

SALE

Rosewood - (VACANT)

1806 LINCOLN AVE

Montevideo, MN 56265

PRESENTED BY:

MIKE BOBICK, CCIM

Phone: 320.333.2692

mike.bobick@svn.com

MARK WILLIAMS

Phone: 320.492.0599

mark.williams@svn.com

TOM SANQUIST

Phone: 320.282.2042

tom.sanquist@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

MIKE BOBICK, CCIM

O: 320.333.2692

mike.bobick@svn.com

MARK WILLIAMS

O: 320.492.0599

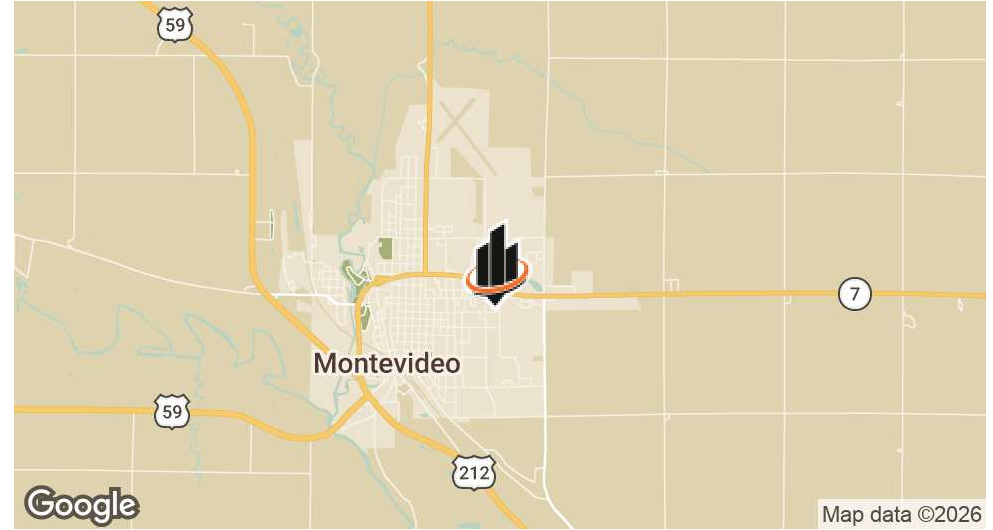
mark.williams@svn.com

TOM SANQUIST

O: 320.282.2042

tom.sanquist@svn.com

SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$449,900
BUILDING SIZE:	5,800 SF
PRICE / SF:	\$77.57
YEAR BUILT:	1980
ZONING:	Multifamily
MARKET:	Montevideo
APN:	703870110

PROPERTY OVERVIEW

Offered for sale (Vacant) is a 5,800 SF residential income property currently configured as a shared-living / group-home style residence. The building features 10 bedrooms with potential for 11-12 bedrooms, multiple shared bathrooms, and extensive common areas including shared kitchens, dining space, living and activity rooms, laundry facilities, and office space.

The property includes ADA-accessible features such as grab bars, a handicap tub, and roll-in shower. Zoned R-2 Multi-Family Residential, the property offers future redevelopment or reconfiguration potential, subject to city approvals. This is not a traditional apartment building and does not contain individual dwelling units.

Ideal for specialty housing operators, shared-living concepts, workforce housing, or investors seeking a value-add or redevelopment opportunity.

