

- 5. Square footage of the lot, the building, and the space leased. List each floor separately and provide a floor plan of the leased space).**

625 2nd Ave N – 42,851

986/SF leasable space

- 6. Project Description. Describe the anticipated tenant activities, scope of the activities that the tenant will undertake, and describe and the expected date of occupancy and lease.**

The Roberts mixed-use building lining the parking structure is under construction will be completed April 2018. The building will consist of 47,615 rentable square feet of residential apartments (73 units). The ground floor will include 8,694 SF of retail along 2nd Ave N and Roberts Alley. The alley retail, averaging 594 SF, will be designed with overhead doors and target incubator retail, boutiques, and service providers. The SW and SE corners will be designed for food and beverage with retail in-between.

The addition of Power Plate Meals, LLC off of 2nd Ave N will add a new storefront and activity on this street. This business will sell fresh ready-to-eat meals that are prepared daily at its commercial kitchen in West Fargo, ND and to be sold at our retail storefront at The Roberts Building location.

The expected date of occupancy April 1, 2018.

- 7. Describe how the project enhances the stated Renaissance Zone goals and objectives, being as specific as possible. Describe how this project addresses the needs and interests of the community (see Attachment C).**

Activity Generators

Roberts Commons will substantially increase the activity in this area. The 455 parking spots will address parking shortages in the core and the office workers, residents, and visitors using the parking garage will generate increased activity. The resulting foot traffic from those using the garage will be strategically funneled past either the ground floor retail along 2nd Ave or through Roberts Alley and past the new and existing

retailers. All three public frontages of the parking garage will be wrapped with a mixed-use liner to activate the street with different uses and hide the garage from sight.

Walkable Districts.

While a parking garage is at the heart of this redevelopment, the project has been designed first and foremost for pedestrians. The ground floors on both Roberts Commons will include retail along 2nd Ave and along Roberts Alley. Second Ave will be redesigned with wide sidewalks that make walking comfortable and provide opportunities for outdoor seating. The ground floors will feature frequent entrances and large amounts of glass, both critical design elements for creating an interesting environment. Roberts St will include this same design element with individual entrances and stoops for the ground floor apartments to provide opportunities to generate social interaction and street life.

Ground Floor Uses

The ground floor will completely be active retail. Roberts Alley will consist of a series of micro retail storefronts, featuring overhead doors to connect the interior spaces with the public realm.

Neighborhood Center

The proximity of this location between Broadway and NDSU's downtown campus to the west can create a potential new activity node for downtown. Roberts Alley also has the potential to become the second busiest pedestrian corridor in downtown. The Roberts and Kesler mixed-use projects will be at the heart of this transformation, due to the physical design of this location, but also by positively influencing people's perception of this block. The Roberts and Kesler projects have the potential to become anchors of downtown Fargo, both in retail and residential activity. These anchors could help spur future active retail and investment along Roberts St.

Transportation Issues

The project will include a 455 parking garage to serve daytime office workers, downtown residents, and visitors in the evenings and weekends. The south side of this property is served by MatBus Routes 13, 13U, and 17. NDSU students generate significant activity in this area, as many of them use Roberts St as a bike thoroughfare to Renaissance Hall. Many students also frequently pass this site to board the bus at Klai Hall. The vision of creating a 2nd Ave corridor to access the river has also influenced our design and intent for a pedestrian friendly redesign of the street.

Safe Streets – Safe Neighborhoods.

The redevelopment of this block will further enhance the natural human surveillance by replacing a surface parking lot with an active ground floor of mixed retail. High Quality

Housing

Roberts Commons will offer 74 residential units.

Downtown Entryways

Roberts St, one of the identified corridors in the Renaissance Plan, will be improved with this mixed-use development. The streetscape, public realm, and built environment will create a much improved experience for those on foot and in their vehicles. Improving this corridor's experience is critical to develop a positive first impression for those visitors who will use the City-owned parking garage. The proposed redesign of the street and public realm is being led by Land Elements to create a functional and pleasing streetscape.

The Place to Be

The reinvention of Roberts Alley to a pedestrian oriented public realm could position this corridor to become a unique and sought after experience. The Alley Fair has shown how alleys can become a place for socializing and entertainment. Activating Roberts Alley with ground floor retail, restaurants, and a pedestrian friendly design can turn elements of the yearly Alley Fair into a daily experience. The corner of Roberts St and 2nd Ave has been designed with a restaurant in mind. This south facing location with large sidewalks will create an opportunity for the restaurant to have a large outdoor seating, an experience that is frequently found in great cities, but missing from Fargo.

A Place Like No Other

The area surrounding this block contains some of downtown's most iconic buildings and some of Fargo's highest concentration of historic buildings. The infill of these parcels will greatly improve this prominent, yet generally overlooked area.

Spruce up the area

The replacement of surface parking lots with this mixed use development will greatly improve this area of downtown.

Riverfront as an Asset

While this property is not located on the riverfront, it will benefit from future redevelopment of the riverfront, civic quad, the Block 9 Plaza, and an improved 2nd Ave corridor. Second Avenue has great potential to become a prominent pedestrian corridor. This corridor will be bookended by NDSU's downtown campus and the riverfront redevelopment, placing this property directly along this connection.

24 hours a day – 7 days a week – 365 days a year.

This location will be activated during working hours from the ground floor retail and those office workers parking in the 458 stall parking garage. The 71 residential units at Roberts and the 84 units at Kesler will activate this area throughout the day as well as during the evenings and weekends. These apartments will contain a total of 178 bedrooms. The redesign of Roberts Alley into a pedestrian friendly corridor will make it more inviting and a unique destination to spur activity.

Connections and Coordination.

This project will be thoughtfully designed to enhance the walkability of this area. The surface parking will be replaced with a mixed-use building with active ground floor retail and a design that encourages walking (frequent doors, high percentage of glass, and pedestrian scale design).

The design of Kesler will aligns with the long term goals Kilbourne Group has for the Black Building and the C.R. Stone (former Avalon) building. The Roberts Alley connection will be enhanced with this infill, as well as the connections between the former Avalon building and the Black Building and 1st Ave to this site via the north-south alley running along the Gardner building. Roberts will include a corridor for pedestrian access between Roberts St and Roberts Alley to allow this commonly used connection to continue.

8. Describe how the project fits under the Zone's development guidelines (Attachment D).

High Priority Land Use

This project meets the guideline of high-priority land use by creating a mixed-use development with active ground floor retail space and large upscale apartments (and small units targeting a lower price point).

