Prairie's Edge
APARTMENTS

16 Apartment Homes in Long Prairie, MN

OFFERING MEMORANDUM

MICHEL COMMERCIAL REAL ESTATE™

Prairie's Edge
APARTMENTS

111 9th St NE Long Prairie, MN 56347
113 9th St NE Long Prairie, MN 56347

Offer Process

PROPERTY TOURS

Property tours are available by appointment only and will include a representative sampling of apartment homes, common areas, and maintenance spaces. Advance scheduling is required to minimize disruption to residents and property operations.

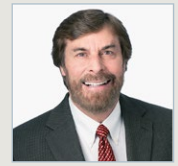
OFFER SUBMISSION

Interested purchasers are requested to submit a non-binding Letter of Intent outlining the key business terms of their proposal, including:

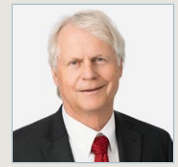
- Purchase price
- Earnest money deposit and timing of any non-refundable deposits
- Due diligence and closing schedule
- Financing terms and contingencies
- Any material assumptions affecting the proposed purchase
- Purchaser qualifications and source of funds

Please submit all offers through Michel Commercial.

Executive Contacts

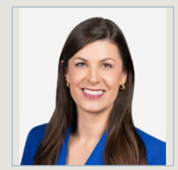


Steve Michel
612.850.4539
smichel@michelcommercialre.com

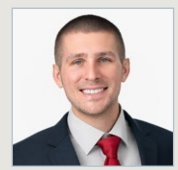


Peter Michel
612.790.8246
pmichel@michelcommercialre.com

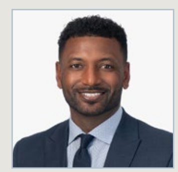
Phil Reesnes
612.759.5000
preesnes@michelcommercialre.com



Heidi Addo
612.805.5023
haddo@michelcommercialre.com



Jesse Thurston
651.380.9058
jthurston@michelcommercialre.com



Ukee Dozier
612.802.6919
udozier@michelcommercialre.com

Marketed and Exclusively Listed by:

MICHEL COMMERCIAL REAL ESTATE™

Table of Contents

1 Executive Summary

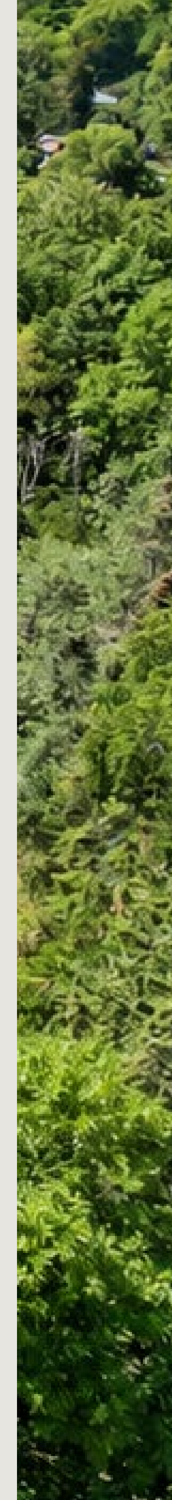
2 Investment Highlights

3 Location Highlights

4 Financial Analysis

5 Rent & Sale Comparables

6 Executive Contacts



1 Executive Summary

Investment Overview

Michel Commercial is pleased to present Prairie's Edge Apartments, a 16-home community built in 2019. The property features steel roofs, vinyl siding, and vinyl slider windows, giving investors a modern, low-maintenance asset that stands apart from the area's older housing selection. Each home includes in-unit laundry, a Maytag appliance package, and high-efficiency in-floor heat paired with PTAC units for supplemental heating and cooling, an amenity package more commonly found in newer urban product than in a market the size of Long Prairie.

WELL-BUILT, EFFICIENT SYSTEMS

Prairie's Edge was constructed with durable, efficient systems throughout, including copper and PVC plumbing, Square D electrical breakers, and two high-efficiency 75-gallon water heaters per building. Water softeners are installed at each building, addressing a known need in the local water supply, and the property is fully sprinklered with secure, key-padded entry and on-site security cameras. With steel roofs installed in 2025 and no significant deferred maintenance, the property offers investors a turnkey asset with limited near-term capital needs.

2019
YEAR BUILT

100%
OCCUPIED

Investment Overview

TIF-SUPPORTED

Prairie's Edge benefits from an active Tax Increment Financing note with 10 years of term remaining, reflecting the City of Long Prairie's investment in the property's development. Newer, purpose-built apartment product of this quality is scarce in Long Prairie and the broader Todd County market, giving investors the opportunity to own a rare, modern asset with 30 off-street parking spaces in a tight-knit community with limited new supply.

CONVENIENT, CENTRAL LOCATION

Prairie's Edge is located just blocks from downtown Long Prairie, the county seat, retail and business hub of Todd County, with easy access to Central Avenue and Lake Street. The property sits near several of the area's leading employers, including Long Prairie Packing Co., Dan's Prize, and CentraCare - Long Prairie, and offers convenient access to US Highway 71 and State Highway 27 for travel throughout central Minnesota.

TIF SUPPORTED

IN-UNIT LAUNDRY

OFF-STREET PARKING

Property Details

Property Name:	Prairie's Edge Apartments
Address:	111 & 113 9th St NE Long Prairie, MN 56347
PID#:	36-0092200
Number of Homes:	16
Year Built:	2019
Land Size:	.83 Acres
County:	Todd
Laundry:	In-Unit

Building Information	
Windows:	Vinyl Sliders
Water Heater:	2 high efficiency 75 gallon tanks per building
Exterior:	Vinyl
Heat/AC:	High Efficiency In-floor heat plus PTAC (Packaged Terminal Air Conditioner)
Roof:	Steel

Utilities	
Water/Sewer	Included in Rent
Trash	Included in Rent
Electricity	Resident Paid
Heat	Included in Rent