MIKE BOBICK, CCIM

O: 320.333.2692

mike.bobick@svn.com

MARK WILLIAMS

O: 320.492.0599

mark.williams@svn.com

TOM SANQUIST

O: 320.282.2042

tom.sanquist@svn.com

PHOTOS

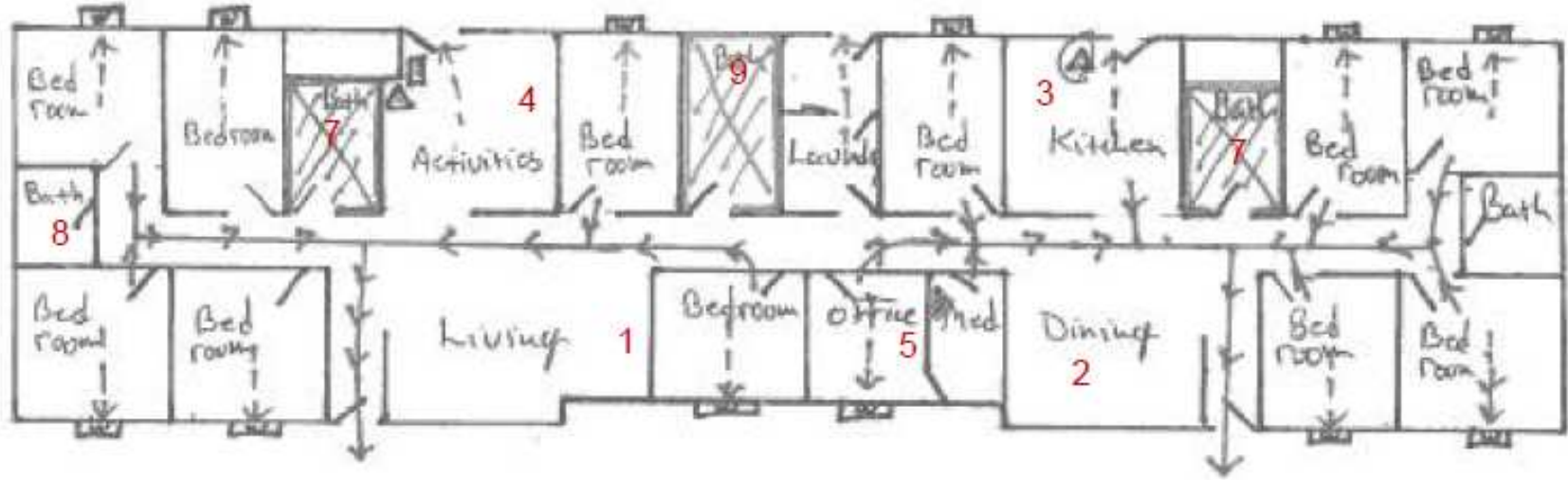


MIKE BOBICK, CCIM
O: 320.333.2692
mike.bobick@svn.com

MARK WILLIAMS
O: 320.492.0599
mark.williams@svn.com

TOM SANQUIST
O: 320.282.2042
tom.sanquist@svn.com

FLOOR PLAN

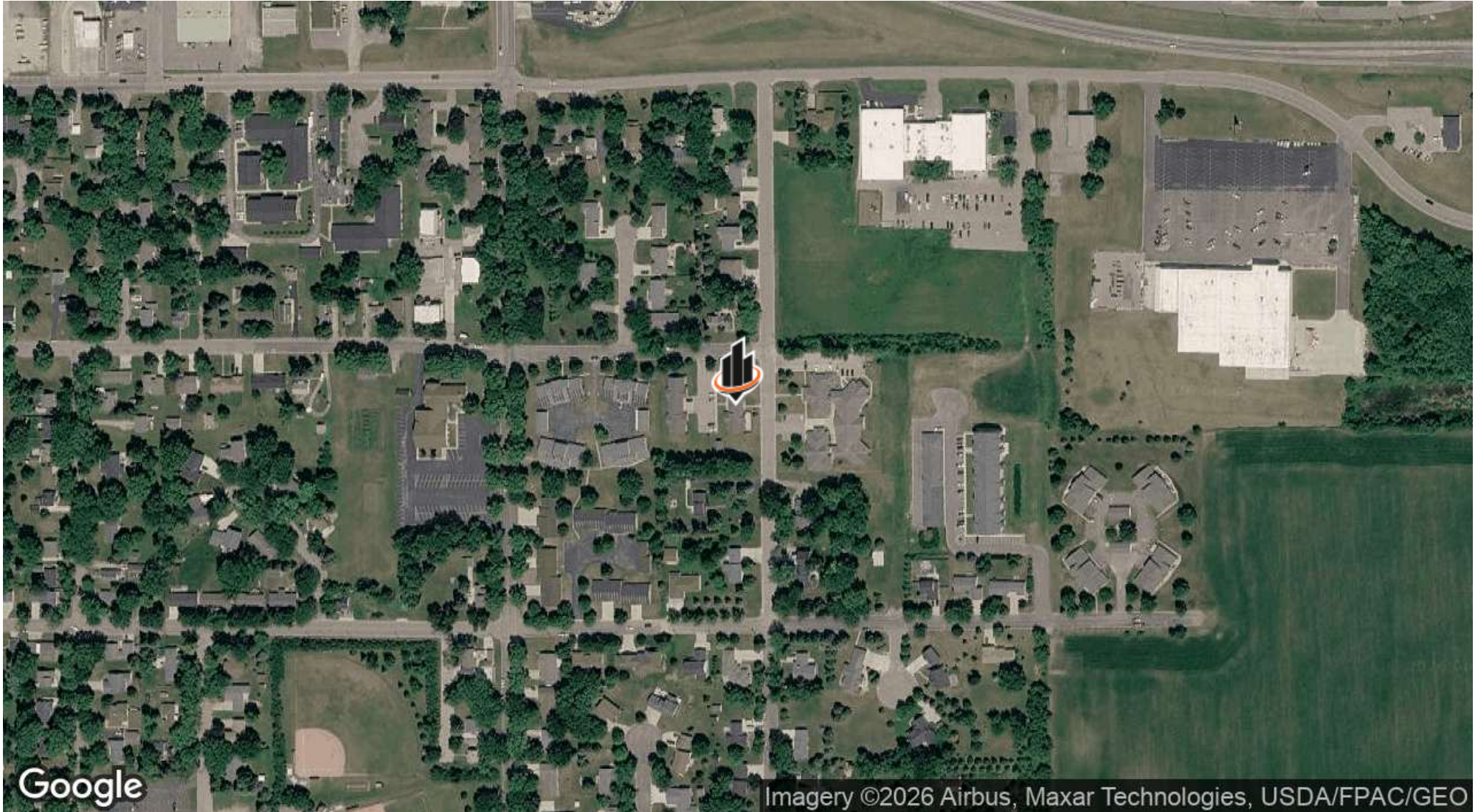


MIKE BOBICK, CCIM
O: 320.333.2692
mike.bobick@svn.com

MARK WILLIAMS
O: 320.492.0599
mark.williams@svn.com

TOM SANQUIST
O: 320.282.2042
tom.sanquist@svn.com

AERIAL MAP



MIKE BOBICK, CCIM
O: 320.333.2692
mike.bobick@svn.com

MARK WILLIAMS
O: 320.492.0599
mark.williams@svn.com

TOM SANQUIST
O: 320.282.2042
tom.sanquist@svn.com

DEMOGRAPHICS MAP & REPORT

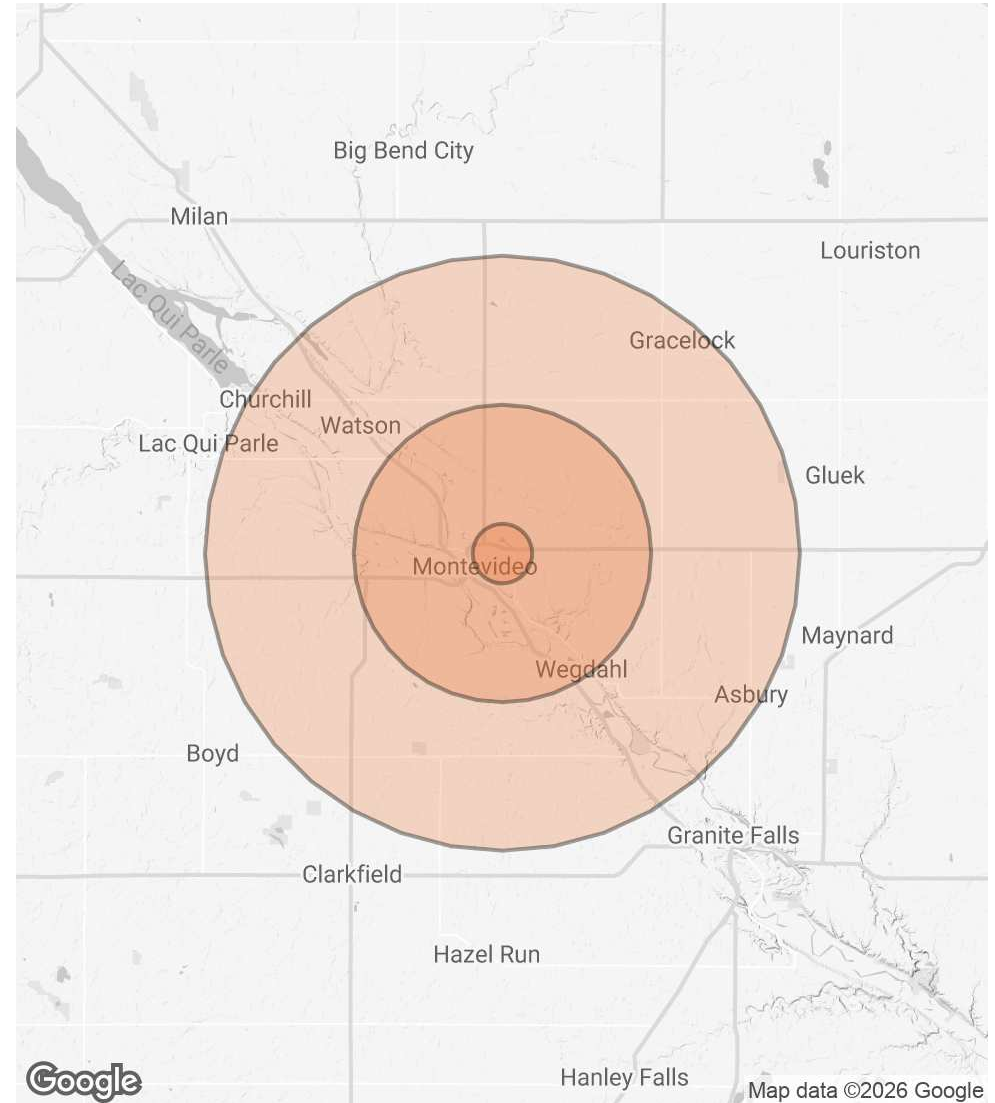
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,090	6,439	8,183