Target Areas

The majority of this site has been underutilized since the 1970s. One-hundred percent of these sites are currently surface parking.

Public Space

The public realm will be greatly enhanced with this mixed-use infill project. A ground floor filled with retail will make the sidewalks along these projects much more interesting and inviting.

Relocation

The project is projected to contain only new businesses in the ground floors and the upper floors will provide a much needed variety of housing options. The micro retail storefronts in the alley will provide suitable startup and incubator space for new retailers and service providers.

9. List of public and private financial commitments. If the project is funded by the Renaissance Zone Fund, describe type of funding and amounts.

Private funds are committed by Power Plate Meals, LLC and DFI Roberts LLC. No public funds will fund this project.

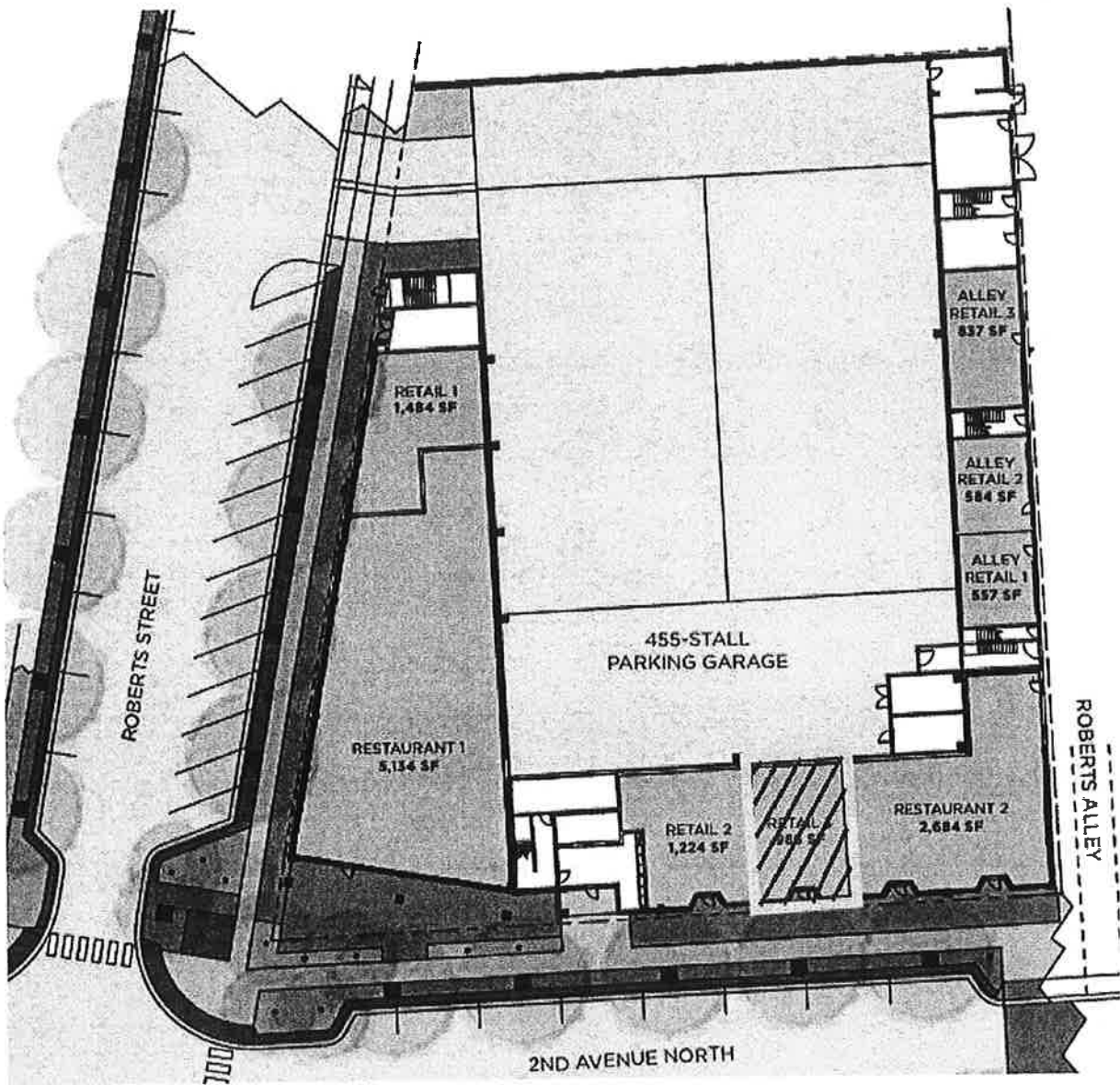
10. Estimated tax impact of Zone incentives to the applicant: Estimate the potential annual income tax savings.

Estimated potential annual income tax savings for Power Plate Meals, LLC is \$12,500

11. Provide evidence that the applicant is current on state and local taxes (Certificate of Good Standing from State Tax Commissioner (see Attachment E) and receipt showing proof that local taxes have been paid.

Please see attached.

Submit Project Proposals to:
Department of Planning and Development, 200 N 3rd Street, Fargo, ND 58102
Phone 701-241-1474



MEMORANDUM

36c

TO: Chief David Todd

FROM: Sergeant Matt Christensen

DATE: October 23rd, 2017

SUBJECT: Application for transfer of a Class "H" Alcoholic Beverage License. Colvingsod Concepts, LLC d/b/a Smashburger to be located at 1801 45th Street South Fargo, ND due to more than a 5% ownership change.

In accordance with Section 25-1505 of the Fargo Municipal Code, I have conducted an investigation into the character, reputation and fitness of the applicant(s) listed on the supplied application.

During this investigation I questioned the applicant's criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

Dellon Carl Soderstrom - Applicant

Criminal History- No areas of concern.

Credit History- No areas of concern.

Robert Jeffrey Ingstad – Applicant

Criminal History- No areas of concern.

Credit History- No areas of concern (Perfect Credit Score)

Tallie Marie Ingstad-Colville – Applicant

Criminal History- In 2006 received a DUI and cited for Leaving the Scene of an accident in Valley City, ND.

Credit History- No areas of concern.

Kristyl Lynne Bjerke – Manager

Criminal History- No areas of concern.

Credit History- No areas of concern.

