

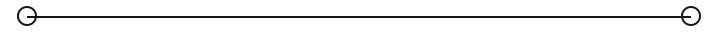


PROPOSAL

Lakeside Apartments of Windom

1685 REDDING AVENUE NORTH

Windom, MN 56101



PRESENTED BY:

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DISCLAIMER

The material contained in this Proposal 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 Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal 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 Proposal 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 Proposal, 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 Proposal 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 Proposal 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.



SECTION 1
About SVN

SVN CORE SERVICES & SPECIALTY PRACTICES



SVN® Core Services & Specialty Practices



THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

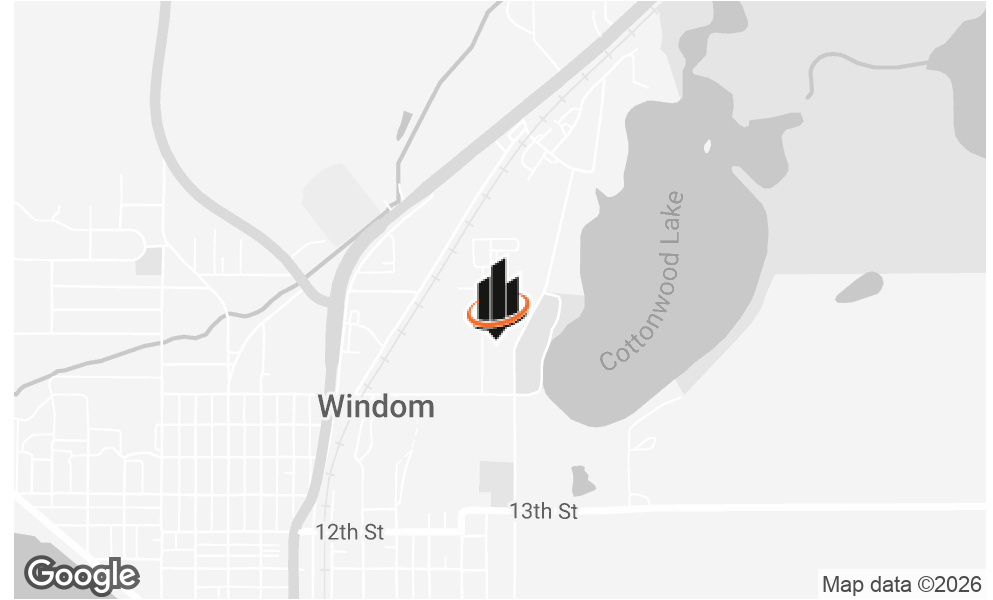
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SECTION 2
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,750,000
BUILDING SIZE:	56,019 SF
LOT SIZE:	81,853 SF
NUMBER OF UNITS:	45
PRICE / SF:	\$102.64
CAP RATE:	7.43%
NOI:	\$426,965
YEAR BUILT:	2020
ZONING:	Multifamily

PROPERTY OVERVIEW

Lakeside Apartments of Windom is a 56,019 SF, 45-unit mid-rise multifamily property constructed in 2020, offering stable in-place income supported by modern construction and a comprehensive amenity package. The property is well suited for investors seeking a newer-vintage asset with efficient operations and limited near-term capital exposure.

The building features controlled keyless access, elevator service, surveillance cameras, a community room, fitness center, and both attached and detached garages providing ample parking. The property's location adjacent to Cottonwood Lake enhances tenant appeal with scenic views and a quiet residential setting.

Units include one-, two-, and three-bedroom layouts designed to accommodate a range of tenant preferences. Interior finishes include open floor plans, recessed lighting, kitchen islands, stainless steel appliances, full-size in-unit laundry, walk-in closets, and additional storage in bathrooms and laundry areas. Ground-floor units feature 9-foot ceilings, with wide hallways and recessed apartment entryways throughout the building.