2BD/1BA: 8

16
Homes

3BD/2BA: 8

Overall Avg. Rent
$1,348

Off-Street Parking
30 Spaces

2 Investment Highlights

In-Home Amenities

Bathroom

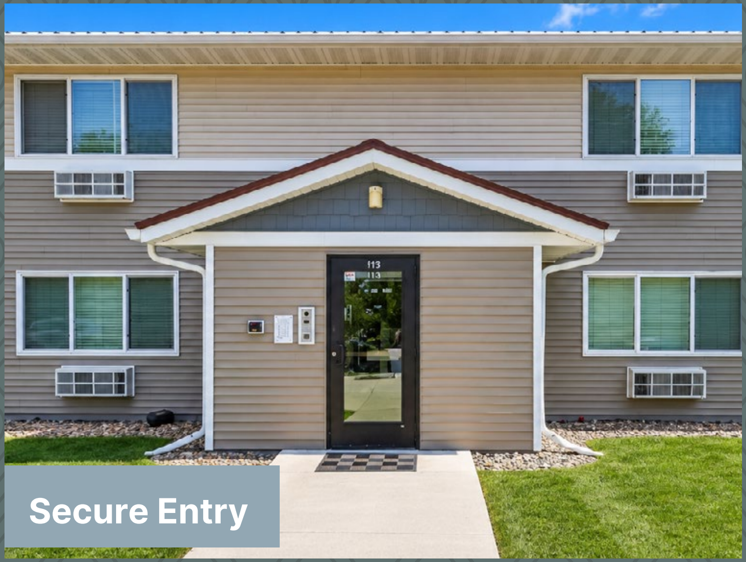
Kitchen

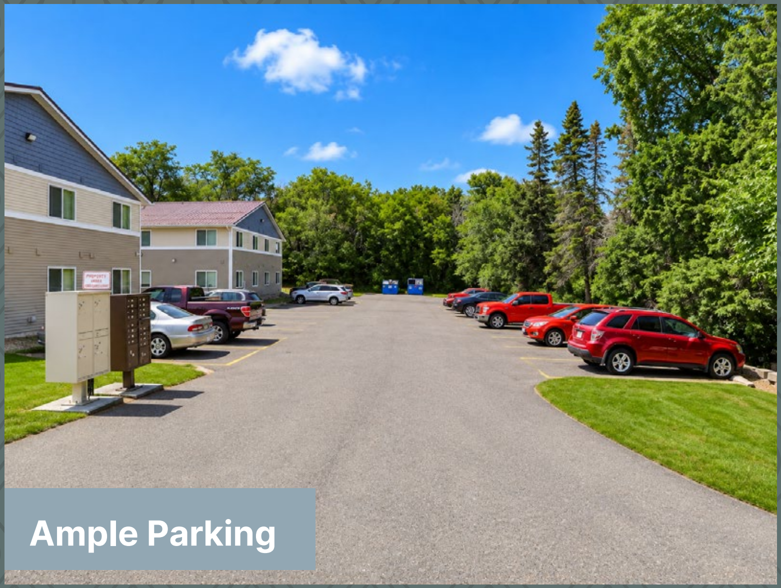
In-Unit Washer & Dryer

Living Room

Community Amenities


Picnic Area


Secure Entry


Ample Parking


Green Space

Floor Plans

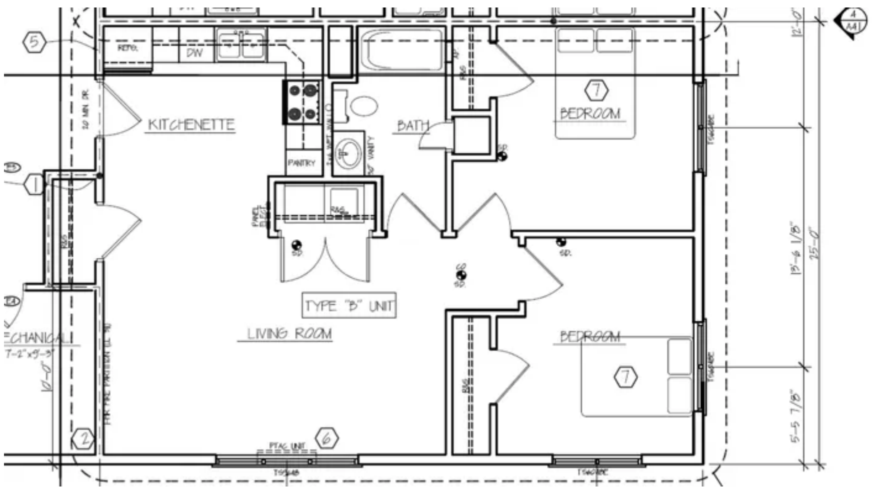
2BD/1BA: 8

16

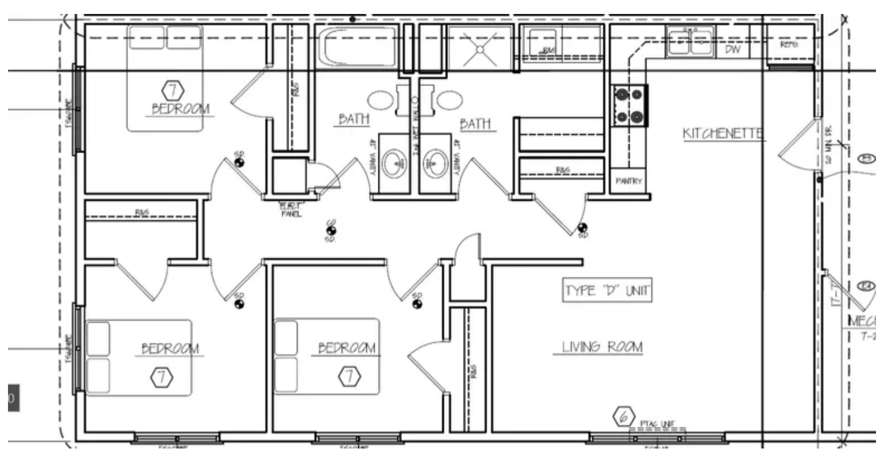
Homes

3BD/2BA: 8

2BD/1BA



3BD/2BA



3 Location Highlights

Long Prairie, MN

Long Prairie is a small, close-knit community in central Minnesota in Todd County, situated along the banks of the Long Prairie River at the crossroads of U.S. Highway 71 and State Highway 27. Known for its strong manufacturing and food-processing base, small-town character, and access to outdoor recreation, the area continues to attract renters seeking affordability and stability within a well-established regional hub.

PROXIMITY TO REGIONAL DESTINATIONS

Prairie's Edge Apartments is ideally positioned within walking distance of downtown Long Prairie, offering residents convenient access to local retail, dining, and daily conveniences along Central Avenue and Lake Street. Residents benefit from Long Prairie's role as the retail and business center of Todd County, with easy access to nearby communities including Browerville, Eagle Bend, and Sauk Centre, as well as a roughly 100-mile connection east to the Twin Cities metro via Highway 71.

EMPLOYMENT OPPORTUNITIES

The property benefits from proximity to a diverse and stable employment base anchored by food processing and manufacturing. Major employers include Long Prairie Packing Co., Dan's Prize, Daybreak Foods, Chandler Industries, and CentraCare - Long Prairie, supporting consistent renter demand tied to the area's industrial and healthcare sectors.

TRANSPORTATION

The property offers strong connectivity via U.S. Highway 71 and State Highway 27, allowing for efficient travel throughout central Minnesota, including to Little Falls, Brainerd, and Sauk Centre. A regional airport and the nearby Southwest Industrial Park further support the area's transportation and employment infrastructure.

OUTDOOR RECREATION

Residents enjoy access to the Long Prairie River, which runs through the heart of the community and offers year-round recreation, along with the city's parks and trails, supporting an active, close-knit lifestyle.

Long Prairie offers a compelling combination of affordability, a stable industrial employment base, and small-town character. Prairie's Edge Apartments is well-positioned within an established regional hub.

