

CITY SIDE ESTATES



Located in an

Opportunity Zone!

REMAX
COMMERCIAL®

600

BURTON LANE
FAIRMONT, MN 56031



AGENT INFORMATION

Exclusively Listed By:



KEVIN GOETTL®  The Commercial
Real Estate Experts

651-500-4720

Kevin@ResultsMetroGroup.com

Licence # 95340

15451 Founders Lane, Apple Valley MN 55124

REMAX
COMMERCIAL



TABLE OF CONTENTS

NON ENDORSEMENT & DISCLOSURE NOTICE	4
Investment Overview	5-6
Executive Summary	7
Offering Summary	8
Pro-Forma Income	9
Opportunity Zone	10
Opportunity Zone Map	11
Cost Segregation	12
Regional Map	13
Local Map	14
Aerial Photo	15
Community Summary	16
Comparables	17-20
Demographics	21-22

NON ENDORSEMENT & DISCLOSURE NOTICE

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Packet is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Results and should not be made available to any other person or entity without the written consent of RE/MAX Results. This Marketing Packet has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. RE/MAX Results has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance off the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PC's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Packet has been obtained from sources we believe to be reliable; however, RE/MAX Results has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Results conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. All rights reserved.

NON-ENDORSEMENT NOTICE

RE/MAX Results is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Marketing Packet. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of RE/MAX Results, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of RE/MAX Results, and is only included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR RE/MAX RESULTS AGENT FOR MORE DETAILS



A photograph of a stone archway sign for Fairmont, Georgia. The sign is dark with light-colored text. The top part of the sign says 'FAIRMONT' in a serif font, with a small circular logo containing a stylized 'F' between the 'O' and 'N'. Below that, it says 'City of Lakes' in a cursive font. A blue banner is overlaid on the right side of the sign, containing the text 'INVESTMENT OVERVIEW' in white, uppercase, sans-serif font. The background shows a sunset with a bright sun low on the horizon, casting a glow through the archway.

FAIRMONT

INVESTMENT OVERVIEW

City of Lakes

INVESTMENT OVERVIEW:

RE/MAX Results is pleased to announce the executive listing of City Side Estates. This apartment complex includes 36 apartments and 19 garages.

Located in the Southeast Corner of Fairmont, close to groceries, retail, banking, gas stations and convenient stores, fast food and coffee shops. Just 1.2 miles to Fairmont Junior./ Senior High School or Mayo Heath Systems.

Fairmont is known as “The City of Lakes,” so there are plenty of opportunities to visit swimming beaches or enjoy time on the water; boating and fishing.

Fairmont has been recognized as one the state’s most affordable places to live, raise families and pursue opportunities for financial growth. Fairmont features and expansive industrial park. The area includes over 780 businesses, with Mayo Clinic Health systems, HyVee, Walmart, Fairmont Foods, Avery Weigh Tronix, ADS Hancor, Green Plains, CHS, Kahler Automation and many more.

INVESTMENT OVERVIEW

Built in 1979, City Side Estates features Chicago brick/ Vinyl siding and a mansard roof. The unit mix is 34 two-bedrooms and 2 one-bedrooms.

City Side Estates is currently held by the second owner. This property has been exquisitely maintained: from the well-manicured, mature grounds to the exterior and interior updates, including: a new parking lot, vinyl siding, many remodeled units, and tiled common areas. The building features a covered entry a spacious grand foyer with dual staircases and skylights at the top. They dont build 'em like this anymore!

Investment Highlights:

- Located in an opportunity zone.
- Strong occupancy rates
- Add value by raising rents that are slightly under market.
- Located within blocks of grocery and retail.
- Concrete pads right up to the back doors for moving convenience

EXECUTIVE SUMMARY

SUMMARY:

RE/MAX Results and Kevin Goettl have been exclusively selected for the marketing and sale of this 36-unit apartment building located in Fairmont, MN 56031

PRICE:

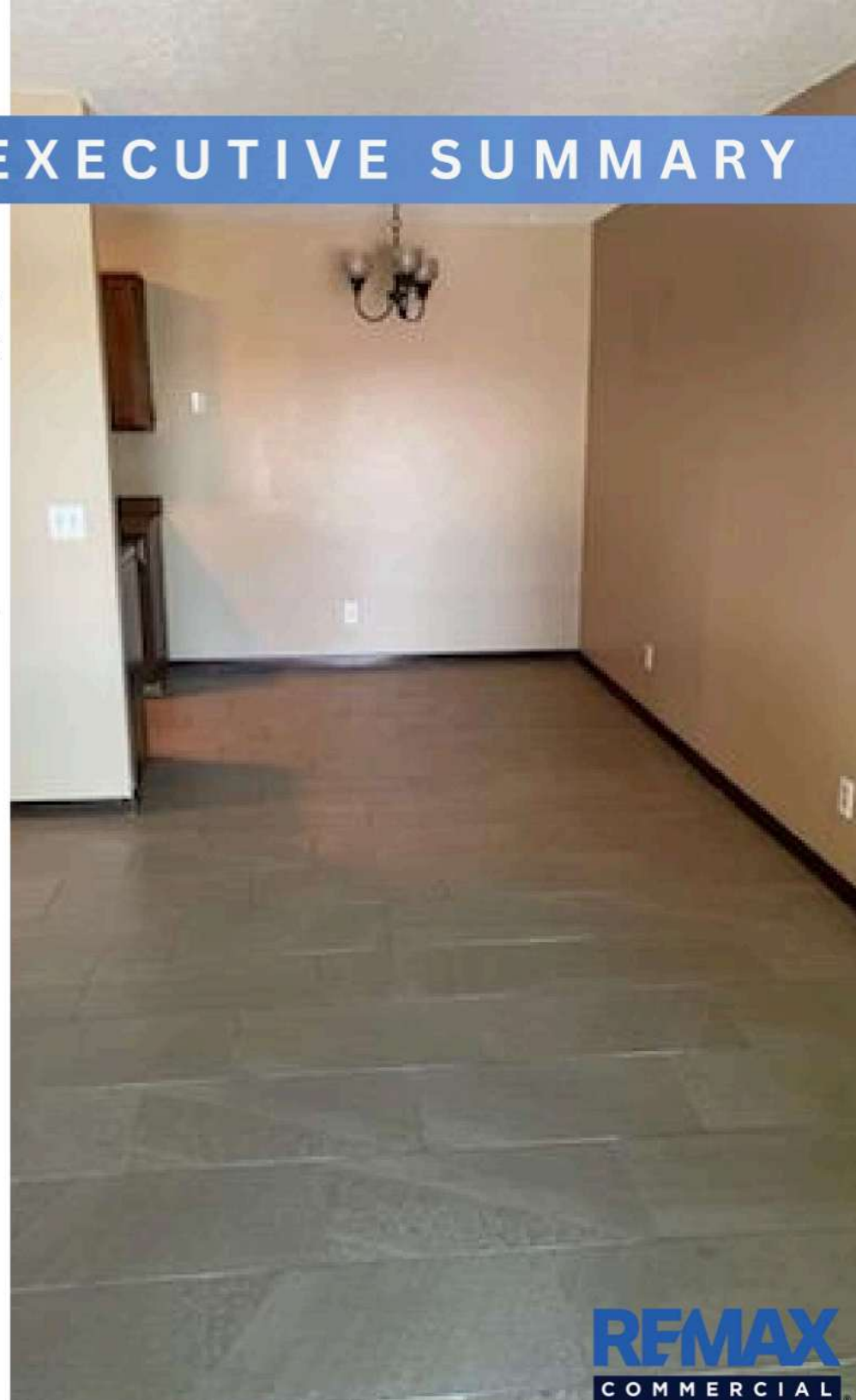
City Side Estates is offered on a cash-out basis for \$2,800,000.

OFFERING PROCEDURES:

Interested parties wishing to offer should submit:

- A letter of intent
- Proof of funds and banking reference
- A non-disclosure Agreement

Private tours of the property will be scheduled upon request after submission of the items above.



OFFERING SUMMARY

SITE DESCRIPTION

Assessors P.I.D Number	232650020
Zoned	205 (NON-HSTD)
Number of units	36
Total Sq.Ft.	36,840
Number of Buildings	1 Apartment, 2 Garage
Number of stories	3
Year Built	1979
Lot Size	2.48 Acres
Unit Mix	34 (2-BDRM), 2 (1-BDRM)
Parking	19 Garage Stalls, 40 Hard Surface Stalls + On Street Parking
Landscaping	Mature /Level
Foundation	Concrete
Exterior	Brick/Vinyl/Mansard Roof
Roof	Flat Rubber Membrane

