



**407 Lake Street
Roscommon, MI 48653**

**Commercial
Real Estate Auction
BIDDER
INFORMATION
PACKET**

Brad Stoecker, MBA, CAI, AARE, AMM, CES, CMA

Auctioneer & Real Estate Broker

517-927-5028

Commercial Real Estate Auction

*****ONLINE BIDDING ONLY*****

407 Lake Street, Roscommon, MI 48653



Online Bidding Soft Closes:

Thursday, February 8 @ 1:00 PM

Open House:

Tuesday, February 6: 2 - 4 PM

Features:

- 4,830 Sq-Ft
- Large Corner Lot
- Downtown Business District
- On Main Access to I-75
- Existing Tenant - 1 Year NNN Lease
- Could be Owner Occupied
- Space on 2nd Floor for Apartment
- Minutes from Higgins Lake
- Desirable Location
- New Roof on 2nd Story

For Bidder Packet and Online Auction Details Please Contact Us:

www.EpicAuctions.com

Brad Stoecker (Auctioneer/Broker)

517-927-5028

Info@EpicAuctions.com



Real Estate Auction Terms

Bidding Soft Closes starting at 1 PM, Thursday, February 8

Commonly referred to as: **407 Lake Street, Roscommon, MI 48653**

General Terms

- The selling price of this property shall be determined by competitive bidding via online only auction.
- It is the Bidder's responsibility to read and fully understand all Terms and Conditions and property information prior to bidding.
- This auction is to be conducted by Epic Auctions and Estate Sale, LLC, hereinafter referred to as Auctioneer or Auction Company, on behalf of the owner(s) of the property, hereinafter referred to as Seller.
- The terms Bidder and Buyer shall be defined as the individual or any company representing or represented by that individual, including any and all of its agents, employees, representatives, officers, owners, members, or directors.
- Auctioneer is not responsible for acts or representations of Seller.
- Auctioneer reserves the right to update the Terms and Conditions and any property information at any time. Those will be effective immediately upon posting and the Bidder will be bound by those updated Terms and Conditions.
- The act of bidding shall constitute Bidder's acceptance of these Terms and Conditions in whole and individually. If any individual Term or Condition is later found to be unenforceable, Bidder agrees that all remaining Terms and Conditions shall remain valid and in full effect.
- Epic Auctions and Estate Sale, LLC, is acting solely in the role of Seller's Agent and will not act as Agent of any potential Buyer and owes no fiduciary responsibility to anyone other than the Seller.
- Auction company staff and Seller's family members may bid on their own behalf with the intent to purchase and take possession of the property.
- Seller is a Trust, and any individual past or present member(s) of the Trust may bid on their own behalf (outside of the Trust) with the intent to purchase and take possession of the property personally.
- Auction company reserves the right to bid on behalf of the seller up to any reserve amount.
- Bidders are encouraged to attend an Open House to inspect the property to their full satisfaction. If the Bidder is not satisfied with the condition of the property or they have any reservations about the bidding process, they are encouraged to discuss this with the auctioneer prior to the auction until they are satisfied or refrain from bidding.
- Bidders are permitted to bring professional inspectors to the open houses.
- Any information provided in auction advertisements and bidder information packets was obtained from sources believed to be accurate but are subject to verification by any parties relying on such information. No liability for accuracy, errors, or omissions is assumed by Auction Company or Seller.
- Representation by a Buyer Agent is not required for bidders to participate in the auction process, but Agents are welcome to assist Buyers with the process in accordance with the registration document posted on the Epic website.

Real Property Information

- Official square footage from the tax assessor's website is 4,830 sq-ft.
- The property is sold subject to an existing first-floor tenant with a 1-year triple net (NNN) lease at the rate of \$5/square foot for 2,654 sq-ft. Tenants pay all other expenses except building insurance.
- Auction does not include any of Tenants trade fixtures, personal property, or sellable goods.
- All properties are sold subject to any existing matters of record, all easements, and local zoning regulations.
- This property is sold "as-is" with no expressed or implied warranty provided by either Auctioneer or Seller.
- Specific property information is available on the Epic Auctions and Estate Sales website. Please read the property information on the listing.
- Auction Company assumes no liability or responsibility for any defects or deficiencies of the property, either known or not known by Seller.
- Bidder is expected to read and understand all available information regarding the property and to perform their own due diligence to be fully informed about the property prior to bidding.

Registration

- All bidders must provide their full legal name, mailing address, phone number, email address, and valid credit card information to register.
- All bidder identities will be verified to the satisfaction of the auction company. Any party that cannot be fully identified will have their bidder registration suspended and any bidding activity will be deleted.
- All bidders must be 18 years of age as of the date of bidder registration.
- Online bidder registration requires the submission of valid credit card information.
- Online bidder identities will be kept confidential except to Auction Company staff and Seller.
- Auction company reserves the right to request proof of funds for the Earnest Money Deposit.
- Auction Company reserves the right to waive any or all registration requirements.
- Auction Company reserves the right to decline any registration or ban any registered bidder at any time.