Exterior construction consists of steel siding with brick accents and prefabricated metal suspended deck systems, supporting long-term durability and reduced maintenance requirements.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 56,019 SF Mid-Rise Multifamily Property
- 45 Units | Built in 2020
- One-, Two-, and Three-Bedroom Unit Mix
- Controlled / Keyless Access with Surveillance Cameras
- Elevator-Served Building
- Community Room and Fitness Center
- Attached and Detached Garages with Ample Parking
- Cottonwood Lake Views
- Steel Siding with Brick Accents
- Prefabricated Metal Suspended Deck Systems
- 9' Ground-Floor Ceilings and Wide Interior Hallways
- In-Unit Full-Size Laundry, Walk-In Closets, and Storage
- Open Floor Plans with Stainless Steel Appliances
- Efficient Operating Profile with Limited Capital Needs

PROPERTY DETAILS

SALE PRICE	\$5,750,000
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LOCATION INFORMATION

BUILDING NAME	Lakeside Apartments of Windom
STREET ADDRESS	1685 Redding Avenue North
CITY, STATE, ZIP	Windom, MN 56101
COUNTY	Cottonwood
CROSS-STREETS	North Redding Ave and 16th Street
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	State Hwy 60

BUILDING INFORMATION

BUILDING SIZE	56,019 SF
NOI	\$426,965.00
CAP RATE	7.43
OCCUPANCY %	94.0%
TENANCY	Multiple
CEILING HEIGHT	9 ft
MINIMUM CEILING HEIGHT	8 ft
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	18,673 SF

PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Mid-Rise
ZONING	Multifamily
LOT SIZE	81,853 SF
APN #	258390015
LOT FRONTAGE	300 ft
LOT DEPTH	272 ft
AMENITIES	Spacious lobby area, rental office, elevator, community room with restroom and full kitchen, fitness center, 12 attached garage stalls, 41 detached oversized garages (11' x 22')

PARKING & TRANSPORTATION

PARKING TYPE	Other
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UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
NUMBER OF ELEVATORS	1
CENTRAL HVAC	No
HVAC	Through wall air conditioners, hot water boiler system
BROADBAND	Cable
LANDSCAPING	Riprap

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
A	1	1	4	8.90%	664 SF	\$915	\$1.38	\$881	\$938	-	-	-
A.1 HC	1	1	1	2.20%	664 SF	\$915	\$1.38	\$915	\$915	-	-	-
A.2 DEN	1	1	4	8.90%	779 SF	\$1,089	\$1.40	\$1,000	\$1,180	-	-	-
C	2	1	6	13.30%	921 SF	\$1,200	\$1.30	\$1,131	\$1,415	-	-	-
B	2	2	11	24.40%	921 SF	\$1,251	\$1.36	\$1,173	\$1,432	-	-	-
B.1	2	2	1	2.20%	921 SF	\$1,251	\$1.36	\$1,251	\$1,251	-	-	-
D	2	2	8	17.80%	1,085 SF	\$1,311	\$1.21	\$1,244	\$1,454	-	-	-
E	3	2	6	13.30%	1,230 SF	\$1,392	\$1.13	\$1,347	\$1,472	-	-	-
E.1	3	2	1	2.20%	1,310 SF	\$1,393	\$1.06	\$1,393	\$1,393	-	-	-
F	3	2	3	6.70%	1,249 SF	\$1,490	\$1.19	\$1,375	\$1,622	-	-	-
TOTALS/AVERAGES			45	99.90%	981 SF	\$1,241	\$1.28	\$1,176	\$1,369	\$NAN	\$NAN	\$0