LONG PRAIRIE STATS (2026)

POPULATION
3,800

AVG HOUSEHOLD INCOME
$58,800

MEDIAN HOME VALUE
$152,000

UNEMPLOYMENT RATE
7.8%

MEDIAN AGE
37.5

Location Map

Points of Interest

DOWNTOWN LONG PRAIRIE

Located just blocks from the property, downtown Long Prairie's Central Avenue and Lake Street corridor features local retail, dining, and essential services. This corridor provides residents with immediate access to daily conveniences and reinforces the area's role as the retail hub of Todd County.

LONG PRAIRIE COUNTRY CLUB

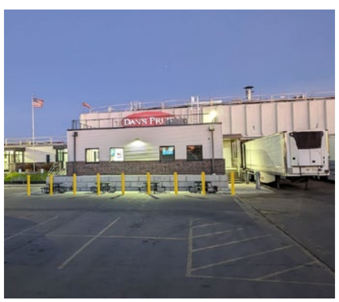
An 18-hole public golf course dating to 1927, Long Prairie Country Club features a mature layout of towering oaks and rolling prairie grasslands along with an onsite driving range. The course provides residents with a well-regarded recreational amenity just minutes from the property.

LONG PRAIRIE RIVER

Running through the heart of the community, the Long Prairie River offers year-round recreation including fishing, canoeing, and riverside trails. The river provides a distinctive natural amenity that supports an active, outdoor-oriented lifestyle.

SOUTHWEST INDUSTRIAL PARK & LONG PRAIRIE MUNICIPAL AIRPORT

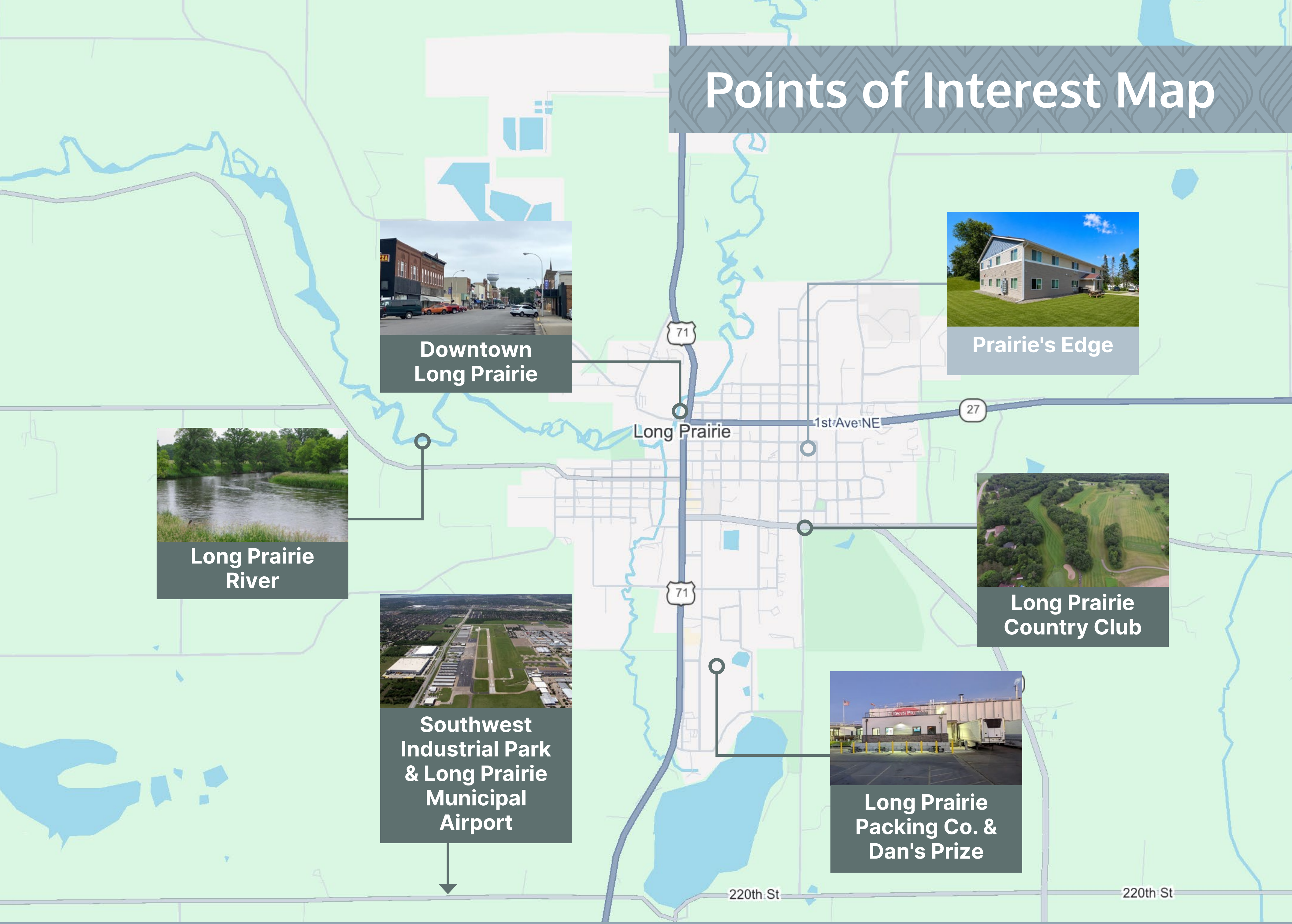
Located just off US Highway 71, the Southwest Industrial Park supports local business growth alongside the community's regional airport. Together they reinforce Long Prairie's role as an employment and transportation hub for the surrounding area.



LONG PRAIRIE PACKING CO. & DAN'S PRIZE

These two meat-processing facilities anchor a significant share of the area's employment base and are among the region's largest employers. Their proximity supports consistent, needs-based renter demand tied to the local job market.