Investigation Notes

The Applicants are purchasing the restaurant Smashburger from the previous owners and would like to transfer the Class "H" Alcohol license along with the ownership of the business. Smashburger will continue to operate under the same business model as a fast food burger restaurant as it currently operates. Through my investigation into the applicants, I cannot find any information or incidents that would lead me to believe there would be any issues with the operation of this business under their direction, and their interactions with Law Enforcement.

Business Location

Smashburger will be located at 1801 45th Street South. Other businesses in the area with an alcoholic beverage license include; Johnny Carino's, Space Aliens, Hu Hot, Ramada Plaza Suites, Happy Harry's, Shotgun Sally's, Expressway Suites, Samurai Japanese Cuisine, Lucky's 13 Pub, Noodles & Co., Best Western Kelly Inn, Uncle Maddio's Pizza, Holiday Inn Express, Chipotle, Porter Creek Hardwood Grill, Fargo Brewing Co. Ale House and Men's Hair World.

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.

COPY



APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Company name (LLC, Inc): Colvingsod Concepts, LLC

Doing business as: Smashburger

Business address (location): 1801 45th St. S Fargo, ND 58103

Mailing address: 1013 Riverview Dr. Valley City, ND 58072

Business e-mail address: dell@colvingsodconcepts.com

Phone number: (818) 823 -1345 **Other number:** N/A

The following section to be completed by City Staff:

Date Received by Auditor's Office: 10-2-17

Investigations Fee Paid (\$250) ☒ Yes ☐ No **Date Paid:** 10-2-17 **Check #** 1155

Reviewed – Police Department by: _____ **Date:** _____

Comments (or see attached report):

_____ **Approval Recommendation**

_____ **Denial Recommendation**

Chief of Police

Date

Reviewed – Liquor Control Committee on (date): _____

_____ **Approval Recommendation**

_____ **Denial Recommendation**

(See attached comments or minutes)

Reviewed – City Commission on (date): _____

_____ **Approval**

_____ **Denial**

This application is for the Class or Classes of Licenses checked:

- () Class A Authorizes the licensee to sell "on-sale" only.
- () Class B Authorizes the licensee to sell "off-sale" only. "Off-Sale" licensed premises must be no closer than 100 feet to any grocery store, drug store or gasoline service station or any part thereof.
- () Class B "Limited" Authorizes the licensee to sell "off-sale" only. "Off-Sale" licensed premises must be no closer than 100 feet to any grocery store, drug store or gasoline service station or any part thereof. License is Non Transferable.
- () Class AB Authorizes the licensee to sell "on-sale" or "off-sale". "Off-Sale" licensed premises must be no closer than 100 feet to any grocery store, drug store or gasoline service station or any part thereof.
- () Class ABH Authorizes the licensee to sell "on-sale" or "off-sale", at hotels & motels with 100 or more guest rooms only.
- () Class ABH "Limited" Authorizes license may be issued to persons engaging in "on-sale" of beer and wine or hosting "manager's specials," solely for guests or patrons of extended stay and limited service hotels or motels
- () Class ABH-RZ Authorizes the licensee to sell "on-sale" or "off-sale", to hotel guests in a Renaissance Zone with 15 guestrooms.
- () Class C Authorizes the licensee to sell beer "on-sale" only. No food sales required. Physical bar is allowed.
- () Class D Authorizes the licensee to sell beer "off-sale" only.
- () Class DD License shall only be issued to a domestic distillery owner or operator who has obtained a license from the ND State Tax Commissioner. No food sales required.
- () Class E In nature of a special permit, shall authorize the holder of an existing "on-sale" license in the sale of On-sale only alcoholic beverages on such premises designated on the permit.
- () Class F Authorizes the licensee to sell "on-sale" only served at table or booth; no bar allowed. Requires 50% or more of its annual gross receipts from the sale of prepared meals and not alcoholic beverages.
- () Class FA Authorizes the licensee to sell "on-sale" only, physical bar is allowed. Requires 50% or more of its annual gross receipts from the sale of prepared meals and not alcoholic beverages.
- () Class FA-Golf On USGA Golf Course or 9 or more holes. Requires 25% receipts of food sales from April to October and 50% the rest of the year.
- () Class FA-Entertainment Authorizes the licensee to sell "on-sale" only, in a place of amusement or in a recreational establishment. Requires non-alcoholic sales to exceed alcohol sales.

() Class G

Authorizes the licensee to sell wine and sparkling wine "on-sale" only, served at table or booth, no bar. Requires 50% food sales.

~~() Class H~~

Authorizes the licensee to sell beer "on-sale" only, served at table or booth, with no bar allowed and requires 50% food sales.

~~() Class I~~

Authorizes the licensee to sell beer, wine, and sparkling wine "on-sale" only. A physical bar is allowed and requires 65% food sales.

() Class I Entertainment Authorizes the Licensee to sell "on-sale" only of beer, wine and sparkling wine in a recreational establishment or place of amusement. A physical bar is allowed and 65 % of non-alcohol sales required.

() Class J Authorizes the licensee to sell "on-sale" only at a non-profit organization for military purposes.

() Class L Authorizes the licensee to sell "on-sale" only on an excursion boat operating on the Red River.

() Class M Authorizes the licensee to operate a Microbrew Pub or Domestic Winery and sell "on-sale" and "off-sale" offered in conjunction with another license. Allows the sale of Growlers.

() Class N Authorizes the licensee to sell "on-sale" only at a stadium with a minimum seating capacity of 2500.

() Class O Authorizes the licensee to operate a winemaker and/or vendor of winemaking supplies and related services.

() Class P Authorizes the licensee to operate a domestic winery and to sell wine "on-sale" and "off-sale". Allows limited beer sales.

() Class RZ-V Authorizes the licensee to sell "on-sale" only, located in an approved Renaissance Zone. The venue should be designed and intended to be used as a private event center or entertainment venue with square footage of at least 10,000 square feet and capacity of at least 300 people. The Venue must derive 60% or more of its annual gross receipts from the sale of tickets.

() Class W Authorizes the licensee to sell wine and sparkling wine "on-sale" only. A physical bar is allowed and no food sales required.

() Class Y Shall authorize the production brewery to obtain a brewer license and a retailer license. Must be licensed by the State Tax Commissioner. No food sales required.

() Class Z Authorizes the licensee to sell "on-sale" only issued to individuals not currently holding another "A", "AB", "ABH", or "ABH-RZ". A physical bar is allowed and no food sales required.

The following section to be completed by the applicant:

ALL APPLICANTS must initial #1 - #9 and sign in the space provided below.