Online Bidding

- Bidding will be conducted online via online only auction.
- Soft close means bidding will extend until no bids are submitted during any extended bidding period.
- Bidding will end when the countdown timer reaches 00:00 (zero).
- If after the lot has closed there is determined to have been an internet service interruption or online bidding software interruption in the final 2 hours of bidding, Auctioneer reserves the right at their sole discretion to re-open the lot for further bidding. Auction Company will contact the final bidder after the auction ends to confirm when the lot is considered sold.
- Neither the Auctioneer nor the Seller are responsible for failure of Auction Company computer systems, Bidder's computer system malfunctions, failure of Bidder to receive email notifications, vendor platform failures, internet connections, or any other event that prevents Bidder from bidding or Epic from receiving said bids.

Buyers Premium

- There will be a **Ten Percent (10%)** Buyers Premium charged for this auction. This amount will be added to Bidder's final bid to determine the final sales price.
 - *As an example:* If the Bidder's final bid is \$100,000, the 10% buyer's premium will be added to this amount to arrive at the final sale price of \$110,000. This final sale price will be the final price on which all transfer taxes and title insurance policies will be based.
- If the winning bidder is properly represented by a Buyer's Agent, an additional 2% Buyer's Premium, based on the final high bid amount, will be added to the sales price. This will be paid to the Buyer's Agent pursuant to the requirements in the Broker Registration Form.

Earnest Money/Down Payment/Deposit for Real Property

- **\$25,000** deposit in the form of a wire transfer or certified bank cashier check will be deposited with Auction Company within **24 hours** after the completion of the auction. Winning bidders that fail to timely submit the fully executed Purchase Agreement and Earnest Money Deposit will be considered in default.
- Earnest money is 100% non-refundable.
- Earnest money will be held by Auctioneer until closing.
- Remaining balance to be paid in full within 30 calendar days after the auction at closing.

Contract Signing

- The high bidder, at the conclusion of the auction event, will receive a phone call confirming their final bid.
- The high bidder must meet with Auctioneer within 24 hours of the end of the auction to complete and sign the Purchase Agreement and deliver their earnest money deposit. Signing may be done electronically.

Buyer Financing

- Terms are **Cash or Conventional Financing Only (No FHA, MSHDA, VA, etc).**
- There are **no** contingencies for financing, appraisals, repairs, or inspections or any other requirements that may be required by the Buyer's mortgage company.
- Bidder is expected to have any needed pre-approvals in place for a mortgage, if necessary, prior to bidding.
- Proof of adequate funds for Earnest Money Deposit may be required at Auctioneer's discretion.

Closing

- All closing costs will be paid by the Buyer including title insurance, recording fees, title fees, and transfer taxes.
- Seller will execute a warranty deed conveying the property to Buyer at closing.
- Closing will be handled by Transnation Title Agency from their Houghton Lake office. There will be no split closings. Closings can be handled remotely as needed.
- Seller intends to perform an IRC Section 1031 tax-deferred exchange. Buyer agrees to cooperate with the exchange and Seller agrees to hold Buyer harmless from all claims, costs, liabilities, or delays in time resulting from such an exchange. Buyer agrees to an assignment of this contract to a qualified intermediary by the seller. Seller will be responsible for all costs associated with the 1031 Exchange.
- **Buyer must close within 30 calendar days from the close of the auction.**
- Seller will have up to 90 days from the date of official notice from the title company to clear any title defects that may be discovered prior to closing.
- Taxes will be prorated to the date of closing.
- Any closing that is delayed beyond 45 days without the written authorization of Seller and Auction Company due to any actions or inactions of Buyer or anyone working on behalf of Buyer, including lenders, inspectors, appraisers, etc., will cause Buyer to be in breach of contract. Buyer will forfeit all earnest money deposits and will be held responsible for any costs incurred by either Auction Company or Seller from the resale of the property.

Disputes

- In the event of any dispute regarding the auction and subsequent transfer of this property, all legal claims will be properly filed in **Eaton County**, in the State of Michigan.

The information contained in this document is subject to verification by all parties relying on it. Though every effort has been made to gather accurate and correct information, neither the Seller nor Epic Auctions & Estate Sales assumes any liability for its accuracy, and/or any errors or omissions. Conduct of the auction and increments of bidding are solely at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to prevent any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

Sale shall include 100% of the mineral, oil, water, and gas rights that may be owned by the Seller.

Neither Epic Auctions & Estate Sales nor the Seller will discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.

Epic Auctions & Estate Sales is acting only as the Seller's Agent regarding the sale of this property.