UTILITIES

Water/Sewer	Owner
Electric	Tenant
Natural Gas/Heat	Owner

PRO-FORMA INCOME

PRICE: \$2,800,000

PRICE PER UNIT: \$77,778

PRICE PER SQFT: \$76.00

ANNUAL

APARTMENT RENTS \$374,400

GARAGE RENTS \$11,400

COIN \$15,500

ANNUAL G.O.I \$401,300

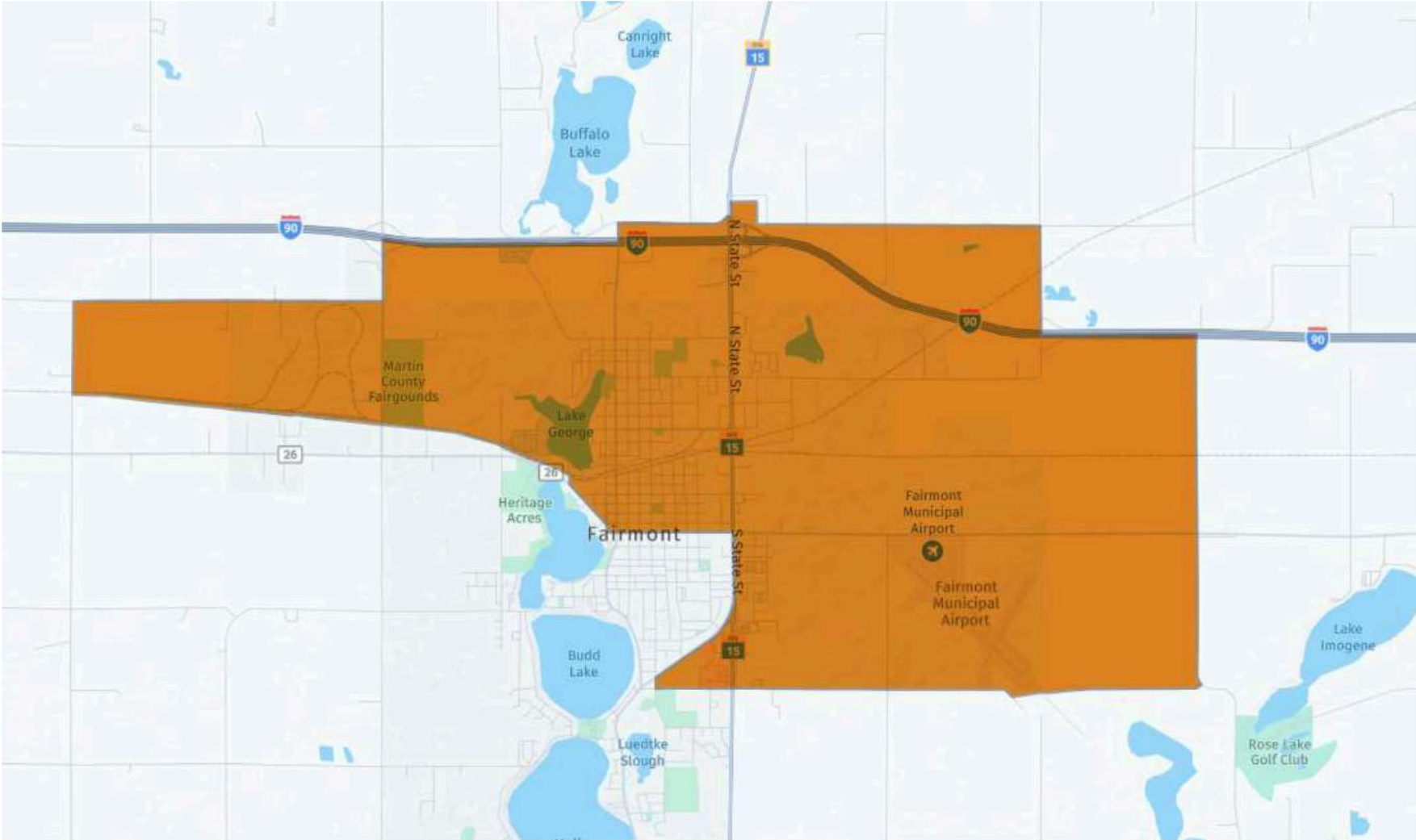


CITY SIDE ESTATES IS IN AN OPPORTUNITY ZONE

Opportunity Funds promote investment in the development of low-income communities across the US, by offering investors federal tax advantages that are only available through the new Opportunity Zone Program. When investors put their money to work in qualified Opportunity Zone through a qualified Opportunity Fund, they can defer and reduce their capital gains tax burden thanks to provisions outlined by the 2017 law.