1. TC All applicants must assure there is adequate off-street parking for my business (within the direction of and as approved by the City Commission). Membership in the current City parking program (e.g. "P.O.P") may place me in compliance with this requirement.
2. TC I have received a copy of the Alcoholic Beverage Ordinance(s) of the City of Fargo, read the ordinances and am familiar with the conditions and requirements of these ordinances.
3. TC If granted an alcoholic beverage license, I will obey, abide by and comply with the State of North Dakota Liquor Control Act, and the City of Fargo Alcoholic Beverage ordinances, as well as any amendments to either of these, which may be made from time to time.
4. TC I understand either, I, my manager(s), or both of us must attend a yearly meeting (date and time to be announced) with representatives from the Police and Health departments to discuss law enforcement and safety concerns as a condition of license renewal.
5. TC I understand that the premises described in the application, if licensed for alcoholic beverage sales, may be inspected at any time by the Chief of Police, or any officer of the Police or Health Departments as allowed by city ordinances and state law. My employees and I will cooperate with such inspections.
6. TC I understand that all employees, managers and owners engaged in mixing, pouring or service of alcoholic beverages **MUST** attend Server Training.
7. TC I am familiar with the question, answers and other information as it appears in the complete application of an alcoholic beverage license, and the answers and information are, to the best of my belief and knowledge, true, complete and accurate. (Note: This application must be made under oath before a Notary Public.)
8. TC I recognize the City of Fargo is subject to open records laws contained in chapter 44-04 of the N.D. Century Code. Section 44-04-18.4 contains an exception for trade secrets, proprietary, commercial, and financial information. I agree in submitting the application, that I have familiarized myself with this law. If any information being forwarded to the City of Fargo is claimed as confidential or proprietary under this section, I must clearly indicate this in writing when I submit this application, pointing out, in detail, why the information submitted is claimed as an exemption under section 44-04-18.4. I further agree to respond to, as well as to aid the City, in responding to any claim under 44-04-21.1 concerning this claim of confidentiality under 44-04-18.4.
9. TC I understand that **the license will expire on June 30 of each year** and a renewal process will need to be completed. This process will include a completed renewal application, payment in full for the required annual fee, a completed roster for each employee who pours or serves alcohol, attendance of Server Training for those listed on the roster, and a copy of your certified food sales if applicable to your license.

Applicant printed name: Tallie Colville Signature: Tallie Colville

Applicant printed name: Robert Ingstad Signature: Robert Ingstad

Applicant printed name: Dellon C. Soderstrom Signature: Dellon C. Soderstrom



smash. sizzle. savor.

September 5, 2017

TO: City of Fargo

RE: Requesting Transfer of Alcoholic Beverage License upon Franchise Approval

River Smash, LLC dba Smashburger, has entered into a purchase agreement for the sale of the Smashburger Restaurant at 1801 45 Street SW, Fargo ND. We are requesting that upon the Franchisor's approval and assignment of the Franchise, that the current Alcoholic Beverage License H-55 be transfer to Colvingsod Concepts, LLC. If you have any questions or concerns please feel free to contact me at 701-282-2324.

Thank You,

A handwritten signature in black ink, appearing to read "F. Todd Fisher".

F. Todd Fisher
Smashburger

River Smash, LLC.

Applicant Information: (2 pages)

Name:	Dellon	Carl	Soderstrom
	(first)	(middle)	(last)
			(maiden name)
Address:	6182 58 th St. S	Fargo	North Dakota 58104
	(address)	(city)	(state & zip)

How long have you lived at this address? Since March 2017

Provide your address history for the past 5 years:

From May 2014 to March 2017 Address: 2411 Brookdale Rd. Apt #2 Moorhead, MN 56560
 From May 2013 to May 2014 Address: 3102 3rd St N Apt #305 Fargo, ND 58102
 From August 2012 to May 2013 Address: 298 Niskanen Fargo, ND 58102

E-mail address: dell@colvingsodconcepts.com

Home phone number: N/A Other number: (818) 823 - 1345

Date of Birth: 11/20/1991 Place of Birth: Van Nuys, California

List each driver's license you have ever had and the state of issue:

DL#: SOD - 91-6816 State of Issue: ND Dates: 03/2/2017
 DL#: _____ State of Issue: _____ Dates: _____

Has your driver's license ever been suspended or revoked? ☒ Yes ☐ No If "yes," where and when.
 Fargo, ND – Can't recall the exact date.

If "yes," have you ever been issued a citation for driving after your license was suspended or revoked?
☐ Yes ☒ No If "yes," where and when?

Have you ever been convicted, plead guilty, or plead "no contest" to any law of the U.S., or any state, or of any local ordinance (other than traffic)? (DUI **should not** be considered a "traffic offense" – and therefore must be listed) ☐ Yes ☒ No
 If "yes", provide the date of arrest, location, charge, and sentence of each conviction.

Have you been issued a citation for any alcohol-related offense? ☐ Yes ☒ No
 If "yes", provide the date of arrest, location, charge of each conviction.

List all federal, state, and local licenses (including liquor licenses; excluding driver's licenses) you currently hold, formerly held, or may have an interest in:

N/A

Have any of the above named licenses ever been suspended or revoked? ☐ Yes ☐ No

If "yes", list the dates and reasons for the suspensions or revocations:

List your employment/business history for the past 7-year period:

From: May 2014 to Current Business name: Potbelly Sandwich Shop

Address: 4445 17th Ave S Fargo, ND 58103 Position/Title: General Manager

From: September 2013 to May 2014 Business name: Chuck E. Cheese

Address: 1202 Nodak Dr. Fargo, ND 58103 Position/Title: Assistant Manager

From: September 2012 to September 2013 Business name: Huddle House

Address: 3150 39th St S Fargo, ND 58104 Position/Title: Shift Leader

Do you currently own or have a financial interest in any other business that sells or serves alcoholic beverages?

☐ Yes ☒ No If "yes", list each business below:

Have you ever manufactured, sold, or distributed alcoholic beverages on the wholesale or retail level?

☐ Yes ☒ No If "yes", indicate where, when, and for whom below:

Do you have any current or prior management experience working for a business that sells or serves alcohol?

☒ Yes ☐ No If "yes", describe below:

We served beer at Chuck E. Cheese, I've also served at a bar (Billards in South Fargo).

Make copies as needed for each shareholder/partner with 5% or greater interest in the company.