Points of Interest Map



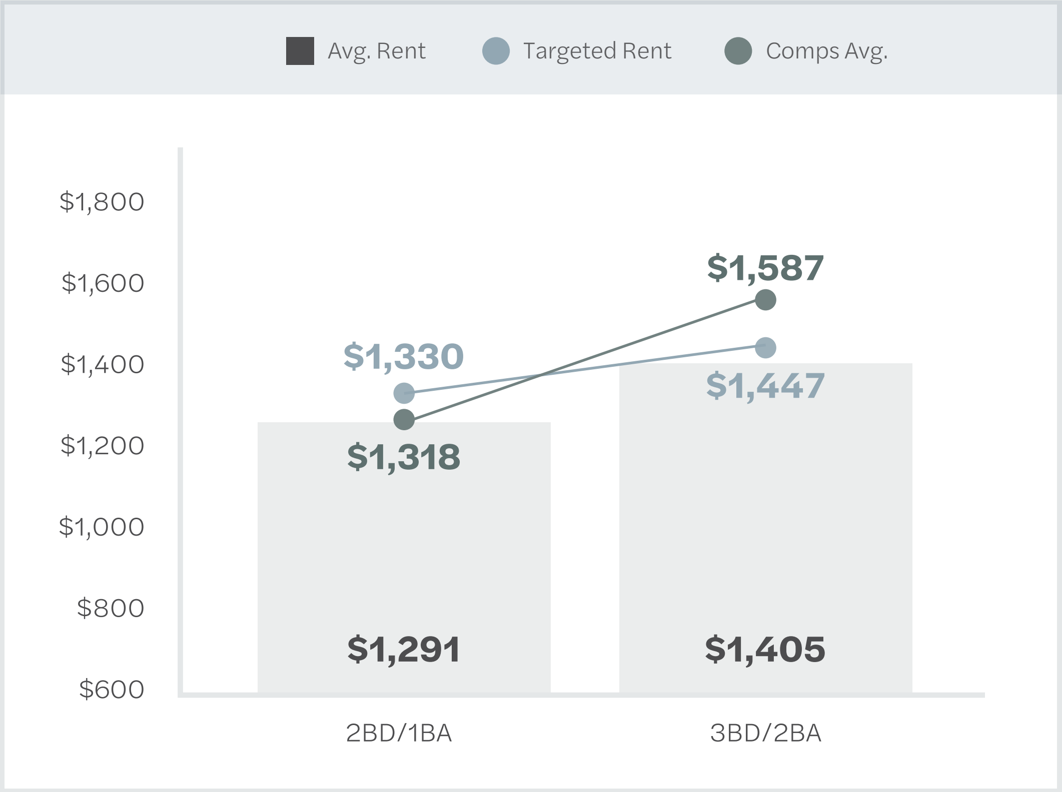
4 Financial Analysis

Overview Summary

3%
RENT INCREASE

UNIT MIX SUMMARY

Home Type	No. of Homes	Avg. Rent	Premium	Targeted Rent
2BD/1BA	8	$1,291	$39	$1,330
3BD/2BA	8	$1,405	$42	$1,447
Total:	**16**	**$1,348**	**$41**	**$1,389**



HISTORICAL & PROFORMA FINANCIALS

	12/31/25			FY1 Metrics (Proforma)			
	2025	**Per Unit**	**% GPR or EGI**	**FY1**	**Per Unit**	**% GPR or EGI**	**T12 to FY1**
Income							
Gross Potential Rent	$242,196	$15,137	100.00%	$266,605	$16,663	100.00%	10.08%
Total GPR	**$242,196**	**$15,137**	**100.00%**	**$266,605**	**$16,663**	**100%**	**10.08%**
Vacancy Loss	-	-	0.00%	(13,330)	(833)	(5.00%)	
Net Effective	**$242,196**	**$15,137**	**100.00%**	**$253,275**	**$15,830**	**95.00%**	**4.57%**
Other Income	$4,464	$279	1.84%	$16,118	$1,007	6.05%	261.05%
RUBS Income	360	23	0.15%	371	23	0.14%	3.00%
Internet Income	-	-	0.00%	11,520	720	4.32%	
Lease Buyout Income	967	60	0.40%	996	62	0.37%	3.00%
Late Fees/NSF Fees	2,207	138	0.91%	2,273	142	0.85%	3.00%
Insurance Services	735	46	0.30%	757	47	0.28%	3.00%
Misc. Income	195	12	0.08%	201	13	0.08%	3.00%
Effective Gross Income	**$246,660**	**$15,416**	**101.8%**	**$269,393**	**$16,837**	**101.0%**	**9.22%**
Expenses							
General & Administrative Expenses	10,942	684	4.44%	$11,149	$697	4.14%	1.89%
Telephone and Internet	10,825	677	4.39%	11,149	697	4.14%	3.00%
Security Deposits Interest Expense	118	7	0.05%	0	0	0.00%	-100.00%
Utilities	27,551	1,722	11.17%	28,377	1,774	10.53%	3.00%
Management Fee Expense	-	0	0.00%	13,470	842	5.00%	
Repairs & Maintenance	29,067	1,817	11.78%	17,866	1,117	6.63%	-38.53%
Building Maintenance	24,148	1,509	9.79%	12,800	800	4.75%	-46.99%
Grounds Maintenance	400	25	0.16%	412	26	0.15%	3.00%
Cleaning & Exterminating	3,179	199	1.29%	3,275	205	1.22%	3.00%
Fire & Security	1,339	84	0.54%	1,379	86	0.51%	3.00%
Insurance	4,763	298	1.93%	11,200	700	4.16%	135.15%
Apt. RE Taxes	50,459	3,154	20.46%	25,639	1,602	9.52%	-49.19%
Bank Charges	30	2	0.01%	31	2	0.01%	3.00%
Total Expenses	**$122,812**	**$7,676**	**49.8%**	**$107,733**	**$6,733**	**40.0%**	**-12.28%**
Net Operating Income	**$123,848**	**$7,741**	**50.2%**	**$161,661**	**$10,104**	**60.0%**	**30.53%**
NOI After Reserves	**$123,848**	**$7,741**	**50.2%**	**$161,661**	**$10,104**	**60.0%**	**30.53%**

10-YEAR CASHFLOW PROJECTIONS

	FY1	FY2	FY3	FY4	FY5	FY6	FY7	FY8	FY9	FY10
Income										
Gross Potential Rent	$266,605	$274,603	$282,841	$291,327	$300,067	$309,068	$318,341	$327,891	$337,727	$347,859
Total GPR	**$266,605**	**$274,603**	**$282,841**	**$291,327**	**$300,067**	**$309,068**	**$318,341**	**$327,891**	**$337,727**	**$347,859**
Vacancy Loss	(13,330)	(13,730)	(14,142)	(14,566)	(15,003)	(15,453)	(15,917)	(16,395)	(16,886)	(17,393)
Net Effective	**$253,275**	**$260,873**	**$268,699**	**$276,760**	**$285,063**	**$293,615**	**$302,424**	**$311,496**	**$320,841**	**$330,466**
Other Income	$16,118	$16,602	$17,100	$17,613	$18,141	$18,685	$19,246	$19,823	$20,418	$21,031
RUBS Income	371	382	394	405	418	430	443	456	470	484
Internet Income	11,520	11,866	12,222	12,588	12,966	13,355	13,755	14,168	14,593	15,031
Lease Buyout Income	996	1,026	1,057	1,089	1,122	1,155	1,190	1,226	1,262	1,300
Late Fees/NSF Fees	2,273	2,341	2,411	2,484	2,558	2,635	2,714	2,795	2,879	2,966
Insurance Services	757	780	803	827	852	878	904	931	959	988
Misc. Income	201	207	213	219	226	233	240	247	254	262
Misc. Income	**$269,393**	**$277,475**	**$285,799**	**$294,373**	**$303,204**	**$312,300**	**$321,669**	**$331,320**	**$341,259**	**$351,497**
Expenses										
General & Administrative Expenses	$11,149	$11,484	$11,828	$12,183	$12,549	$12,925	$13,313	$13,712	$14,124	$14,547
Telephone and Internet	11,149	11,484	11,828	12,183	12,549	12,925	13,313	13,712	14,124	14,547
Utilities	28,377	29,229	30,106	31,009	31,939	32,897	33,884	34,901	35,948	37,026
Management Fee Expense	13,470	13,874	14,290	14,719	15,160	15,615	16,083	16,566	17,063	17,575
Repairs & Maintenance	17,866	18,402	18,954	19,523	20,108	20,711	21,333	21,973	22,632	23,311
Building Maintenance	12,800	13,184	13,580	13,987	14,407	14,839	15,284	15,742	16,215	16,701
Grounds Maintenance	412	424	437	450	464	478	492	507	522	538
Cleaning & Exterminating	3,275	3,373	3,474	3,578	3,686	3,796	3,910	4,028	4,148	4,273
Fire & Security	1,379	1,420	1,463	1,507	1,552	1,599	1,647	1,696	1,747	1,799
Insurance	11,200	11,536	11,882	12,239	12,606	12,984	13,373	13,775	14,188	14,613
Apt. RE Taxes	25,639	26,632	31,212	31,837	32,473	33,123	33,785	34,461	35,150	35,853
Bank Charges	31	32	33	34	35	36	37	38	39	40
Total Expenses	**$107,733**	**$111,188**	**$118,305**	**$121,542**	**$124,870**	**$128,291**	**$131,809**	**$135,425**	**$139,143**	**$142,966**
Expense to Income Ratio	40.0%	40.1%	41.4%	41.3%	41.2%	41.1%	41.0%	40.9%	40.8%	40.7%
Net Operating Income	**$161,661**	**$166,287**	**$167,494**	**$172,831**	**$178,334**	**$184,009**	**$189,861**	**$195,894**	**$202,116**	**$208,531**
NOI After Reserves	**$161,661**	**$166,287**	**$167,494**	**$172,831**	**$178,334**	**$184,009**	**$189,861**	**$195,894**	**$202,116**	**$208,531**