PHOTOS



Open floor plan



Ample cabinetry and counter space



Bedroom with private bath



Typical bath

PHOTOS



In unit laundry



Community Room



Hallways



Fitness Center

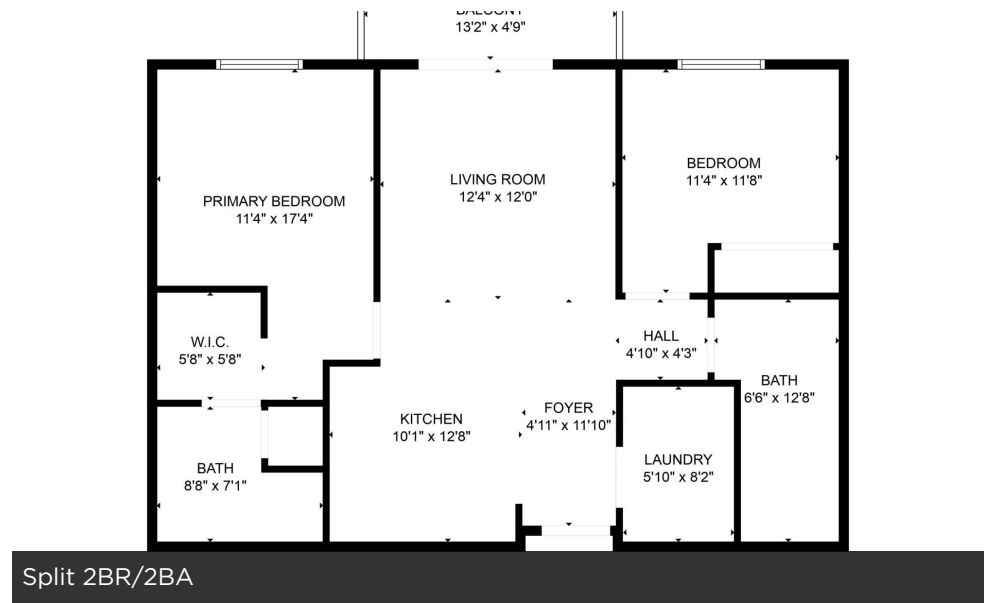
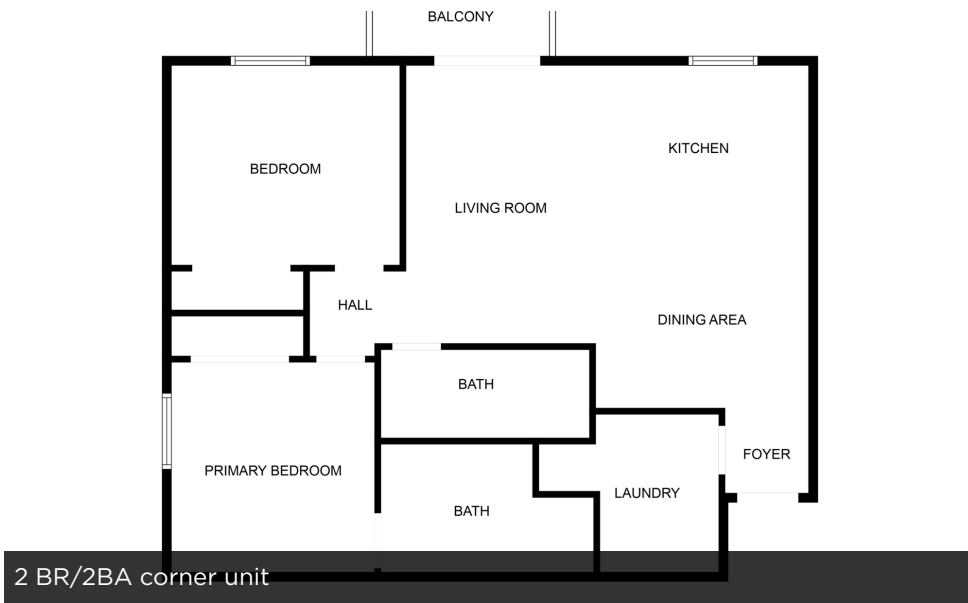
PHOTOS/FLOOR PLANS



Leasing office



Main entrance





SECTION 3
Location
Information

LOCATION MAP



AERIAL MAP



CITY INFORMATION



LOCATION DESCRIPTION

Lakeside Apartments is located at 1685 Redding Avenue North in Windom, Minnesota, the county seat of Cottonwood County in southwestern Minnesota. Windom has a population of approximately 4,800 residents, while Cottonwood County serves nearly 12,000 residents.