Applicant Information: (2 pages)

Name: Robert Jeffrey Ingstad
(first) (middle) (last) (maiden name)

Address: 955 10th St. N.E. Valley City ND 58072
(address) (city) (state & zip)

How long have you lived at this address? 20+ years

Provide your address history for the past 5 years:

From _____ to _____ Address: _____

From _____ to _____ Address: _____

E-mail address: robkingsta@gmail.com

Home phone number: () _____ Other number: (701) 890-0085

Date of Birth: 11-02-70 Place of Birth: Pierre, SD

List each driver's license you have ever had and the state of issue:

DL#: ING-70-3481 State of Issue: N.O. Dates: 7/8

DL#: _____ State of Issue: _____ Dates: _____

Has your driver's license ever been suspended or revoked? _____ Yes X No If "yes," where and when.

If "yes," have you ever been issued a citation for driving after your license was suspended or revoked?
 _____ Yes _____ No If "yes," where and when?

Have you ever been convicted, plead guilty, or plead "no contest" to any law of the U.S., or any state, or of any local ordinance (other than traffic)? (DUI **should not** be considered a "traffic offense" – and therefore must be listed) Yes ☒ No

If "yes", provide the date of arrest, location, charge, and sentence of each conviction.

Have you been issued a citation for any alcohol-related offense? Yes X No

If "yes", provide the date of arrest, location, charge of each conviction.

List all federal, state, and local licenses (including liquor licenses; excluding driver's licenses) you currently hold, formerly held, or may have an interest in:

None

Have any of the above named licenses ever been suspended or revoked? ☐ Yes ☒ No

If "yes", list the dates and reasons for the suspensions or revocations:

List your employment/business history for the past 7-year period:

From: 1997 to 2005 Business name: SiouX Valley Broadcasting

Address: 136 Central Ave Position/Title: Director
North Valley City, ND 58072

From: _____ to _____ Business name: _____

Address: _____ Position/Title: _____

From: _____ to _____ Business name: _____

Address: _____ Position/Title: _____

Do you currently own or have a financial interest in any other business that sells or serves alcoholic beverages?

☐ Yes ☒ No If "yes", list each business below:

Have you ever manufactured, sold, or distributed alcoholic beverages on the wholesale or retail level?

☒ Yes ☐ No If "yes", indicate where, when, and for whom below:

Yes, investor in ~~the~~ Cork & Barrel Jamestown

Do you have any current or prior management experience working for a business that sells or serves alcohol?

☒ Yes ☐ No If "yes", describe below:

Make copies as needed for each shareholder/partner with 5% or greater interest in the company.

No longer a shareholder

7-4-1998 Minor Alcohol Possession
7-25-1999 Minor Alcohol Possession

MEMORANDUM

36cd

TO: Chief David Todd

FROM: Sergeant Matt Christensen

DATE: November 1st, 2017

SUBJECT: Application for a Class "GH" Alcoholic Beverage License for Off the Hook Seafood, LLC d/b/a: Deep Blue Seafood to be located at 4480 23rd Avenue South Suite 4 Fargo, ND.

In accordance with Section 25-1505 of the Fargo Municipal Code, I have conducted an investigation into the character, reputation and fitness of the applicant(s) listed on the supplied application.

During this investigation I questioned the applicant's criminal background, credit history, past residence history as well as any interaction they have had with law enforcement in any state.

The following information was discovered through this investigation:

John Jacob Mittleider - Applicant

Criminal History- No areas of concern

Credit History- No areas of concern

Olubusola Fatima Mittleider – Applicant

Criminal History-

Credit History- No areas of concern

Investigation Notes

This business will be focused on providing seafood in a family restaurant type atmosphere. The request for a liquor license is so the business can offer adult beverages to those over 21 with their seafood meals. The business is currently remodeling and when they reopen they hope to be able to serve beer and wine. They did not offer this option prior to remodeling. In checking calls for service, it does not appear there have been any Law Enforcement related issues with this restaurant prior to closing for remodeling. A credit check and criminal history check also did not reveal any issues that would be a concern for Law Enforcement with the issuing of a Liquor License to the applicants.

Business Location

Deep Blue Seafood will be located at 4480 23rd Avenue South, Suite 4, Fargo, ND. Other businesses in the area with an alcoholic beverage license include; Golf Addiction, La Quinta Inn & Suites, People's Organic Café, Old Chicago, Applebee's, and Famous Dave's.

Conclusion

I believe I have discovered all information related to the listed applicant(s) and all information related to the issuance of the requested liquor license. I have provided this completed background investigation to Fargo Police Chief David Todd for his review and recommendation.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Company name (LLC, Inc): Off The Hook Seafood, LLC

Doing business as: Deep Blue Seafood

Business address (location): 4480 23rd Ave S Suite 4, Fargo, ND 58104

Mailing address: 4480 23rd Ave S Suite 4, Fargo, ND 58104

Business e-mail address: deepblueseafod@dbseafood.com

Phone number: (701) 566-8776 **Other number:** (701) 866-3846 John 701-866-9508

The following section to be completed by City Staff:

Date Received by Auditor's Office: 10/27/17

Investigations Fee Paid (\$250) ☒ Yes ☐ No **Date Paid:** 10/27/17 **Check #** 5520

Reviewed – Police Department by: _____ **Date:** _____

Comments (or see attached report):

_____ **Approval Recommendation**

_____ **Denial Recommendation**

Chief of Police

Date

Reviewed – Liquor Control Committee on (date): _____

_____ **Approval Recommendation**

_____ **Denial Recommendation**

(See attached comments or minutes)

Reviewed – City Commission on (date): _____

_____ **Approval**

_____ **Denial**

This application is for the Class or Classes of Licenses checked:

- () Class A Authorizes the licensee to sell "on-sale" only.
- () Class B Authorizes the licensee to sell "off-sale" only. "Off-Sale" licensed premises must be no closer than 100 feet to any grocery store, drug store or gasoline service station or any part thereof.
- () Class B "Limited" Authorizes the licensee to sell "off-sale" only. "Off-Sale" licensed premises must be no closer than 100 feet to any grocery store, drug store or gasoline service station or any part thereof. License is Non Transferable.
- () Class AB Authorizes the licensee to sell "on-sale" or "off-sale". "Off-Sale" licensed premises must be no closer than 100 feet to any grocery store, drug store or gasoline service station or any part thereof.
- () Class ABH Authorizes the licensee to sell "on-sale" or "off-sale", at hotels & motels with 100 or more guest rooms only.
- () Class ABH "Limited" Authorizes license may be issued to persons engaging in "on-sale" of beer and wine or hosting "manager's specials," solely for guests or patrons of extended stay and limited service hotels or motels
- () Class ABH-RZ Authorizes the licensee to sell "on-sale" or "off-sale", to hotel guests in a Renaissance Zone with 15 guestrooms.
- () Class C Authorizes the licensee to sell beer "on-sale" only. No food sales required. Physical bar is allowed.
- () Class D Authorizes the licensee to sell beer "off-sale" only.
- () Class DD License shall only be issued to a domestic distillery owner or operator who has obtained a license from the ND State Tax Commissioner. No food sales required.
- () Class E In nature of a special permit, shall authorize the holder of an existing "on-sale" license in the sale of On-sale only alcoholic beverages on such premises designated on the permit.
- () Class F Authorizes the licensee to sell "on-sale" only served at table or booth; no bar allowed. Requires 50% or more of its annual gross receipts from the sale of prepared meals and not alcoholic beverages.
- () Class FA Authorizes the licensee to sell "on-sale" only, physical bar is allowed. Requires 50% or more of its annual gross receipts from the sale of prepared meals and not alcoholic beverages.
- () Class FA-Golf On USGA Golf Course or 9 or more holes. Requires 25% receipts of food sales from April to October and 50% the rest of the year.
- () Class FA-Entertainment Authorizes the licensee to sell "on-sale" only, in a place of amusement or in a recreational establishment. Requires non-alcoholic sales to exceed alcohol sales.

Authorizes the licensee to sell wine and sparkling wine "on-sale" only, served at table or booth, no bar. Requires 50% food sales.

(x) Class H

Authorizes the licensee to sell beer "on-sale" only, served at table or booth, with no bar allowed and requires 50% food sales.

() Class I

Authorizes the licensee to sell beer, wine, and sparkling wine "on-sale" only. A physical bar is allowed and requires 65% food sales.

() Class I Entertainment

Authorizes the Licensee to sell "on-sale" only of beer, wine and sparkling wine in a recreational establishment or place of amusement. A physical bar is allowed and 65 % of non-alcohol sales required.

() Class J

Authorizes the licensee to sell "on-sale" only at a non-profit organization for military purposes.

() Class L

Authorizes the licensee to sell "on-sale" only on an excursion boat operating on the Red River.

() Class M

Authorizes the licensee to operate a Microbrew Pub or Domestic Winery and sell "on-sale" and "off-sale" offered in conjunction with another license. Allows the sale of Growlers.

() Class N

Authorizes the licensee to sell "on-sale" only at a stadium with a minimum seating capacity of 2500.

() Class O

Authorizes the licensee to operate a winemaker and/or vendor of winemaking supplies and related services.

() Class P

Authorizes the licensee to operate a domestic winery and to sell wine "on-sale" and "off-sale". Allows limited beer sales.

() Class RZ-V

Authorizes the licensee to sell "on-sale" only, located in an approved Renaissance Zone. The venue should be designed and intended to be used as a private event center or entertainment venue with square footage of at least 10,000 square feet and capacity of at least 300 people. The Venue must derive 60% or more of its annual gross receipts from the sale of tickets.

() Class W

Authorizes the licensee to sell wine and sparkling wine "on-sale" only. A physical bar is allowed and no food sales required.

() Class Y

Shall authorize the production brewery to obtain a brewer license and a retailer license. Must be licensed by the State Tax Commissioner. No food sales required.

() Class Z

Authorizes the licensee to sell "on-sale" only issued to individuals not currently holding another "A", "AB", "ABH", or "ABH-RZ". A physical bar is allowed and no food sales required.

We will be undertaking a remodel in November and it would be of great benefit to be able to offer beer and wine service when we reopen. Would it be possible to get us on the schedule for the Nov 15th council meeting so we have the opportunity to secure our license in November so as to be able to serve when we resume business in December.

Thank you for your consideration.

Best Regards,

A handwritten signature in black ink, appearing to read "John Mittleider". The signature is fluid and cursive, with the first name "John" being more prominent and the last name "Mittleider" written in a continuous script.

John Mittleider

The following section to be completed by the applicant:**ALL APPLICANTS** must initial #1 - #9 and sign in the space provided below.

1. *B.M.C.M.* All applicants must assure there is adequate off-street parking for my business (within the direction of and as approved by the City Commission). Membership in the current City parking program (e.g. "P.O.P") may place me in compliance with this requirement.
2. *B.M.C.M.* I have received a copy of the Alcoholic Beverage Ordinance(s) of the City of Fargo, read the ordinances and am familiar with the conditions and requirements of these ordinances.
3. *B.M.C.M.* If granted an alcoholic beverage license, I will obey, abide by and comply with the State of North Dakota Liquor Control Act, and the City of Fargo Alcoholic Beverage ordinances, as well as any amendments to either of these, which may be made from time to time.
4. *B.M.C.M.* I understand either, I, my manager(s), or both of us must attend a yearly meeting (date and time to be announced) with representatives from the Police and Health departments to discuss law enforcement and safety concerns as a condition of license renewal.
5. *B.M.C.M.* I understand that the premises described in the application, if licensed for alcoholic beverage sales, may be inspected at any time by the Chief of Police, or any officer of the Police or Health Departments as allowed by city ordinances and state law. My employees and I will cooperate with such inspections.
6. *B.M.C.M.* I understand that all employees, managers and owners engaged in mixing, pouring or service of alcoholic beverages **MUST** attend Server Training.
7. *B.M.C.M.* I am familiar with the question, answers and other information as it appears in the complete application of an alcoholic beverage license, and the answers and information are, to the best of my belief and knowledge, true, complete and accurate. (Note: This application must be made under oath before a Notary Public.)
8. *B.M.C.M.* I recognize the City of Fargo is subject to open records laws contained in chapter 44-04 of the N.D. Century Code. Section 44-04-18.4 contains an exception for trade secrets, proprietary, commercial, and financial information. I agree in submitting the application, that I have familiarized myself with this law. If any information being forwarded to the City of Fargo is claimed as confidential or proprietary under this section, I must clearly indicate this in writing when I submit this application, pointing out, in detail, why the information submitted is claimed as an exemption under section 44-04-18.4. I further agree to respond to, as well as to aid the City, in responding to any claim under 44-04-21.1 concerning this claim of confidentiality under 44-04-18.4.
9. *B.M.C.M.* I understand that **the license will expire on June 30 of each year** and a renewal process will need to be completed. This process will include a completed renewal application, payment in full for the required annual fee, a completed roster for each employee who pours or serves alcohol, attendance of Server Training for those listed on the roster, and a copy of your certified food sales if applicable to your license.