EPIC AUCTIONS and ESTATE SALES, LLC SALES OFFER

Dated: _____

1. BUYERS, _____ hereinafter called "BUYER", whose address is _____ offers to buy from **3B Brookfield Realty Trust (Brian Tessier, Trustee)** hereinafter called "SELLER", the following real property located in the City/Town/Village of **Roscommon**, County of **Roscommon**, State of Michigan, legally described as:

PARCEL A: Being part of Lots 1 and 2, Block 8 of the plat of Robinson's Plat of the Village of Roscommon, as recorded in Liber 1 of Plats, page 2, Roscommon County Records, located in Higgins Township, Roscommon County, Michigan and described as: Beginning at the Eastern most corner of said Lot 1, thence S39°32'08"W, along the Southeasterly lot line, 78.35 feet; thence N50°21'00"W 100.05 feet; thence N39°34'13"E, along the Northwesterly line of Lot 2, 78.17 feet to the Northern most corner of Lot 2; thence S50°27'15"E, 100.0 feet to the Place of Beginning.

More Commonly Known As: **407 Lake Street, Roscommon, MI 48653** Parcel #: **055-708-001-1000.**

This property is sold subject to any and all existing building and use restrictions, zoning ordinances and easements, if any. The property includes all buildings: GAS, OIL AND MINERAL RIGHTS WHICH MAY BE OWNED BY SELLER, all attached fixtures.

EXCEPTIONS OR ADDITIONS: **Property is being sold with an existing tenant with a 1-year triple net "NNN" lease which transfers with the property. Tenant's trade fixtures, personal property, and sellable goods are not included in the sale of the property.**

2. The sales price will be: \$ _____

3. METHOD OF PAYMENT: **ALL CLOSING FUNDS MUST BE PAID IN THE FORM OF A WIRE TRANSFER OR CASHIERS CHECK.**

4. FINANCING: This purchase is not contingent upon Purchaser obtaining financing. There are no Buyer's Contingencies. Earnest money deposit is 100% non-refundable unless title is not transferable.

5. PRORATED ITEMS: Interest, rents, association fees, insurance if assigned, will be current and prorated to the date of Closing.

6. SPECIAL ASSESSMENTS and TAXES:

- a. SPECIAL ASSESSMENTS which are or become a lien on the property on or before date of Closing of this Agreement will be paid by the SELLER.
- b. TAXES will be treated as if they cover the calendar year in which they become a lien. TAXES which become a lien in years prior to the year of Closing will be paid by SELLER without proration. TAXES which become a lien in year of Closing will be prorated so that SELLER will pay taxes from the first of the year to closing date and BUYER will pay taxes for balance of year, including day of Closing. If any bill for taxes is not issued as of the date of closing, the then current S.E.V. and tax rate and any administrative fee will be substituted and prorated.

Buyer Initials _____

7.CLOSING

- a. BUYER WILL PAY FOR all closing costs including all transfer taxes, title insurance, recording fees, etc.
 - b. SELLER WILL PAY any outstanding assessments or taxes owed up to the date of closing.
 - c. Closing will be handled by Transnation Title. Closings can be handled remotely.
 - d. Seller intends to perform an IRC Section 1031 tax-deferred exchange. Buyer agrees to cooperate with the exchange and Seller agrees to hold Buyer harmless from all claims, costs, liabilities, or delays in time resulting from such an exchange. Buyer agrees to an assignment of this contract to a qualified intermediary by the seller. Seller will be responsible for all costs associated with the 1031 Exchange.
- 8.TITLE. If defects exist, SELLER will have 90 days after receiving written notice to remedy the defects. After 90 days, SELLER will refund the deposit in full termination of the contract if unable to remedy the defects.
- 9.BUYER AND SELLER ACKNOWLEDGE THAT EPIC AUCTIONS & ESTATE SALES, LLC IS ONLY ACTING AS THE SELLER'S AGENT.
10. SALE must be closed within 45 days. Seller reserves the right to extend the date of closing.
11. OCCUPANCY. The SELLER will deliver, and the BUYER will accept possession of the property at Closing. If the SELLER occupies the property, it will be vacated no later than the date of Closing.
12. AUCTION TERMS: BUYER ACKNOWLEDGES THAT THEY ARE BOUND BY THE AUCTION TERMS AND CONDITIONS THAT WERE PROVIDED AND AGREED TO PRIOR TO REGISTERING TO BID. BUYER HAS PERSONALLY EXAMINED THIS PROPERTY AND AGREES TO ACCEPT IT "AS IS" AND IN ITS PRESENT CONDITION WITH ANY DEFECTS NOTED OR NOT NOTED AND AGREES THAT THERE ARE NO ADDITIONAL WRITTEN OR ORAL UNDERSTANDINGS EXCEPT AS SPECIFIED HEREIN.
13. SELLER'S DISCLOSURE. BUYER acknowledges that a SELLER'S Disclosure Statement has been provided.
14. BUYER DEPOSIT: **\$25,000** showing BUYER'S good faith will be deposited with the Auctioneer Company and will apply at closing as part of the purchase price. If title is not marketable or insurable, this deposit is to be refunded. In the event of default by BUYER, all deposits made may be forfeited as liquidated damages at SELLER's election; or SELLER may retain such deposits as part of payment of the purchase price and pursue his/her legal or equitable remedies against BUYER. If there is default by either party and the deposit is forfeited, the deposit will be transferred to the escrow agent's trust account for distribution.
15. BUYER AND SELLER agree that any dispute related to this contract shall be submitted to mediation. This mediation shall be according to the National Association of Realtors (NAR) rules and procedures of the Homesellers/Homebuyers Dispute Resolution System. If the parties cannot reach a binding agreement in mediation, they have the right to use other legal remedies.
16. BUYER will not assign this Agreement without written consent of SELLER.
17. Make Deed to _____ (This can be adjusted prior to closing.)