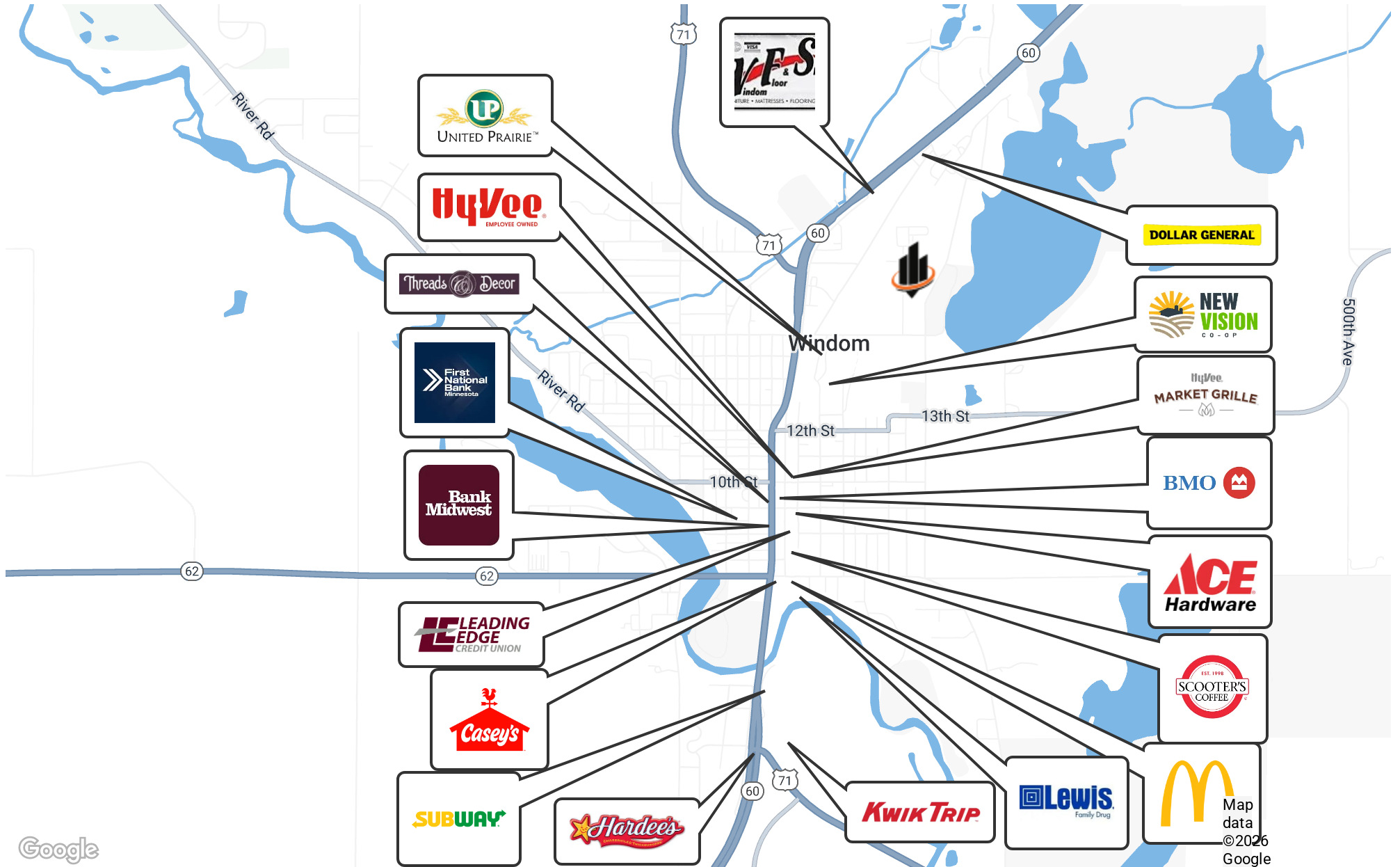
The local economy is supported by a diverse employment base anchored by agriculture, manufacturing, healthcare, education, and transportation. Major employers include TORO Manufacturing (approximately 600 employees), Windom Public Schools (176 employees), and Fortune Transportation (175 employees). Additional employers include Windom Area Health, Ag Builders of Southern Minnesota, and Fast Global Solutions. The region supports a labor force of approximately 2,378 workers, contributing to consistent housing demand.

