For Sale

Townhome Unit Lots , Lindstrom 55045

Morris Trail,
Lindstrom, MN 55045

Builder Opportunity

- **Townhome Unit Lots**
- **Attached and Semi-Detached**
- **Zoned - Res / Multi– Family**
- **Developer Friendly City**
- **Across from High School and Golf Course**
- **Developer Will Sell on Scheduled Take-Down Basis**
- **PID: Multiple**
- **Taxes: 2017 - $2,734**
- **Price: Details on Page 2**
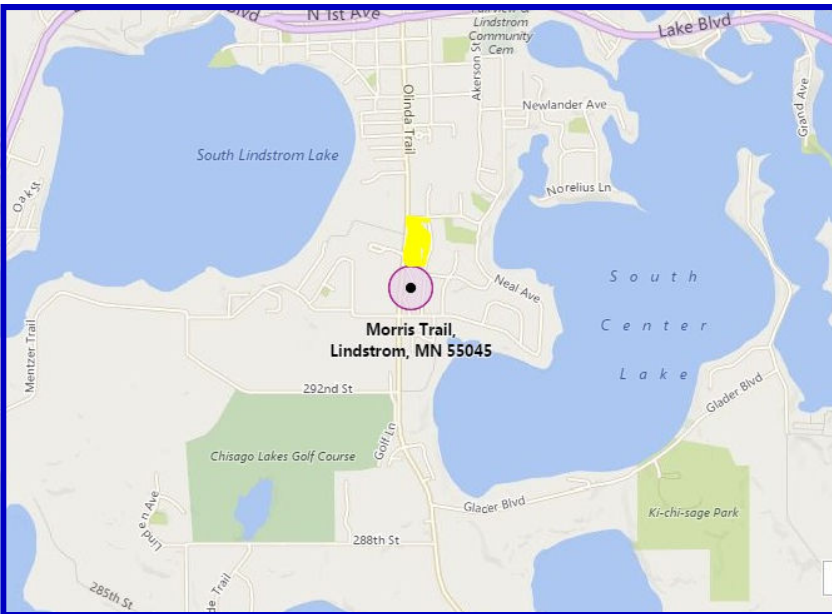
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RE/MAX Synergy

A Muske Company
920 W. Broadway, Forest Lake, MN 55025
651-464-7070
www.remaxsynergy.com

RE/MAX Synergy

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Sunset Meadows, Lindstrom, MN

The developer is offering 14 townhome unit lots for sale in the Sunset Meadows development Phase I for $600 per lot front foot in a scheduled take-down sale. It is our understanding that municipal utilities are stubbed to each of the townhome unit lots. The total offering consists of 14 individual units as follows: Block 3 – 4 attached units, Block 4 – six (6) semi-detached units (side by side) and Block 5 – 4 attached units. The builder will initially purchase Block 3, Block 4 will be acquired no later than 4 months thereafter and Block 5 will be acquired no later than 2 months after the acquisition of Block 4. This provides the builder the opportunity to construct a model unit and pre-sell units.

An association will be established by the developer to manage common elements. The builder will install a yard, trees and an underground sprinkler system in the common area in addition to any city landscaping requirements on the lots.

The developer will require a non-refundable earnest deposit equal to 10% of the total purchase price of the lots upon execution of a written purchase agreement.

Pricing

Block 3 (4 units)	$76,800 (128' front) ($19,200 per unit avg.)
Block 4 (6 units)*	$115,200 (192' front) ($19,200 per unit avg.)
Block 5 (4 units)	$76,800 (128' front) ($19,200 per unit avg.)

*Each current platted lot in Block 4 will be re-platted to two (2) lots for semi-detached product

Take-Down Schedule

|	
Block 3	Initial Purchase
Block 4	No later than 4 months following initial purchase
Block 5	No later than 2 months following closing of Block 4, Lots 1-3