Applicant printed name: Clubusola MittheiderSignature: *B. Mittheider*Applicant printed name: John MittheiderSignature: *John Mittheider*

Applicant printed name: _____

Signature: _____

Applicant Information: (2 pages)

Name: John Jacob Mitt leider
 (first) (middle) (last) (maiden name)

Address: 1425 16th Ave S Fargo ND 58103
 (address) (city) (state & zip)

How long have you lived at this address? 2005 - Present

Provide your address history for the past 5 years:

From 2005 to Present Address: 1425 16th Ave S Fargo, ND 58103

From _____ to _____ Address: _____

E-mail address: seafoodoffthehook@gmail.com

Home phone number: (701) 866-9508 Other number: (701) 566-8776

Date of Birth: 7-1-76 Place of Birth: Fargo, ND

List each driver's license you have ever had and the state of issue:

DL#: MIT-76-1129 State of Issue: ND Dates: 2014-2020

DL#: _____ State of Issue: _____ Dates: _____

Has your driver's license ever been suspended or revoked? _____ Yes ☒ No If "yes," where and when.

If "yes," have you ever been issued a citation for driving after your license was suspended or revoked?
 _____ Yes ☒ No If "yes," where and when?

Have you ever been convicted, plead guilty, or plead "no contest" to any law of the U.S., or any state, or of any local ordinance (other than traffic)? (DUI **should not** be considered a "traffic offense" – and therefore must be listed) _____ Yes ☒ No

If "yes", provide the date of arrest, location, charge, and sentence of each conviction.

Have you been issued a citation for any alcohol-related offense? _____ Yes ☒ No

If "yes", provide the date of arrest, location, charge of each conviction.

List all federal, state, and local licenses (including liquor licenses; excluding driver's licenses) you currently hold, formerly held, or may have an interest in:

Have any of the above named licenses ever been suspended or revoked? ☐ Yes ☐ No

If "yes", list the dates and reasons for the suspensions or revocations:

List your employment/business history for the past 7-year period:

From: 2003 to 2013 Business name: Midwest Made Meat Co

Address: 1410 7th Ave N Fargo Position/Title: Owner

From: 2013 to Present Business name: Off The Hook Seafood, LLC

Address: 4480 23rd Ave S Unit 4 Position/Title: Manager

From: _____ to _____ Business name: _____

Address: _____ Position/Title: _____

Do you currently own or have a financial interest in any other business that sells or serves alcoholic beverages?
☐ Yes ☒ No If "yes", list each business below:

Have you ever manufactured, sold, or distributed alcoholic beverages on the wholesale or retail level?
☐ Yes ☒ No If "yes", indicate where, when, and for whom below:

Do you have any current or prior management experience working for a business that sells or serves alcohol?
☐ Yes ☒ No If "yes", describe below:

Make copies as needed for each shareholder/partner with 5% or greater interest in the company.

Operator/Manager Information

Are you going to operate/manage this business personally?

X Yes _____ No If "no", who will operate/manage it?

Name:

(first) (middle) (last) (maiden name)

Address:

(address) (city) (state & zip)

Home phone number: (____) _____ Other number (____) _____

Date of Birth: _____ Place of Birth: _____

(Important: The name and other information about your manager must be provided before a license can be issued. If the manager changes during the course of the license period, you must provide the City Auditor's Office with updated information about the new manager immediately.)

Applicant Information: (2 pages)

Name: Olubusola Fatima Mittleider Sanni
 (first) (middle) (last) (maiden name)

Address: 1425 16th Ave S Fargo ND 58103
 (address) (city) (state & zip)

How long have you lived at this address? 2005 to present

Provide your address history for the past 5 years:

From 2005 to Present Address: 1425 16th Ave S Fargo, ND 58103

From _____ to _____ Address: _____

E-mail address: Seafoodoffthehook@gmail.com

Home phone number: (701) 866-3846 Other number: (701) 566-8776

Date of Birth: 5/1/1979 Place of Birth: Ibadan, Nigeria

List each driver's license you have ever had and the state of issue:

DL#: MIT-79-4825 State of Issue: ND Dates: 5-1-2015 to 5-1-2021

DL#: _____ State of Issue: _____ Dates: _____

Has your driver's license ever been suspended or revoked? _____ Yes ☒ No If "yes," where and when.

If "yes," have you ever been issued a citation for driving after your license was suspended or revoked?
 _____ Yes _____ No If "yes," where and when?

Have you ever been convicted, plead guilty, or plead "no contest" to any law of the U.S., or any state, or of any local ordinance (other than traffic)? (DUI **should not** be considered a "traffic offense" – and therefore must be listed) _____ Yes ☒ No

If "yes", provide the date of arrest, location, charge, and sentence of each conviction.

Have you been issued a citation for any alcohol-related offense? _____ Yes ☒ No

If "yes", provide the date of arrest, location, charge of each conviction.

List all federal, state, and local licenses (including liquor licenses; excluding driver's licenses) you currently hold, formerly held, or may have an interest in: Fargo Health Bismarck Food Service, Mobile
ND state health

Have any of the above named licenses ever been suspended or revoked? ☐ Yes ☒ No

If "yes", list the dates and reasons for the suspensions or revocations:

List your employment/business history for the past 7-year period:

From: 2006 to 2013 Business name: Discovery Benefits

Address: 4321 20th Ave SW Fargo Position/Title: OnBase Specialist

From: 2013 to Present Business name: Off The Hook Seafood, LLC

Address: 4480 23rd Ave S Unit 4 Position/Title: Owner
Fargo, ND 58104

From: _____ to _____ Business name: _____

Address: _____ Position/Title: _____

Do you currently own or have a financial interest in any other business that sells or serves alcoholic beverages?
☐ Yes ☒ No If "yes", list each business below:

Have you ever manufactured, sold, or distributed alcoholic beverages on the wholesale or retail level?
☐ Yes ☒ No If "yes", indicate where, when, and for whom below:

Do you have any current or prior management experience working for a business that sells or serves alcohol?
☐ Yes ☒ No If "yes", describe below:

Make copies as needed for each shareholder/partner with 5% or greater interest in the company.

