

The property at 30405 and 30401 Neal Ave. Lindstrom consists of 2 warehouses, 3 apartments, and 15 storage units. All the buildings have been built of blocks, and the front warehouse/office has a cement apron in front of the building.

The warehouse in the front lot has an office in the front of the building. It has 2 offices, a restroom, and a storage closet. It has a door near the front door of the building, also a door to access the warehouse. The office space is 450 square feet. This area was renovated in 2020. The warehouse measures 1557 square feet, 41.5' x 37.5'. The space has 13' high ceiling, and there are 3 garage doors with power openers. 2 doors are 10' x 10' and the other door is 12' x 12'. There is a bathroom and a storage closet in the warehouse. There is a 1-bedroom apartment on the 2nd floor. The entire space was remodeled from the studs in 2021. New appliances, including a washer and dryer, a mini-split, electric baseboards, new plumbing, and new windows. The entire apartment was repainted in 2025.

The warehouse next to the lake is 2944 square feet. There are 4 garage doors: 2 – 10' x 10', and 2- 14' x 12' doors. There is an office/bathroom area located near one of the service doors, covering an area of 375 square feet. The other service door is between the 4 overhead doors. The warehouse features block walls that allow for the separation of the space with minimal construction. The large area has 15' high ceilings. This warehouse had a new furnace installed and the bathroom renovated in 2021. There is 3 three-phase power in this warehouse. There is a studio apartment on the 2nd floor of this building. The space was renovated with new appliances, fixtures, plumbing, a mini-split and cabinetry in 2020, the entire area was repainted, and connecting walls were caulked in 2025.

There is a storage unit on the lake side of the warehouse. It is 12' wide and 35' deep, for a total of 420 square feet. The entrance is a 9' x 8' garage door. There are electric outlets in this space. The power source comes from the warehouse. The power can be turned off by flipping the breaker inside the warehouse.

Across the driveway is another studio apartment. It was previously a storage unit. This living space was completed in 2023. It has new appliances, new baseboard heat and a mini-split, new plumbing, and electric. The space is 29' deep and 17' across. There are 2 larger storage spaces which have been wired for electricity. They each have a service door and a garage door measuring 8' x 7'. The first of the storage units previously had plumbing installed in the unit. If interested, it could be redone and used as a small workshop. In that row 12 other storage units are 9' x 23' in size. Each of them has its own overhead garage door for access to the space. Each tenant provides their own lock for the space. A unit can be double-locked for lack of payment. They are separated by block walls for security.

All the apartments and the office have waterproof vinyl planking for the floors installed in when each of the areas were renovated.

In 2023, the back lot was cleared of trees and debris, and fill was brought in, which created more usable parking space. The cost to accomplish this was \$18,000.00

The row of storage units and the studio apartment was reroofed in 2021. \$35,625.00

All the buildings were professionally painted on the outside in 2021. \$4,800.00

The warehouse closest to the road was built in 1978; the second warehouse was built approximately 5 years later. The larger storage units were built in 1980, and the 12 other units were built in 1992.

I have the snow removal and lawn care outsourced to local individuals. I check with each of them every year to confirm price and availability. Water, sewer, taxes, and insurance are other expenses that I pay.

The amount of time/work involved depends on the turnover of the spaces. I have the rent paid monthly, mailed to my home. I also offer Zelle for electronic payments. I do offer a discount if tenants prepay for the entire year. I have implemented late fees for payments that aren't paid/postmarked by the 1st of the month.