The property offers convenient access to downtown Windom, healthcare, schools, retail services, and Highway 60, providing regional connectivity while maintaining a residential lakeside environment.

LOCATION DETAILS

COUNTY	Cottonwood
CROSS STREETS	North Redding Ave and 16th Street
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	State Hwy 60

RETAILER MAP



Google

Map data
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Google



SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT

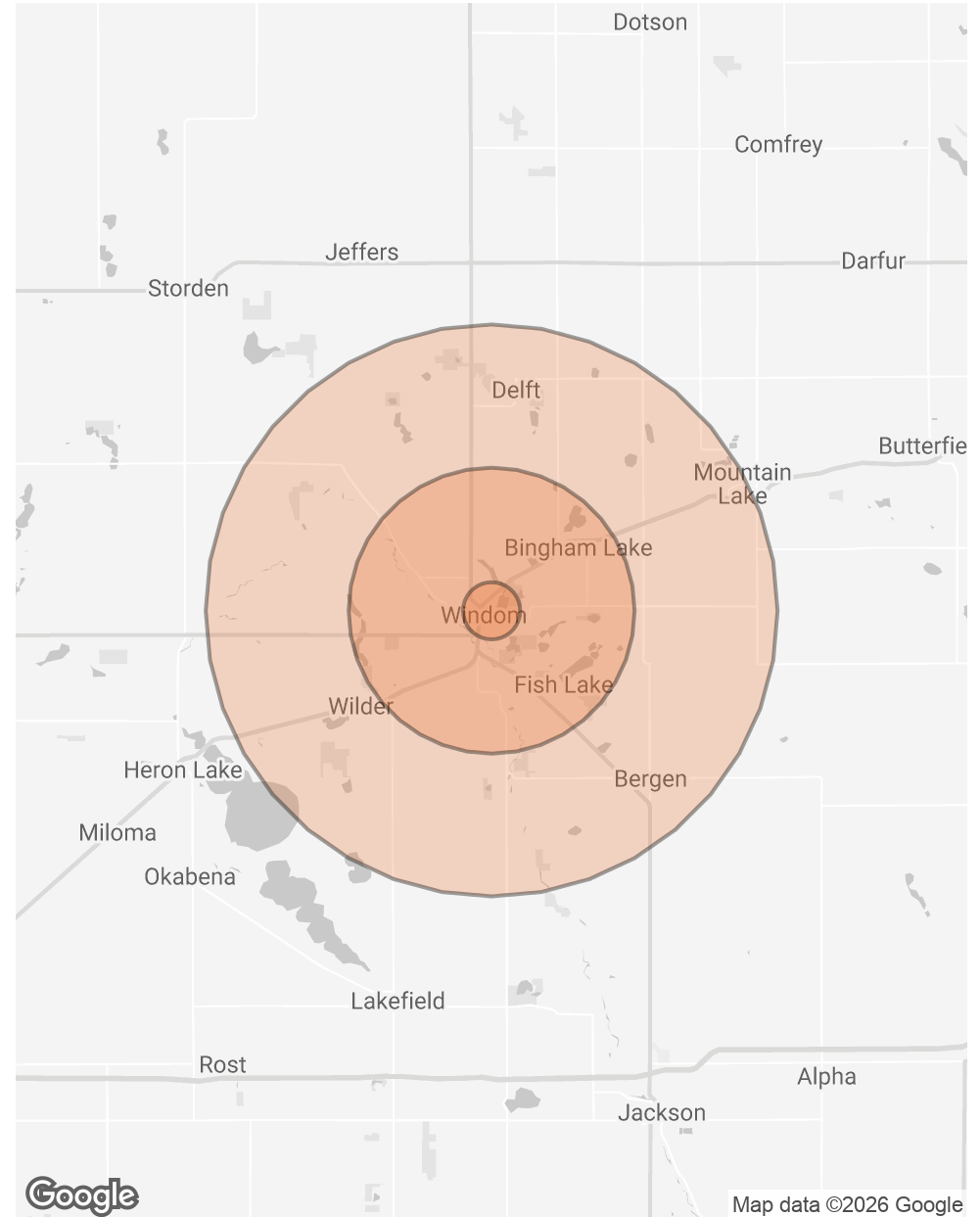
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,840	5,709	8,935
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,154	2,293	3,547
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$76,660	\$86,269	\$85,912
AVERAGE HOUSE VALUE	\$158,203	\$190,840	\$198,323