Buyer Initials _____

The Buyer has read, fully understands, and approves the foregoing offer.

Dated: _____

Buyer: _____

Buyer: _____

Seller acknowledges receipt of Buyer's written offer and accepts it as presented.

Dated: _____

Seller: _____

Seller: _____

Epic Auctions and Estate Sales, LLC acknowledges receipt of Buyer's earnest money deposit in the amount of **\$25,000** in accordance with the terms provided herein.

Dated: _____

Auctioneer: _____
Bradley A. Stoecker, Owner/Auctioneer/Broker

Buyer Initials _____

COMMERCIAL LEASE CONTRACT - TRIPLE NET

THIS LEASE is made as of December 31, 2023, Between Low-Bono LLC Agent for the for the owner, hereinafter referred to as "Landlord"), with an address of an address of 65 Molasses Hill road and [REDACTED], with an address of 407 Lake Street Roscommon, Michigan ("Tenant"), with [REDACTED], who hereby agree as follows:

1. PREMISES. Subject to the covenants and conditions of this Lease, Landlord leases to Tenant, and Tenant leases from Landlord, the premises (the "Premises") commonly known and numbered as 407 Lake Street in the town of Roscommon, County of Roscommon, State of [REDACTED], consisting of 2654 sq ft, and further described on Exhibit A attached hereto, together with the right of ingress and egress and the non-exclusive use of common areas.

2. USE OF PREMISES. The Premises shall be used only as (collectively, the "Permitted Use").

3. TERM. The Term of this Lease (the "Term") is for one (1), commencing on the 1st day of January 2024 and ending on the day 31st day of December 2024.

4. RENT PAYMENTS. Tenant shall pay to Landlord \$ [REDACTED] as rent in monthly installment over the Term of this Lease. The first monthly rent installment of \$ 1327.00 shall be paid at the execution of this Lease and all subsequent monthly rent installments shall be due as follows: Monthly. Each monthly installment is due payable in advance without notice or demand at Landlord's above stated address, or at any other place Landlord designates in writing.

5. SECURITY DEPOSIT. Concurrently with execution of this Lease, Tenant shall deliver to Landlord \$ 1327.00 as security for the performance by Tenant of every covenant and condition of this Lease (the "Security Deposit"). Said Security Deposit may be co-mingled with other funds of Landlord and shall bear no interest. If Tenant shall default with respect to any covenant or condition of this Lease, including, but not limited to the payment of rent, Landlord may apply the whole or any part of such Security Deposit to the payment of any sum in default or any sum which Landlord may be required to spend by reason of Tenant's damage or default. If any portion of the Security Deposit is so applied, Tenant, upon demand by Landlord, shall deposit cash with Landlord in an amount sufficient to restore the Security Deposit to its original amount. Should Tenant comply with all of the covenants and conditions of this Lease, the Security Deposit or any balance thereof shall be returned to Tenant promptly after expiration of the term thereof.

6. POSSESSION. Possession shall be on January 1, 2024. Landlord shall use due diligence to give possession as nearly as possible at the beginning of the Term. Rent shall abate pro rata for the period of any delay in giving Tenant possession, but the Term shall not be extended as a result of such delay. Tenant shall make no other claim against Landlord for delay in obtaining possession.

7. PROPERTY INSURANCE. Except in case of multi-tenant building as provided in Section 12 throughout the term of this Lease and any extensions thereof, Tenant shall obtain and pay for fire and extended coverage casualty insurance for the building and other improvements on the leased premises, with such comprehensive or so called "all risk" endorsements and in such amounts as Landlord may, from time to time, deem reasonably necessary, and shall show the Tenant and the Landlord, and Landlord's lender, if any, as the insured thereon. Tenant shall also obtain and pay for loss of rent coverage. Tenant shall at all times keep such insurance in force and provide Landlord with copies of said policies or certificates evidencing said coverage. The policies shall be in form and content reasonably required by Landlord and shall be issued by an insurance company approved by Landlord and shall contain a clause that the insurer will not cancel, materially modify or fail to renew the insurance without first giving Landlord thirty (30)

days prior written notice. If Tenant fails to keep said insurance in effect, Tenant shall be in default hereunder and Landlord may, at its option, immediately obtain insurance coverage as provided for herein and charge Tenant for the cost thereof.