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,691	2,700	3,409
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$79,020	\$82,681	\$87,050
AVERAGE HOUSE VALUE	\$161,363	\$173,974	\$187,152

2020 American Community Survey (ACS)



MIKE BOBICK, CCIM
 O: 320.333.2692
 mike.bobick@svn.com

MARK WILLIAMS
 O: 320.492.0599
 mark.williams@svn.com

TOM SANQUIST
 O: 320.282.2042
 tom.sanquist@svn.com

MEET THE TEAM

Biography



Mike Bobick, CCIM
Senior Advisor

Mike is a senior Commercial Broker and Partner at SVN GC Real Estate, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike's 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$500 million in property sales and approximately 250,000 square feet of commercial lease transactions.

320.333.2692
mike.bobick@svn.com



Mark Williams
Senior Advisor

Specializes in investment property, tenant/landlord representation, and leasing. 16+ years commercial real estate experience.

320.492.0599
mark.williams@svn.com



Tom Sanquist
Advisor

Tom Sanquist is a Commercial Advisor with SVN | GC Real Estate specializing in commercial and multifamily brokerage across Minnesota. He advises clients on acquisitions, dispositions, leasing, valuation, and financial analysis. With over 20 years of combined experience in brokerage, property management, construction, and direct ownership, Tom brings a comprehensive, investor-minded perspective to every transaction. His background includes underwriting, asset repositioning, capital planning, and transaction negotiation across multifamily, industrial, office, retail, and land assets.

320.282.2042
tom.sanquist@svn.com

MIKE BOBICK, CCIM
O: 320.333.2692
mike.bobick@svn.com

MARK WILLIAMS
O: 320.492.0599
mark.williams@svn.com

TOM SANQUIST
O: 320.282.2042
tom.sanquist@svn.com