In fact, investors can defer and reduce realized capital gains on the principal invested, and even eliminate their capital gains tax burden on returns earned through the sale of investments in qualified Opportunity Zones. While some tax incentives are available to Opportunity Fund investors immediately, in general, the greatest number and extent of tax incentives are available to long-term investors.

OPPORTUNITY ZONE MAP



WHAT IS COST SEGREGATION?

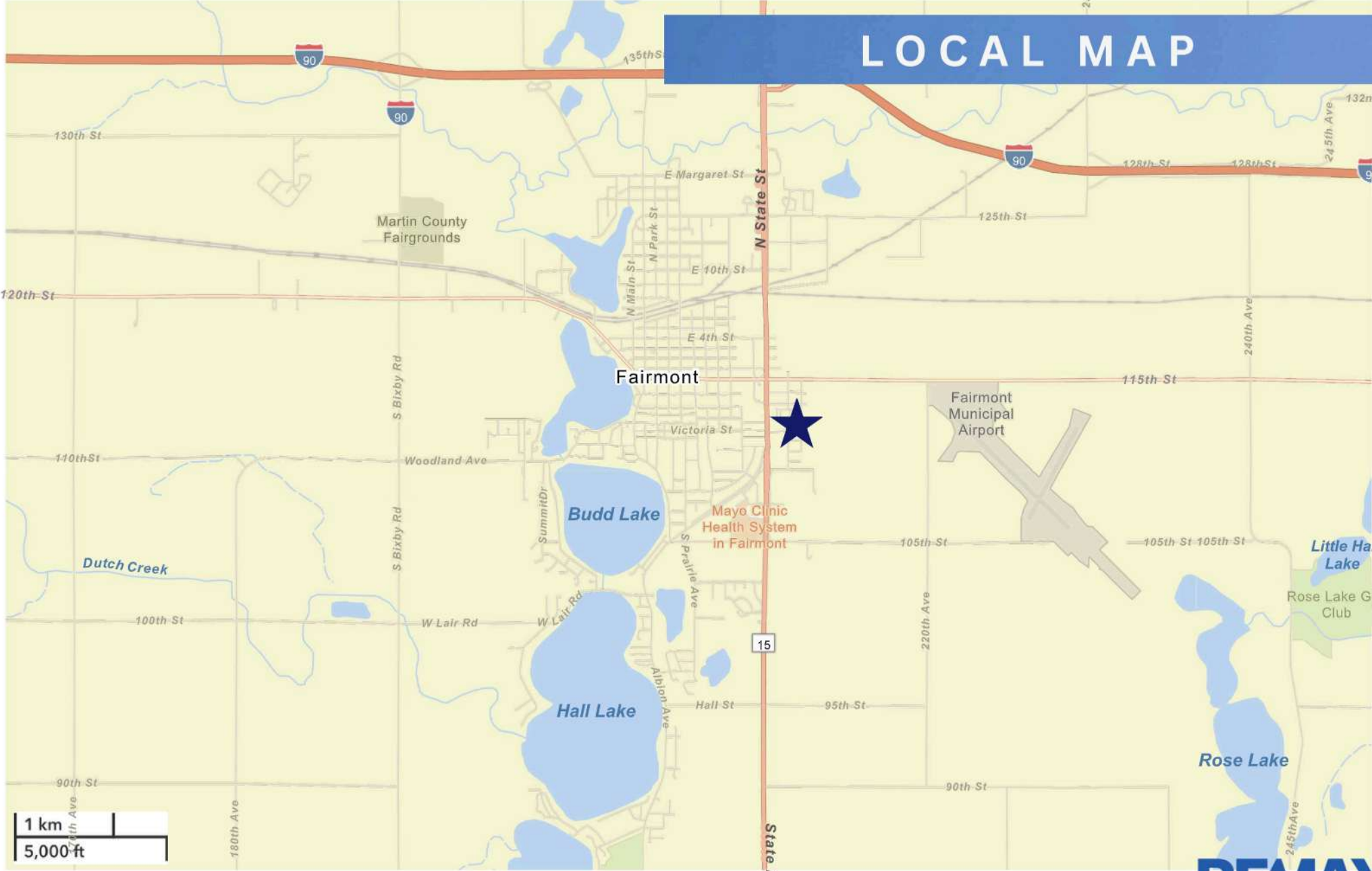
Cost Segregation, a technique used to reclassify building/improvement costs to personal property or land improvement property to shorter tax lives, has benefited taxpayers for decades in terms of increased cash flow and long term net present value benefits.