8. INDEMNITY AND LIABILITY INSURANCE (Tenant). Tenant shall at all times indemnify, defend and hold Landlord harmless from all loss, liability, costs, damages and expenses that may occur or be claimed with respect to any person or persons, or property on or about the Premises or to the Premises resulting from any act done or omission by or through Tenant, its agents, employees, invitees or any person on the Premises by reason of Tenant's use or occupancy or resulting from Tenant's non-use or possession of said property and any and all loss, cost, liability or expense resulting therefrom. Tenant shall maintain, at all times during the Term, comprehensive general liability insurance in an insurance company licensed to do business in the state in which the Premises are located and satisfactory to Landlord, properly protecting and indemnifying Landlord with single limit coverage of not less than \$ for injury to or \$ death of persons and \$ for property damage. During the Term, Tenant shall furnish Landlord with a certificate or certificates of insurance, in a form acceptable to Landlord, covering such insurance so maintained by Tenant and naming Landlord and Landlord's mortgagees, if any, as additional insureds.

9. INDEMNITY AND LIABILITY INSURANCE (Landlord). Landlord shall at all times indemnify, defend and hold Tenant harmless from all loss, liability, costs, damages and expenses that may occur or be claimed with respect to any person or persons, or property on or about the Common Areas as described in Exhibit B or to the Common Areas resulting from any act done or omission by or through Landlord, its agents, employees, invitees or any person on the Common Areas. Landlord shall maintain, at all times during the Term, comprehensive general liability insurance in an insurance company licensed to do business in the state in which the Common Areas are located.

10. TAXES. Tenant shall pay, during the term of this Lease, the real estate taxes and special taxes and assessments (collectively, the "taxes") attributable to the premises and accruing during such term. Tenant shall pay said taxes.

11. OPERATING EXPENSES. It is the intention of the parties and they hereby agree that this shall be a triple net Lease, and the Landlord shall have no obligation to provide any services, perform any acts or pay any expenses, charges, obligations or costs of any kind whatsoever with respect to the Premises, and Tenant hereby agrees to pay one hundred percent (100%) of any and all Operating Expenses as hereafter defined for the entire term of the Lease and any extensions thereof in accordance with specific provisions hereinafter set forth. The term Operating expenses shall include all costs to Landlord of operating and maintaining the Building and related parking areas, and shall include, without limitation, real estate and personal property taxes and assessments, management fee, heating, electricity, water, waste disposal, sewage, operating materials and supplies, service agreements and charges, lawn care, snow removal, restriping, repairs, repaving, cleaning and custodial, security, insurance, the cost of contesting the validity or applicability of any governmental acts which may affect operating expenses, and all other direct operating costs of operating and maintaining the Building and related parking areas, unless expressly excluded from operating expenses. Notwithstanding the foregoing, operating costs (and Tenant's obligations in relation thereto) shall not include (i) any expense chargeable to a capital account or capital improvement, ground leases; principal or interest payments on any mortgage or deed of trust on the premises; (ii) any amount for which Landlord is reimbursed through insurance, by third persons, or directly by other tenants of the premises, (iii) repair costs occasioned by fire, windstorm or other casualty, (iv) any construction, repair or maintenance expenses or obligations that are the sole responsibility of Landlord (not to be reimbursed by Tenant), (v) leasing commissions and other expenses incurred in connection with leasing any other area located on the premises to

any other party, (vi) any expense representing an amount paid to an affiliate or subsidiary of Landlord which is in excess of the amount which would be paid in the absence of such relationship, and (vii) costs of items and services for which Tenant reimburses Landlord or pays third persons directly.

13. ASSIGNMENT AND SUBLETTING. Tenant shall not assign, transfer or encumber this Lease and shall not sublease the Premises or any part thereof or allow any other person to be in possession thereof without the prior written consent of Landlord, in each and every instance. Said consent shall not be unreasonably withheld by Landlord. For the purpose of this provision, any transfer of a majority or controlling interest in Tenant (whether in one or more related or unrelated transactions), whether by transfer of stock, consolidation, merger, transfer of a partnership interest or transfer of any or all of Tenant's assets or otherwise, or by operation of law, shall be deemed an assignment of this lease. Notwithstanding any permitted assignment or subletting, Tenant shall at all times remain directly, primarily and fully responsible and liable for the payment of the rent herein specified and for compliance with all of its other obligations under the terms and provisions of this Lease.

14. SIGNS AND ADVERTISEMENTS. Tenant shall not place upon nor permit to be placed upon any part of the Premises, any signs, billboards or advertisements what so ever, without the prior written consent of Landlord. All permitted signage shall be at Tenant's sole expense. Local requirements must be approved before seeking the approval of the Landlord.