UNDERWRITING NOTES

UNIT MIX

Home Type	No. of Homes
2BD/1BA	8
3BD/2BA	8
Total	**25**

INCOME

Gross Potential Rent

Forecasted Year One (FY1) Gross Potential Rent (GPR) is calculated by annualizing the most recent rent roll and increasing the rents by 3%. Baseline rents will continue to grow 3% annually thereafter.

Vacancy Loss

General vacancy loss is projected at 5% of GPR annually.

Other Income

Other Income includes RUBS income, lease buyout income, insurance services fees, late fees, miscellaneous income, etc. FY1 other income is calculated by increasing the 2025 numbers by 3%. It is projected to grow 3% annually thereafter.

Internet Income

Internet Income is projected at $60 per unit per month and is expected to grow 3% annually thereafter.

EXPENSES

Most of the expense line items in FY1 are projected to increase 3% over the 2025 numbers. Security deposits interest expense, present in 2025, is non-operating in nature, and is eliminated for the proforma.

Management Fee

The management fee is projected at 5% of total revenue.

Building Maintenance

FY1 building maintenance expense is projected at $800/unit/yr and is expected to increase 3% annually thereafter.

Insurance Expense

FY1 property insurance expense is projected at $700/unit/yr and is expected to increase 3% annually thereafter.

Apt. RE Taxes

Below is a summary of known property tax data for the property:

Assessment Year	Payable Year	Market Value	Payable	Tax Rate	Discount/ Penalty	Special Assessment	Net Payable
2023	2024	$1,796,800	$25,020	1.39%	0%	$1,520	$26,540
2024	2025	$2,036,200	$29,508	1.45%	0%	$1,520	$31,028
2025	2026	$2,025,800	$28,860	1.42%	0%	$58	$28,918
2026	**2027**	**$1,569,600**		**1.42%**			**$22,361**

The estimated net payable for 2027 is calculated using the 2027 value assessment from the county website, along with the 2026 applicable tax rate.

Taxes in Minnesota are paid in May and October each year. Due to the timing of the sale, FY1 real estate tax expense will consist of 50% of 2026 tax payable and 50% of the estimated 2027 tax payable amount.

Post-sale reassessment is assumed to occur in FY3 at 98% of the purchase price.

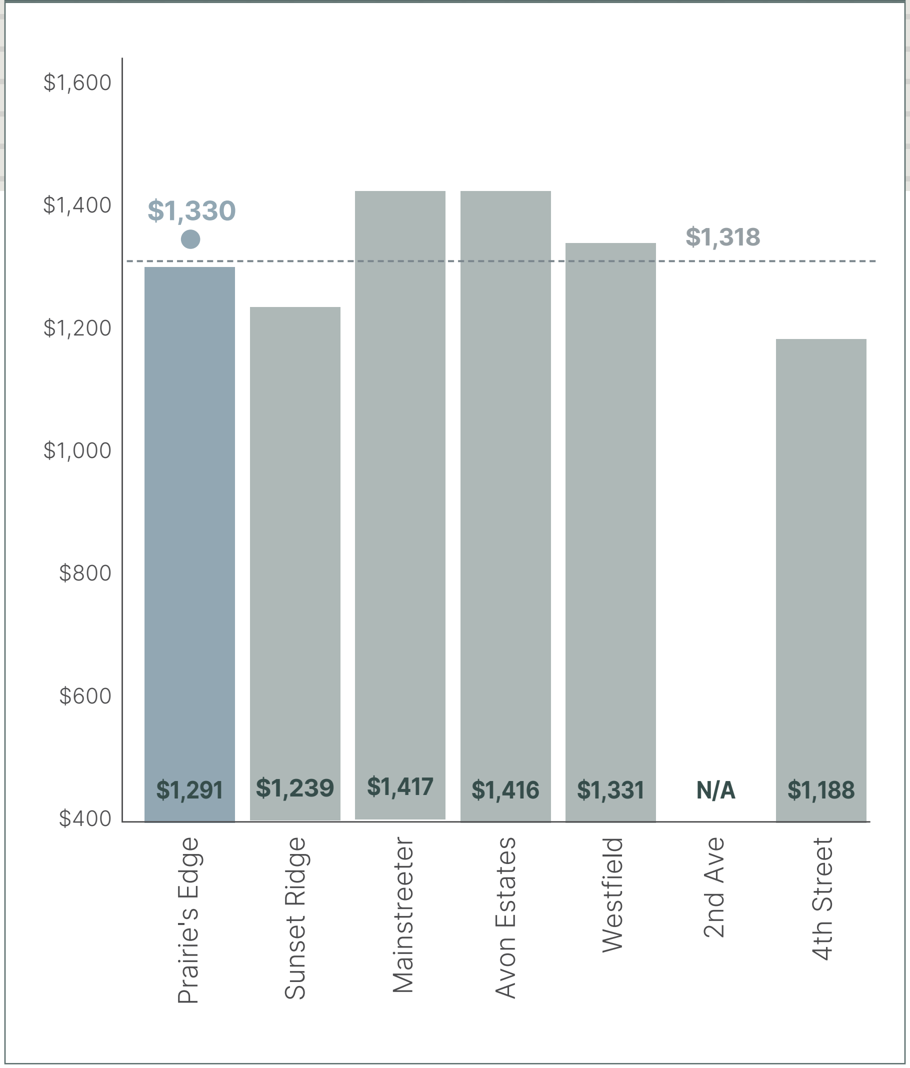
Property taxes are projected to increase 2% annually for non-reassessment tax years.