The Tax Reform Act of 2017 includes cost recovery provisions that open new tax planning and savings opportunities for taxpayers owning or operating real estate. Portions of this Act directly benefit cost segregation, including 100% bonus depreciation for qualifying property acquired and placed in service after September 27, 2017. Under the Act, taxpayers constructing or acquiring real estate – commercial or residential – can benefit from a substantial acceleration of tax deductions by reallocating purchase or construction costs to qualified property classifications through a CSS. As a result, a significant portion of the cost basis for the property can be deducted in the year placed in service.

Ask your financial advisor if Cost Segregation is right for you.



LOCAL MAP



AERIAL PHOTO



© All Eagle-View Technolo

COMMUNITY SUMMARY

COMMUNITY SUMMARY

Fairmont city, MN
Geography

10,385	-0.19%	2.18	39.6	43.8	\$60,585	\$183,421	\$169,762	21.2%	52.8%	25.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



18.4%
Services

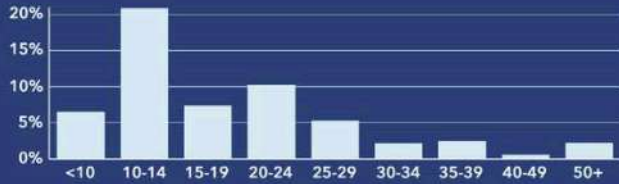


27.6%
Blue Collar

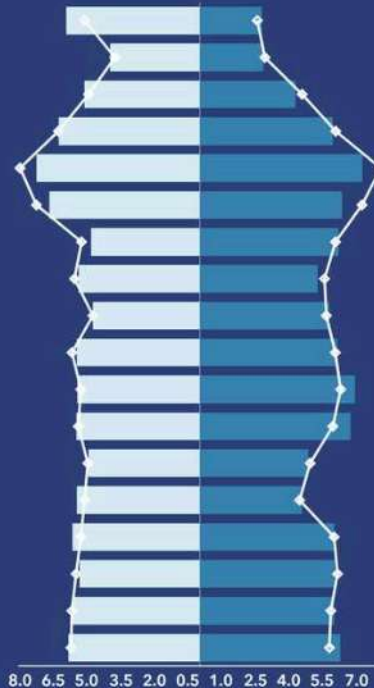


54.0%
White Collar

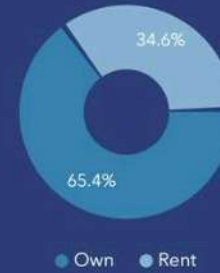
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



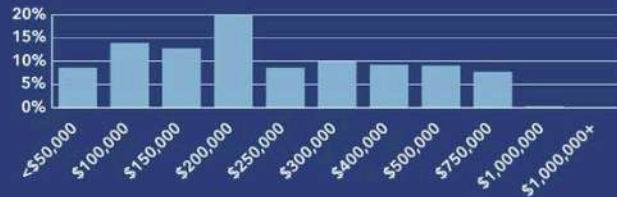
Home Ownership



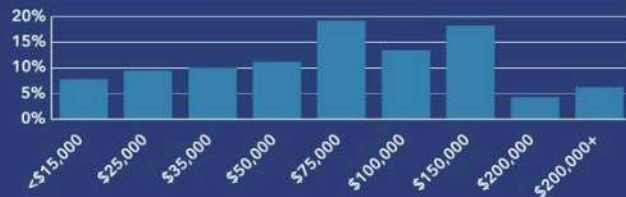
Housing: Year Built



Home Value



Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to **Martin County**



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

© 2026 Esri



COMPARABLES

INVESTMENT OVERVIEW:

Blaine Villa Apartments

1544 87th Avenue NE
Blaine, MN 55449

- 34 Units
- Sold price \$2,980,000
- \$87,647 per unit

COMPARABLES

INVESTMENT OVERVIEW:

Braham Meadows Apartments

106-108 5th Street NW
Braham, MN 55006

- 30 Units
- Sold price \$2,716,700
- \$90,559 per unit

COMPARABLES

INVESTMENT OVERVIEW:

Rosebud Apartment

625 12th Avenue N
Saint Cloud, MN 56303

- 23 Units
- Sold price \$1,700,000
- \$73,913 per unit

COMPARABLES

INVESTMENT OVERVIEW:

Covell Apartments

1401 W 6th St
Souix Falls, SD 57104

- 23 Units
- Sold price \$1,794,000
- \$78,000 per unit

DEMOGRAPHICS

Fairmont Demographics

The following data offers insight into the population, income, and housing breakdowns of Fairmont, Minnesota