Operator/Manager Information

Are you going to operate/manage this business personally?

X Yes _____ No If "no", who will operate/manage it?

Name:

(first)

(middle)

(last)

(maiden name)

Address:

(address)

(city)

(state & zip)

Home phone number: (____) _____ Other number (____) _____

Date of Birth: _____ Place of Birth: _____

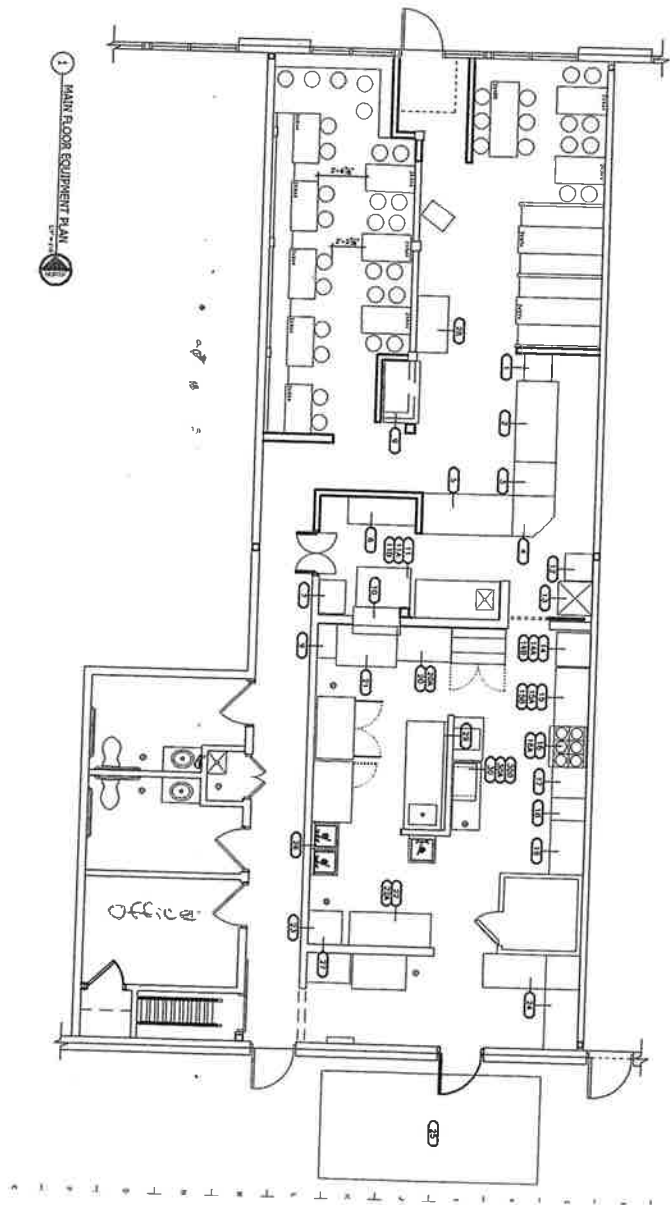
(Important: The name and other information about your manager must be provided before a license can be issued. If the manager changes during the course of the license period, you must provide the City Auditor's Office with updated information about the new manager immediately.)

Business Site Plan

On this page (or on attached pages if additional space is needed), provide a detailed diagram and description of the design, location, and square footage of the premises to be licensed.

- The scale should be stated, such as 1" = 20'. The direction N should be indicated towards the top.
- The diagram should include placement of all pertinent features of the interior of the licensed premises, such as seating areas, kitchens, offices, repair areas, restrooms, etc. The exterior parking area should also be shown.

Strip Mall
Parking



Operational and Financial Issues

Briefly describe your business concept, including your analysis of how this model fits into the proposed location (i.e., describe the suitability of the "fit" into the existing neighborhood or business area).

(Use additional pages if necessary)

We are a seafood market and restaurant with a strip mall location in S. Fugo. We are not a drinking destination, our desire for a beer/wine license is to allow our guests to have an adult beverage to accompany their Seafood meal. We believe we fill a need in the FM area as a source for fresh seafood. We have had many customer requests over the last year asking for beer and wine to be made available with meals.

Describe in detail how you intend to address/prevent each of the following concerns at your Business:

(Use additional pages if necessary)

Over-serving, intoxicated or disorderly patrons:

We have no bar area, only table service. Our servers will be instructed to observe for signs of intoxication and refuse service to those patrons who are. Servers will go through appropriate server training.

Safety and security issues, including crowd control:

With this remodel we are undergoing we will have a maximum of 63 seats for patrons. There is no common area to accommodate more than that. Crowd control ~~and~~ needs should be minimal as patrons come and go in small groups.

Minors on the premises, including consumption by minors:

We are a family friendly business and as such minors will be on the premises. Servers will be required to see identification for each person ordering alcoholic beverages and since patrons will be seated the server will ensure that the person who ordered is the one consuming.

Noise concerns, especially from nearby residences of other businesses: the drink.

We will have no loud music, only soft background music in our dining area.

Do you plan to feature live entertainment? ☐ Yes ☒ No If "yes", describe what you envision at the time, including how often such entertainment will take place.

What is your total **business** indebtedness for the entity, excluding lease costs? 1385,063

Does any one creditor represent more than 10% of that sum? ☒ Yes ☐ No

If "yes", list each creditor below. (Total must equal 100%)

Name	Address	Phone #	% Owed
<u>Arle Mitheiden</u>	<u>104 JB James Ave</u> <u>Forge WA</u>	<u>701-799-7768</u>	<u>100</u>
_____	_____	_____	_____
_____	_____	_____	_____

Have you ever filed a petition of bankruptcy? ☐ Yes ☒ No

If "yes", when and what were the circumstances?

Please list at least three business references:

Name	Address	Phone #
<u>Brady Hersch - Wells Fargo</u>	<u>2501 13th Ave S Fargo</u>	<u>701-241-5983</u>
<u>Megan Aomet</u>	<u>Sysco 3225 12th Ave N Fargo</u>	<u>701-367-5904 701-367-5904</u>
<u>Cassie Williams</u>	<u>FSA 4101 15th Ave N Fargo</u>	<u>701-373-5665</u>

Is this application for a motel or hotel with 100 or more guest rooms? ☐ Yes ☒ No

Is this application for a lodge or club? ☐ Yes ☒ No

If "yes", number of members in good standing _____

Date of organization incorporation 2013