5 Rent & Sale Comparables

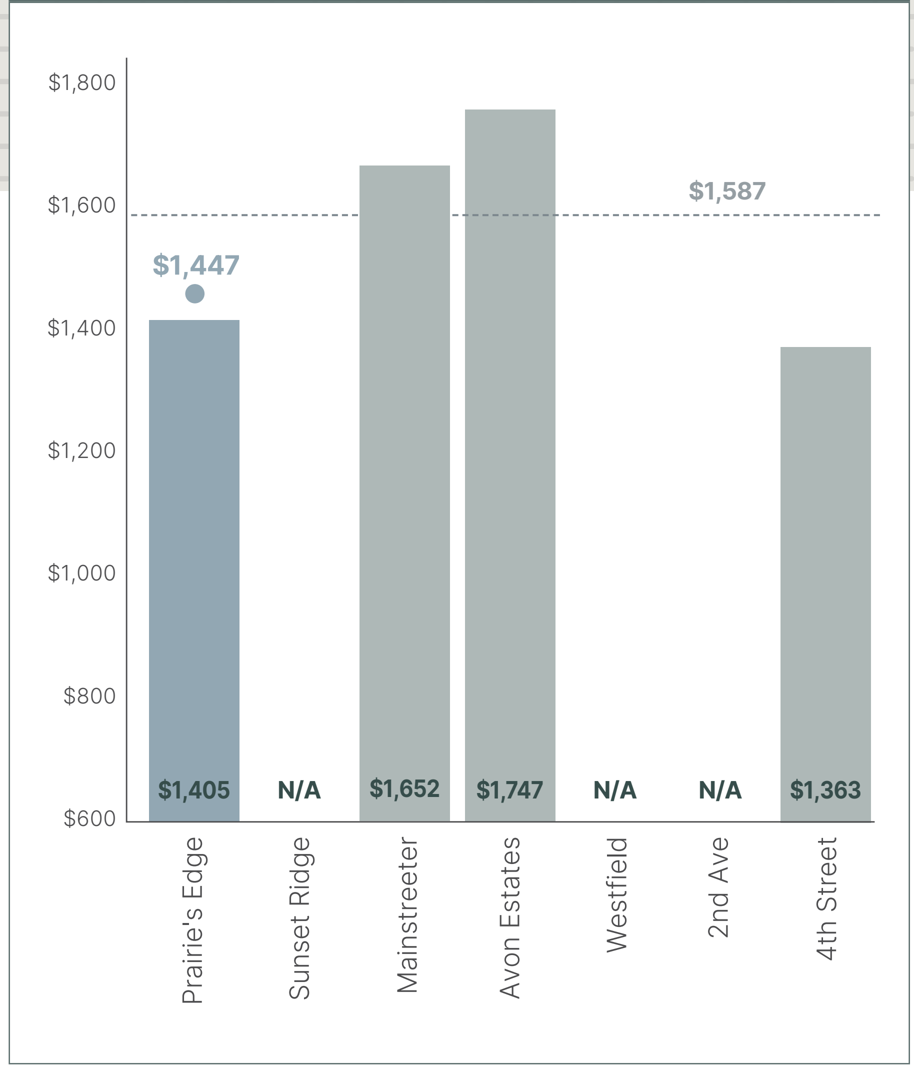
Rent Comparison

■ Avg. Rent ● Targeted Rent ● Comps Avg.