Demographics data derived from AlphaMap



An aerial photograph of a town during autumn. The central focus is a large, ornate, multi-story brick building with a central tower and several smaller domes. The building is surrounded by trees with yellow and orange foliage. In the background, there are more buildings, a parking lot, and a road. A large circular graphic overlay is positioned in the upper left quadrant, containing the text 'SECTION 5 Advisor Bios'. The graphic has a dashed inner circle and a solid outer circle, with two small circular icons (one orange, one blue) on the inner circle's perimeter.

SECTION 5
Advisor Bios

ADVISOR BIO 1



MIKE BOBICK, CCIM

Senior Advisor

mike.bobick@svn.com

Direct: **320.333.2692**

PROFESSIONAL BACKGROUND

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.

EDUCATION

Bachelor of Science degree in Business Administration – St. John's University, Collegeville, Minnesota.
A multitude of industry related seminars and programs including CCIM courses totaling more than 200 hours.

MEMBERSHIPS

Presently the Chairperson of the Minnesota Commercial Association of Realtors. (MNCAR Board of Realtors)
Past President of the St. Cloud Area Association of Realtors (SCAAR)
Condemnation Hearing Commissioner for Stearns, Benton Counties as well as numerous Central Minnesota cities and municipalities
Minnwest Bank Advisory Board Member

SVN | GC Real Estate
3345 W St. Germain St.
St. Cloud, MN 56301

ADVISOR BIO 2



TOM SANQUIST

Advisor

tom.sanquist@svn.com

Direct: **320.282.2042** | Cell: **320.282.2042**

PROFESSIONAL BACKGROUND

Tom is a Commercial Advisor with SVN GC Real Estate, specializing in commercial and multifamily transactions. He is passionate about making deals happen and brings a deep commitment to continuously expanding his knowledge in commercial investment, sales, leasing, and property management. This well-rounded expertise allows him to guide clients confidently through complex decisions with clarity and insight.

A self-starter by nature, Tom has been self-employed since the age of 19. His career path has taken him from construction laborer to general contractor, then to real estate investor and commercial property manager—ultimately leading to his current role as a trusted brokerage advisor.

EDUCATION

Tom holds multiple licenses, including Real Estate and General Contractor (Builder/Remodeler), and brings over 15 years of experience across commercial and residential real estate. His background spans property management, leasing, sales, construction, and remodeling. In addition to his professional services, Tom has been an active real estate investor since 2015, giving him a well-rounded perspective that benefits the clients he serves.

MEMBERSHIPS

CCIM Candidate- Certified Commercial Investment Member

MNCAR - Minnesota Commercial Association of Realtors

BUILDING CONTRACTOR - License # BC718302

SVN | GC Real Estate
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