15. CONDITION OF PREMISES. Tenant acknowledges that it has inspected the Premises and, except as may be provided in accordance with Exhibit C attached hereto, otherwise in this Lease, Tenant accepts the Premises in its present condition. At the end of the Term, except for damage caused by fire or other perils, Tenant, at its expense, shall (a) surrender the Premises in the same or similar condition as existed at the time the Premises were accepted and possession taken by Tenant, subject to reasonable wear resulting from uses permitted hereunder, and further subject to Tenant's obligations; (b) have removed all of Tenant's property from the Premises; (c) have repaired any damage to the Premises caused by the removal of Tenant's Property; and (d) leave the Premises free of trash and debris and the building in "broom clean" condition.

16. LANDLORD'S RIGHT OF ENTRY. Landlord or Landlord's agent may enter at reasonable hours to inspect or show the Premises to prospective lenders and purchasers, and to do anything Landlord may be required to do hereunder or which Landlord may deem necessary for the good of the Premises or any building of which they are a part. During the last ninety (90) days of this Lease, Landlord may display a "For Rent" sign on the Premises. Tenant agrees to conduct its business in a manner that shall not be unlawful, illegal, or objectionable to other Tenants in the building of which the Premises are a part, including but not limited to noise, vibration, odor, trash or fumes. In the event Landlord receives complaints from other Tenants in the building or complex and determines, in its sole reasonable judgment, that Tenant is conducting its operations in a manner so as to be objectionable to other Tenants, Tenant shall, upon notice from Landlord, promptly modify its operations to eliminate such objections.

17. DAMAGE BY CASUALTY. If, during the Term or previous thereto, the premises shall be destroyed or so damaged by fire or other casualty as to become untenable, then in such event, at the option of Landlord, this Lease shall terminate from the date of such damage or destruction. Landlord shall exercise this option to so terminate this Lease by notice in writing delivered to Tenant within thirty (30) days after such damage or destruction. Upon such notice, Tenant shall immediately surrender said Premises and all interest therein to Landlord, and Tenant shall pay rent only to the time of such damage or destruction. If Landlord does not elect to terminate this Lease, this Lease shall continue in full force and effect, and Landlord shall expeditiously repair the Premises, placing the same in as good a condition as they were at the

time of the damage or destruction, and for that purpose, may enter said Premises. In that event rent shall abate in proportion to the extent and duration of untenability. In either event, Tenant shall remove all rubbish, debris, merchandise, furniture, equipment and its other personal property within five days after the request by Landlord. If the Premises shall be slightly damaged by fire or other casualty, so as not to render the same untenable, then Landlord shall expeditiously repair the same and in that case the rent shall not abate. Except for rent abatement as herein provided, no compensation or claim shall be made by or allowed to Tenant by reason of any inconvenience or loss of business arising from the necessity of repairing any portion of the building or the Premises.

18. PERSONAL PROPERTY. Landlord shall not be liable for any loss or damage to any merchandise inventory, goods, fixtures, improvements or personal property of Tenant in or about the Premises.

19. ALTERATIONS. Tenant shall not make any material or structural alterations or additions in or to the Premises without the prior written consent of Landlord.

20. UTILITIES AND SERVICES. Tenant shall furnish and pay for all electricity, gas, water, fuel, trash removal, telephone, internet, T-1 and any services or utilities used in or assessed against the Premises, unless otherwise provided.

21. LEGAL REQUIREMENTS. Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Premises or the use thereof, and Tenant shall indemnify, defend and hold Landlord harmless from expense or damage resulting from failure to do so.

22. FIXTURES. Except for Tenant's personal property and trade fixtures, all buildings, repairs, alterations, additions, improvements, installations and other non-trade fixtures installed or erected on the Premises, whether by or at the expense of Landlord or Tenant, shall belong to Landlord and shall remain on and be surrendered with the Premises at the expiration or termination of this Lease. However, at Landlord's option, Tenant shall remove Tenant's alterations or improvements prior to the expiration of this Lease and return the Premises to its original condition.

23. TAXES ON LEASEHOLD. Tenant shall be responsible for and shall pay before delinquency all municipal, county, or state taxes assessed during the term of this Lease against any leasehold interest or personal property of any kind owned by or placed in, upon, or about the Premises by Tenant.

24. EMINENT DOMAIN. Should all of the Premises be taken under the power of eminent domain or a conveyance in lieu thereof by any authority having the right of condemnation, or if a portion thereof is taken so that the Premises are unsuitable, in Tenant's reasonable opinion, for Tenant's use, then the term of this lease shall terminate as of the date that title shall vest in the acquiring authority and the rent and other charges shall be adjusted as of the date of such taking. In such case, Landlord shall be entitled to the proceeds of the condemnation award made to Landlord. Nothing herein shall be construed to prevent Tenant from separately pursuing a claim against the condemning authority for its independent loss or damages to the extent available, provided, however, that no award made to or on behalf of Tenant shall reduce, limit, or restrict the award to Landlord, and no allocation of Landlord's award in condemnation shall occur. Tenant shall have no claim against Landlord for the value of the unexpired term of this lease. Should any part of the Premises be taken in the exercise of eminent domain or a conveyance in lieu thereof or in connection therewith, but not such as to render the Premises unsuitable for the operation of its business, this Lease shall continue on the same terms and conditions except that the description of the Premises or the real estate

taken by right of eminent domain or a conveyance in lieu thereof or in connection therewith shall be modified to reflect such taking. In the event this Lease does not terminate by reason of such taking, the condemnation proceeds from the Demised Premises will first be used to restore the Premises to a position of occupancy by the Tenant. The balance of such condemnation proceeds from the Premises, if any, shall belong to Landlord.