2-Bedroom



3-Bedroom

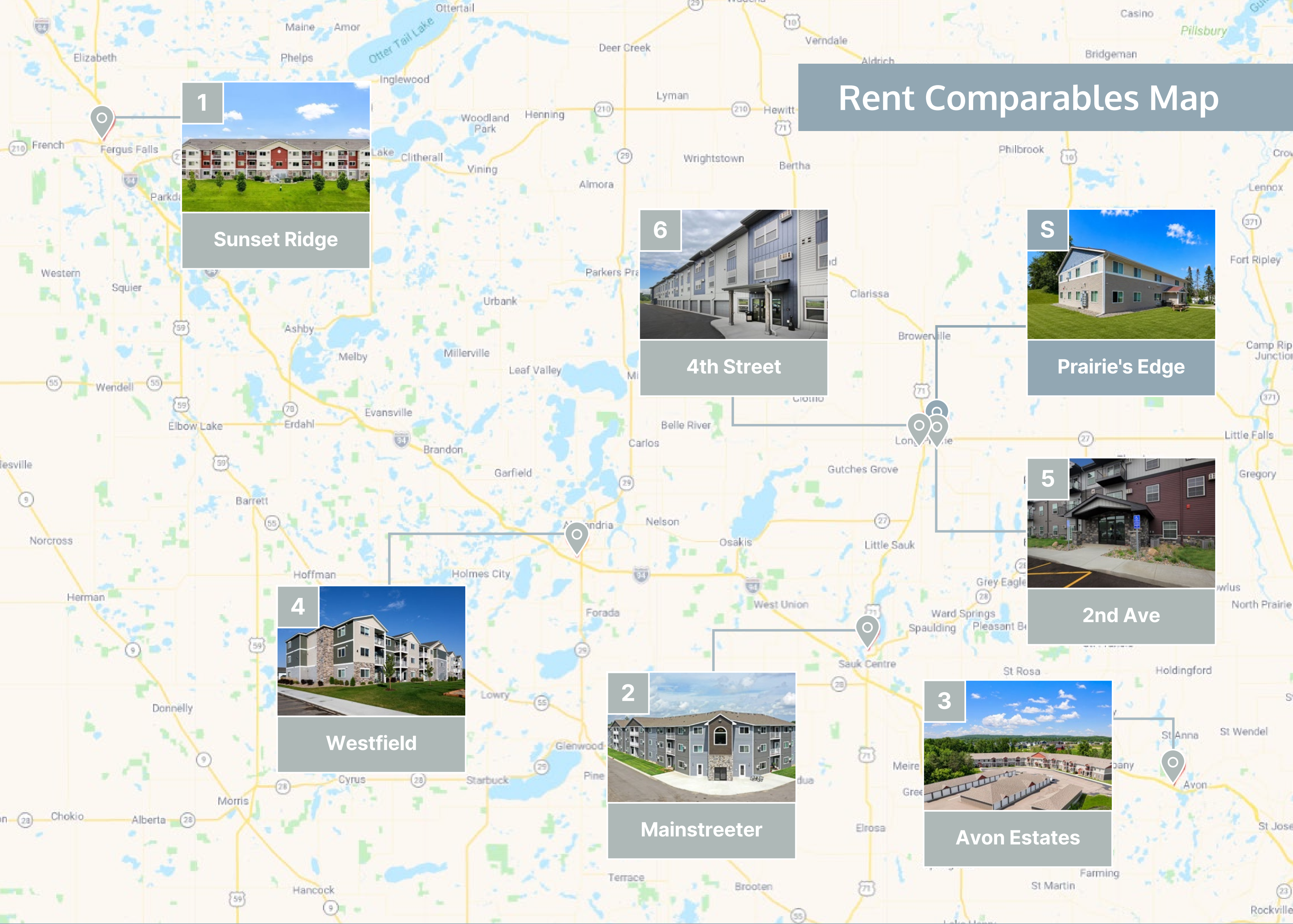


Rent Comparables

	Subject	1	2	3	4	5	6	Comp Avgs.
Property	**Prairie's Edge 111 & 113 9th St NE Long Prairie**	Sunset Ridge 2387 Pioneer Rd Fergus Falls	Mainstreeter 800 Main St N Sauk Centre	Avon Estates 451 Winden Way Avon	Westfield 1414 41st Ave W Alexandria	2nd Ave 925 2nd Ave NE Long Prairie	4th Street 418 4th St SW Long Prairie	
Year Built	**2019**	2015	2018	2018	2021	2021	2025	**2020**
# of Homes	**16**	105	57	42	121	37	61	**71**
Studio								
# of Homes			2	3	5	20		**8**
SF			399	496	492	467		**464**
Rent			$781	$1,009	$905	$870		**$891**
Rent PSF			$1.96	$2.03	$1.84	$1.86		**$1.92**
1 Bedroom								
# of Homes		47	13	8	40	17		**25**
SF		801	788	661	747	715		**742**
Rent		$1,000	$1,223	$1,223	$1,145	$1,179		**$1,154**
Rent PSF		$1.24	$1.55	$1.84	$1.53	$1.64		**$1.56**
2 Bedroom								
# of Homes	**8**	58	37	21	76		45	**47**
SF	-	956	949	918	965		968	**951**
Rent	**$1,291**	$1,239	$1,417	$1,416	$1,331		$1,188	**$1,318**
Rent PSF	-	$1.30	$1.49	$1.54	$1.38		$1.23	**$1.39**
3 Bedroom								
# of Homes	**8**		5	10			16	**10**
SF	-		1,332	1,177			1,278	**1,262**
Rent	**$1,405**		$1,652	$1,747			$1,363	**$1,587**
Rent PSF	-		$1.24	$1.48			$1.07	**$1.26**
Electric	Resident Paid	Resident Paid	Resident Paid	Resident Paid	Resident Paid	Resident Paid	Resident Paid	
Gas	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	
Water	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	
Trash	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	Included In Rent	
Laundry	In-Unit	On-Site	In-Unit	In-Unit	On-Site	In-Unit	On-Site	

Rent Comparables Map



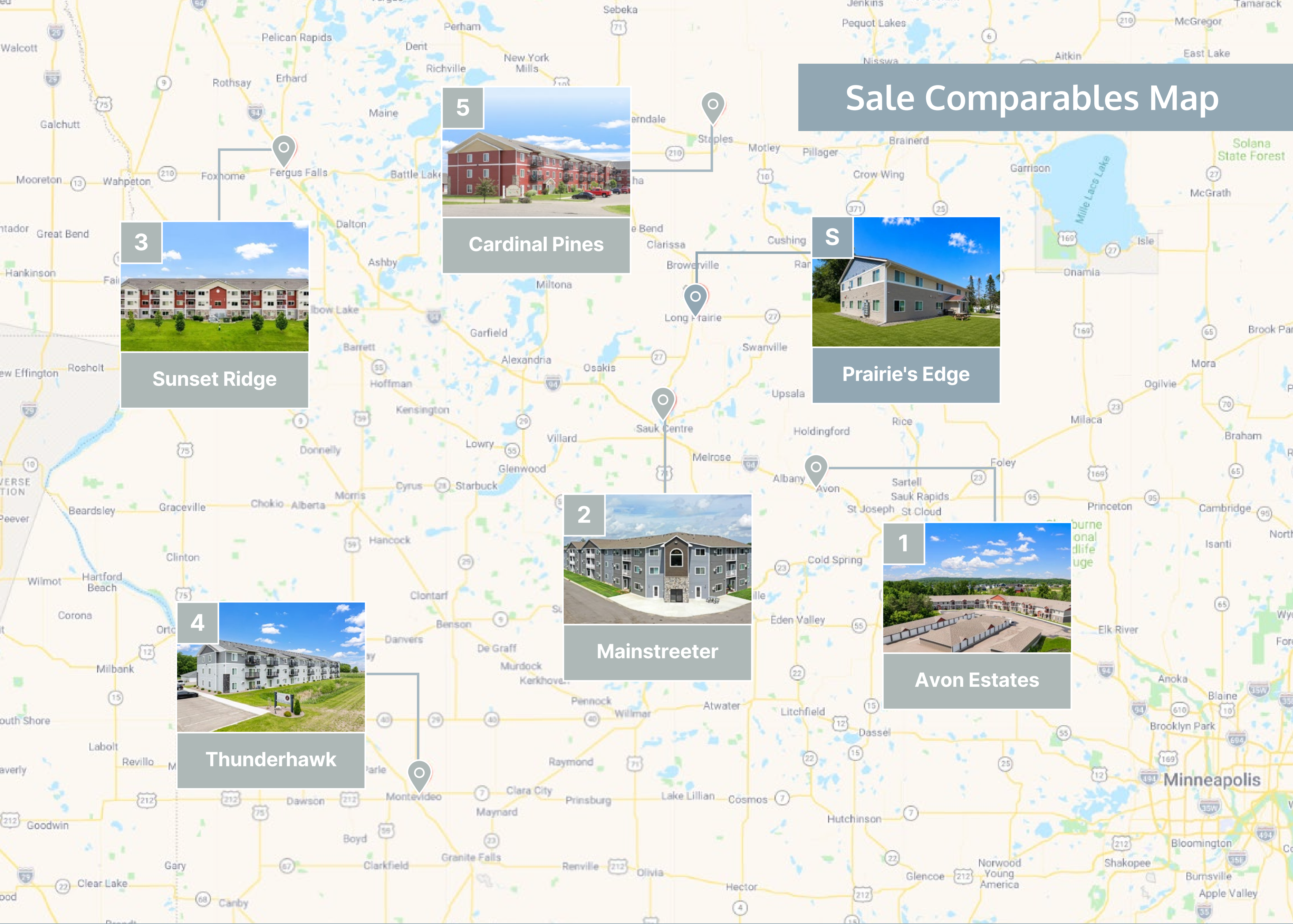
Sale Comparables






	Subject	1	2	3	4	5	Comp Avgs.
Property	**Prairie's Edge 111 & 113 9th St NE Long Prairie**	Avon Estates 451 Winden Way Avon	Mainstreeter 800 Main St N Sauk Centre	Sunset Ridge 2387 Pioneer Road Fergus Falls	Thunderhawk 201 N 21st St Montevideo	Cardinal Pines 1720 Airport Rd Staples	
Year Built	**2019**	2018	2018	2015	2021	2019	**2018**
# of Homes	**16**	42	57	105	38	68	**62**
Unit Mix							
Studio	**0**	3	22	0	0	0	**5**
1 Bedroom	**0**	9	15	47	11	23	**21**
2 Bedroom	**8**	20	15	58	24	38	**31**
3 Bedroom	**8**	10	5	0	3	7	**5**
Average Rent	**$1,348**	$1,312	$1,311	$1,128	$1,215	$1,275	**$1,248**
Price Per Home	**Market**	$132,714	$147,386	$100,000	$134,211	$160,294	**$134,921**
Sale Price		$5,574,000	$8,401,000	$10,500,000	$5,100,000	$10,900,000	**$8,095,000**
Sale Date		1/13/26	1/13/26	5/9/25	3/10/26	4/30/26	