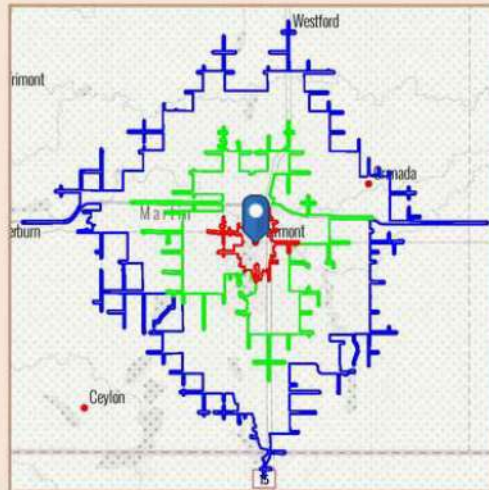


DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

Fairmont, Minnesota

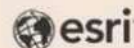
Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	
	5 mins	10 mins	15 mins	Counties Martin County	CBSAs Fairmont, MN Micropolitan Statistical Area	Minnesota	USA
0 - 4	6.64%	6.20%	5.96%	5.78%	5.78%	5.78%	5.39%
5 - 9	6.23%	5.93%	5.87%	5.79%	5.79%	6.18%	5.75%
10 - 14	5.84%	5.66%	5.79%	5.84%	5.84%	6.30%	5.98%
15 - 19	6.25%	5.95%	5.81%	5.66%	5.66%	6.45%	6.47%
20 - 34	17.35%	16.15%	15.76%	15.44%	15.44%	19.42%	20.33%
35 - 54	23.19%	22.50%	22.73%	22.47%	22.47%	25.20%	25.20%
55 - 74	24.17%	25.09%	26.05%	27.14%	27.14%	22.70%	22.82%
75+	10.33%	12.44%	12.00%	11.94%	11.94%	7.96%	8.05%
HOUSEHOLD INCOME							
<\$15,000	7.3%	8.1%	7.6%	7.4%	7.4%	6.3%	8.3%
\$15,000-\$24,999	10.3%	9.7%	9.3%	9.0%	9.0%	5.2%	5.9%
\$25,000-\$34,999	10.0%	10.3%	9.6%	9.2%	9.2%	5.3%	6.3%
\$35,000-\$49,999	12.8%	11.7%	10.9%	10.6%	10.6%	9.2%	9.8%
\$50,000-\$74,999	19.7%	18.9%	19.7%	19.9%	19.9%	15.7%	15.6%
\$75,000-\$99,999	13.3%	13.3%	13.4%	13.5%	13.5%	13.9%	12.5%
\$100,000-\$149,999	17.9%	18.4%	18.5%	18.5%	18.5%	19.5%	17.8%
\$150,000-\$199,999	3.5%	3.9%	4.7%	5.8%	5.8%	11.0%	9.8%
\$200,000+	5.2%	5.4%	6.3%	6.1%	6.1%	13.9%	14.0%
KEY FACTS							
Population	7,543	10,076	12,782	19,737	19,737	5,852,943	339,887,819
Daytime Population	8,786	12,688	14,544	19,898	19,898	5,857,843	338,218,372
Employees	3,950	5,331	6,847	10,460	10,460	3,103,431	167,630,539
Households	3,356	4,540	5,674	8,588	8,588	2,333,970	132,422,916
Average HH Size	2.22	2.18	2.22	2.26	2.26	2.45	2.50
Median Age	41.2	43.3	44.0	44.9	44.9	39.3	39.6
HOUSING FACTS							
Median Home Value	160,000	175,683	193,231	197,159	197,159	370,277	370,578
Owner Occupied %	65.4%	64.1%	68.3%	72.7%	72.7%	69.8%	64.2%
Renter Occupied %	34.6%	35.9%	31.6%	27.3%	27.3%	30.2%	35.8%
Total Housing Units	3,705	4,991	6,243	9,624	9,624	2,582,238	146,800,552
INCOME FACTS							
Median HH Income	\$58,340	\$59,426	\$62,763	\$65,034	\$65,034	\$88,297	\$81,624
Per Capita Income	\$34,913	\$36,547	\$37,686	\$37,500	\$37,500	\$47,371	\$45,360
Median Net Worth	\$155,469	\$158,356	\$185,407	\$209,628	\$209,628	\$289,259	\$228,144