25. WAIVER OF SUBROGATION. As part of the consideration for this Lease, each of the parties hereby releases the other party from all liability for damage due to any act or neglect of the other party occasioned to property owned by said parties which is or might be incident to or the result of a fire or other casualty against loss for which either of the parties is now carrying or hereafter may carry insurance; provided, however, that the releases herein contained shall not apply to any loss or damage occasioned by intentional acts of either of the parties, and the parties further covenant that any insurance they obtain on their respective properties shall contain an appropriate provision whereby the insurance company, or companies, consent to the mutual release of liability contained in this paragraph.

26. DEFAULT AND REMEDIES. If: (a) Tenant fails to comply with any term, provision, condition or covenant of this Lease; (b) Tenant deserts or vacates the Premises; (c) any petition is filed by or against Tenant under any section or chapter of the Federal Bankruptcy Act, as amended, or under any similar law or statute of the United States or any state thereof; (d) Tenant becomes insolvent or makes a transfer in fraud of creditors; (e) Tenant makes an assignment for benefit of creditors; or (f) a receiver is appointed for Tenant or any of the assets of Tenant, then in any of such events, Tenant shall be in default and Landlord shall have the option to do any one or more of the following: upon ten (10) days prior written notice, excepting the payment of rent or additional rent for which no demand or notice shall be necessary, in addition to and not in limitation of any other remedy permitted by law, to enter upon the Premises either with or without process of law, and to expel, remove and put out Tenant or any other persons thereon, together with all personal property; and, Landlord may terminate this Lease or it may from time to time, without terminating this Lease, rent said Premises or any part thereof for such term or terms (which may be for a term extending beyond the Term) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable, with the right to repair, renovate, remodel, redecorate, alter and change said Premises. At the option of Landlord, rents received by Landlord from such reletting shall be applied first to the payment of any indebtedness from Tenant to Landlord other than rent and additional rent due hereunder; second, to payment of any costs and expenses of such reletting, including, but not limited, attorney's fees, advertising fees and brokerage fees, and to the payment of any repairs, renovation, remodeling, redecorations, alterations and changes in the Premises; third, to the payment of rent and additional rent due and payable hereunder and interest thereon; and, if after applying said rentals there is any deficiency in the rent and additional rent and interest to be paid by Tenant under this Lease, Tenant shall pay any such deficiency to Landlord and such deficiency shall be calculated and collected by Landlord monthly. No such re-entry or taking possession of said Premises shall be construed as an election on Landlord's part to terminate this Lease unless a written notice of such intention is given to Tenant. Notwithstanding any such reletting without termination, Landlord may at any time terminate this Lease by reason of any default, in addition to any other remedy it may have, it may recover from Tenant the worth at the time of such termination of the excess of the amount of rent and additional rent reserved in this Lease for the balance of the Term over the then reasonable rental value of the Premises for the same period. Landlord shall have the right and remedy to seek redress in the courts at any time to correct or remedy any default of Tenant by injunction or otherwise, without such resulting or being deemed a termination of this Lease, and Landlord, whether this Lease has been or is terminated or not, shall have the absolute right by court action or otherwise to collect any and all amounts of unpaid rent or unpaid additional rent or any other sums due from Tenant to Landlord under this Lease which were or are unpaid at the date of termination. If it is necessary for Landlord to bring any action under this Lease, to consult with an attorney

concerning or for the enforcement of any of Landlord's rights, then Tenant agrees in each and any such case to pay to Landlord, Landlord's reasonable attorney's fees. In addition to the remedies set forth herein, Tenant shall pay a late charge in the amount of % of any payment due hereunder which remains unpaid on the tenth day after same is otherwise due hereunder. Said late charge shall be deemed additional rent, and the assessment or collection of same shall not limit or delay Landlord's pursuit of any remedy arising hereunder upon Tenant's default.

27. WAIVER. The rights and remedies of Landlord under this Lease, as well as those provided by law, shall be cumulative, and none shall be exclusive of any other rights or remedies. A waiver by Landlord of any breach or default of Tenant shall not be deemed or construed to be a continuing waiver of such breach or default nor as a waiver of or permission, expressed or implied, for any subsequent breach or default. It is agreed that the acceptance by Landlord of any installment of rent subsequent to the date the same should have been paid shall not alter the covenant and obligation of Tenant to pay subsequent installments of rent promptly upon the due date. Receipt by Landlord of partial payment after Tenant's default shall not be construed to be or constitute a cure of any such default. No receipt of money by Landlord before or after the termination of this Lease shall in any way reinstate, continue or extend the term above demised.