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CIC NUMBER 38
CONDOMINIUM
SUNSET MEADOWS CONDOMINIUMS
INSET DETAIL

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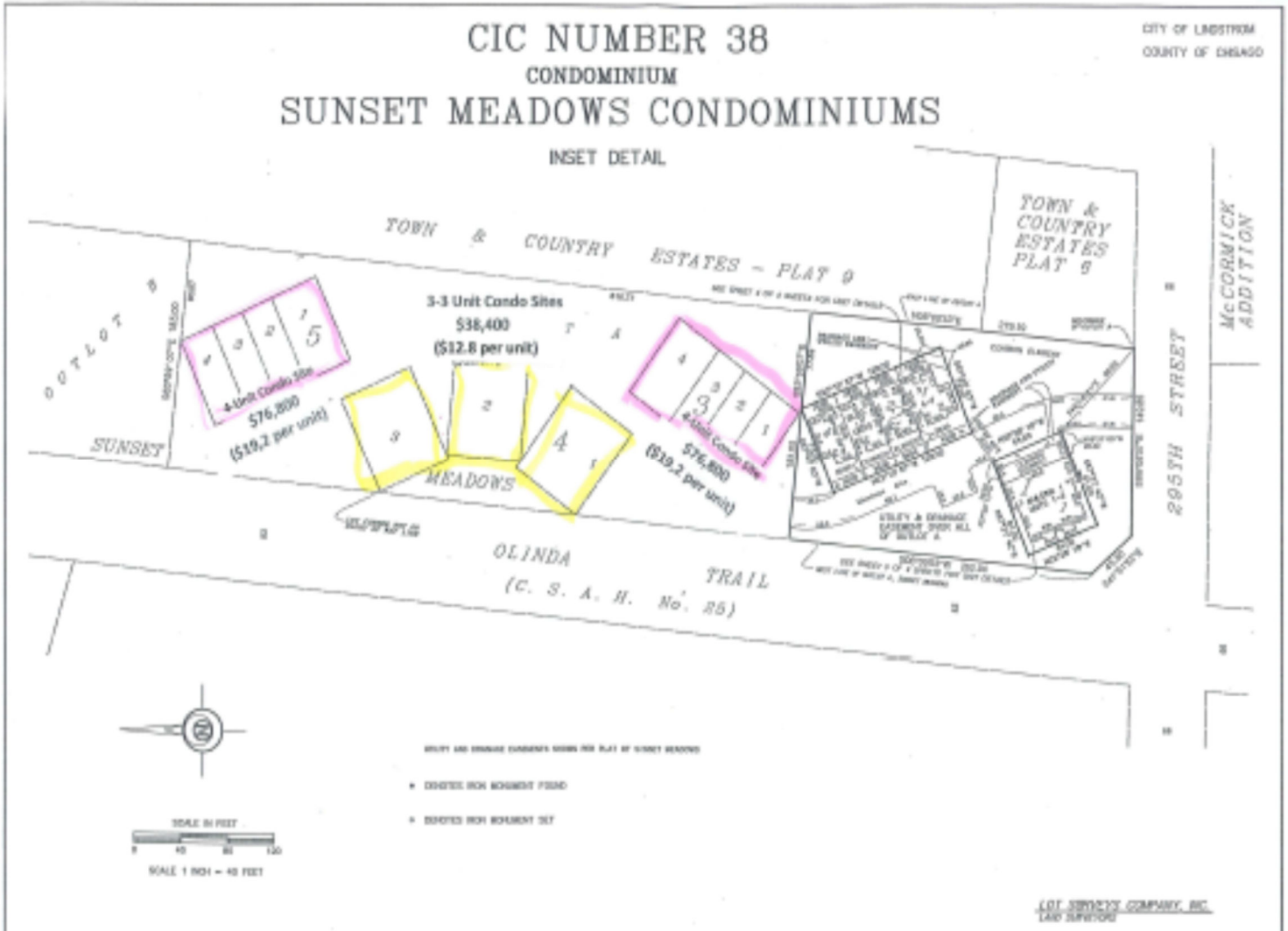
Demographics

Townhome Unit Lots , Lindstrom 55045

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	6,652	9,729	12,072	6,972	10,174	12,628
Total Census 2010 Population	5,211	7,777	9,669	5,211	7,777	9,669
Population Change %	26.1%	23.5%	23.8%	31.3%	28.5%	29.1%
Population Density (People/SQ Mile)	1,433	1,292	962	1,471	1,326	988
Median Age	43	44	44	45	46	46
Total Males	3,399	4,899	6,107	3,554	5,128	6,395
Total Females	3,253	4,830	5,965	3,418	5,046	6,233

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	2,482	3,676	4,498	2,594	3,819	4,683
Total Census 2010 Households	1,990	2,991	3,625	1,990	2,991	3,625
Average Household Size	2.5	2.5	2.6	.1	.1	.1
Total Housing Units	2,922	4,372	5,296	3,349	5,018	6,079
Owner	2,140	3,130	3,948	2,453	3,595	4,534
Renter	474	822	871	544	944	1,000
Vacant Housing Units	308	419	476	352	479	544
Median Household Income	$46,640	$46,688	$49,602	$46,788	$46,812	$49,718
Aggregate Household Income	$133,711,370	$208,333,914	$258,452,803	$140,125,706	$216,957,794	$269,712,477
Average Household Income	$53,232	$56,964	$57,963	$53,380	$57,153	$58,124
Per Capita Household Income	$20,557	$22,113	$21,856	$20,592	$22,032	$21,830