Sale Comparables Map



6 EXECUTIVE CONTACTS

Michel Commercial is a trusted multifamily brokerage known for its integrity and proven results in multifamily investment sales. Founded by Steve Michel in 1987, the firm has built a strong reputation through extensive marketing strategies and long-standing industry relationships. The Michel Commercial team are market experts who stay current on prevailing trends, providing clients with informed, data-driven guidance to maximize property values and achieve their goals. The firm has sold more than $2.6B in apartment properties and consistently receives the 'Power Broker Award' for ranking among the top firms in the Twin Cities and the Midwest for multifamily transaction volume.

Steve Michel

612.850.4539
smichel@michelcommercialre.com

Steve, as the founder of Michel Commercial Real Estate in 1987 and a licensed real estate professional since 1978, possesses unparalleled expertise in negotiating multifamily property transactions. With over five decades in the industry, he has honed his skills and is renowned for his ability to navigate complex deals, ensuring optimal outcomes for his clients.

Beyond his professional endeavors, Steve and his wife, Cheryl, enjoy cherished moments with their four children and seven grandchildren. Their passions for family, friends, faith, travel, and time at the cabin, remain integral to their lives.

Education: B.A. Business Administration, B.A. History/Political Science, Concordia College, Moorhead, MN

Recognition: Finalist for 'Broker of the Year' in 2023
Finalist for 'Executive of the Year' in 2025 & 2026

Peter Michel

612.790.8246
pmichel@michelcommercialre.com

Peter, a vital part of Michel Commercial Real Estate since 1991, has established strong, enduring relationships with local and national buyers and sellers. His reputation for unwavering dedication and hard work has garnered trust and loyalty among his clients.

Peter is not just a seasoned professional but also an ardent lover of the outdoors, finding joy in activities like boating, golf, and tennis. His dedication extends beyond his work, as he actively volunteers in the community, adding value both in his professional and personal spheres.

Education: B.A. Biology/Chemistry, Concordia College, Moorhead, MN

Phil Reesnes

612.759.5000
preesnes@michelcommercialre.com

Phil, a pivotal member of Michel Commercial Real Estate since 2002, is recognized for his ability to nurture lasting and genuine client relationships. These steadfast, client relationships are evident in the multitude of repeat engagements that signify their trust in his guidance and professionalism.

Outside of work, Phil, along with his wife Lisa, find joy in family time, church activities, and hobbies like traveling, enjoying their cabin, and playing golf. They are relishing the delight of their first grandchild, Lucy.

Education: B.A. Music Education, Concordia College, Moorhead, MN

Heidi Addo

612.805.5023
haddo@michelcommercialre.com

Heidi, an integral part of Michel Commercial Real Estate since 2019, is a market expert known for staying current with the latest multifamily market trends. She leverages this expertise to assist her clients in achieving their goals and strategically positioning their properties for competitive bidding environments.

Beyond her professional pursuits, Heidi and her husband, Kojo, and their daughter, Hope, enjoy exploring new brunch spots across the Twin Cities. They also treasure time spent with their friends and family.

Education: M.A. Educational Leadership, St. Mary's University of Minnesota, Minneapolis, MN

B.A. Elementary Education, Concordia College, Moorhead, MN

Recognition: 'Broker of the Year' in 2026

Jesse Thurston

651.380.9058
jthurston@michelcommercialre.com

Jesse is a valued member of Michel Commercial Real Estate, bringing a strong background in multifamily investment sales. He is known for his ability to navigate transactions with a solution-oriented approach. Jesse's reputation for fostering strong client relationships stems from his approachable demeanor and collaborative style, making him a preferred partner with clients.

Outside of work, Jesse enjoys spending time with his wife, Jillian, and their two children, Jax and Remy. Together, they embrace their love for travel by exploring new destinations around the globe. During the summer months, you can often find Jesse on the river, indulging in his passion for boating.

Education: B.B.A. Business Administration and Management, Saint Mary's University of Minnesota

Recognition: Finalist for 'Emerging Leader of the Year' in 2025

Ukee Dozier

612.802.6919
udozier@michelcommercialre.com

Ukee joins Michel Commercial with over 10 years of finance experience and a strong background in commercial real estate. Previously leading acquisitions for a multifamily investment firm, he brings valuable insight into how buyers underwrite opportunities. His strategic mindset and client-first approach make him a trusted partner for results.

A former University of Minnesota standout and Minnesota Vikings athlete, Ukee brings a competitive edge and disciplined work ethic to every project. Outside the office, he enjoys time with his wife Angie and their three children—Brayden, Zoie, and Marlee—runs marathons, and supports youth through coaching and nonprofit service.

Education: M.B.A., Business Administration, George Washington University; B.A., Sports Management, University of Minnesota Twin Cities

Confidentiality & Disclaimer

All materials and information received or derived from Michel Commercial Real Estate International, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Michel Commercial Real Estate International, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Michel Commercial Real Estate International, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Michel Commercial Real Estate International, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Michel Commercial Real Estate International, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

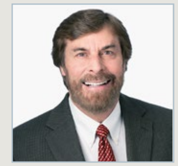
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Michel Commercial Real Estate International, Inc. in compliance with all applicable fair housing and equal opportunity laws.

michelcommercialre.com

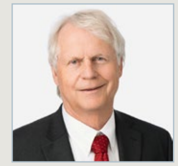
Prairie's Edge
APARTMENTS

111 9th St NE Long Prairie, MN 56347
113 9th St NE Long Prairie, MN 56347

Executive Contacts

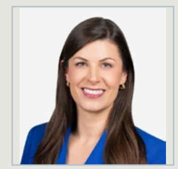


Steve Michel
612.850.4539
smichel@michelcommercialre.com

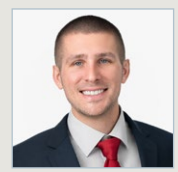


Peter Michel
612.790.8246
pmichel@michelcommercialre.com

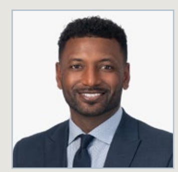
Phil Reesnes
612.759.5000
preesnes@michelcommercialre.com



Heidi Addo
612.805.5023
haddo@michelcommercialre.com



Jesse Thurston
651.380.9058
jthurston@michelcommercialre.com



Ukee Dozier
612.802.6919
udozier@michelcommercialre.com

MICHEL COMMERCIAL REAL ESTATE™