28. TOXIC OR HAZARDOUS MATERIALS. Tenant shall not store, use or dispose of any toxic or hazardous materials in, on or about the Premises without the prior written consent of Landlord. Tenant, at its sole cost, shall comply with all laws relating to Tenant's storage, use and disposal of hazardous or toxic materials. Tenant shall be solely responsible for and shall defend, indemnify and hold Landlord, its agents and employees, harmless from and against all claims, costs and liabilities, including attorney's fees and costs, arising out of or in connection with the Tenant storage, use or disposal of any toxic or hazardous material in, on or about the Premises including, but not limited to, removal, clean-up and restoration work and materials necessary to return the Premises, and any other property of whatever nature located on the Premises, to their condition existing prior to the appearance of toxic or hazardous materials on the Premises. Tenant's obligations under this paragraph shall survive the termination of this Lease.

29. SUBORDINATION OF LEASE TO MORTGAGES. This Lease shall be subject and subordinate at all times to the lien of existing mortgages and of mortgages which hereafter may be made a lien on the Premises; provided, however, that with regard to any pledge or mortgage executed by Landlord, Landlord shall use its best efforts to provide to Tenant a nondisturbance agreement from any mortgagee or other lien holder of Landlord's interest in the premises. Such nondisturbance agreement shall be in form and content reasonably acceptable to Tenant and Landlord's mortgagee or other lien holder, together with a representation that the Landlord is not in default of any of the terms of any such mortgage or security agreement as of the date thereof. Although no instrument or act on the part of the Tenant shall be necessary to effectuate such subordination, the Tenant will nevertheless execute and deliver such further instruments subordinating this Lease to the lien of any such mortgages as may be desired by the mortgagee. The Tenant hereby irrevocably appoints the Landlord as Tenant's attorney-in-fact to execute and deliver any such instrument for the Tenant. Provided, however, and notwithstanding the foregoing provisions hereof, upon foreclosure of the mortgage with the mortgagee succeeding to the rights of the Landlord, the Tenant shall, at the option of said mortgagee, be bound to the mortgagee under all of the terms of the Lease for the balance of the term hereof remaining with the same force and effect as if the mortgagee were the Landlord under the Lease, and the Tenant hereby attorns to the mortgagee as its Landlord, such attornment to be effective and self-operative if the mortgagee so elects. In no event, however, shall the mortgagee be liable for any act or omission of any prior Landlord, be subject to any offsets or defenses which Tenant might have against any prior Landlord, or be bound by any

rent or additional rent which the Tenant might have paid to any prior Landlord for more than the current month.

30. SUCCESSORS. The provisions, covenants and conditions of this Lease shall bind and inure to the benefit of the legal representatives, heirs, successors and assigns of each of the parties hereto, except that no assignment or subletting by Tenant without the written consent of Landlord shall vest any rights in the assignee or subtenant of Tenant.

31. QUIET POSSESSION. Landlord agrees, so long as Tenant fully complies with all of the terms, covenants and conditions herein contained on Tenant's part to be kept and performed, Tenant shall and may peaceably and quietly have, hold and enjoy the Premises for the Term aforesaid, it being expressly understood and agreed that the aforesaid covenant of quiet enjoyment shall be binding upon Landlord, its heirs, successors or assigns, but only during such party's ownership of the Premises. Landlord and Tenant further covenant and represent that each has full right, title, power and authority to make, execute and deliver this Lease.

32. BANKRUPTCY. Neither this Lease nor any interest therein nor any estate hereby created shall pass to any trustee or receiver in bankruptcy or to any other receiver or assignee for the benefit of creditors by operation of law or otherwise during the Term or any renewal thereof.

33. ENTIRE AGREEMENT. This Lease contains the entire agreement between the parties, and no modification of this Lease shall be binding upon the parties unless evidenced by an agreement in writing signed by Landlord and Tenant after the date hereof. If there be more than one Tenant named herein, the provisions of this Lease shall be applicable to and binding upon such Tenants, jointly and severally.

36. ESTOPPEL CERTIFICATES. Tenant shall at any time upon not less than ten (10) days prior written notice from Landlord execute, acknowledge and deliver to Landlord or to any lender of or purchaser from Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect (or if modified stating the nature of such modification) and the date to which the rent and other charges are paid in advance, if any, and acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrances of the Premises or of the business of Landlord.

37. ADDENDA AND EXHIBITS:
Leases and Allocations

IN WITNESS WHEREOF, said parties hereunto subscribed their names. Executed in originals.
LANDLORD

By: _____
Landlord through its Duly Authorized Agent
Brian J. Tessier- General Counsel

TENANT
By: _____

Ashley Anne Hall for. Dakota Group LLC.

Dat

Exhibit A

407 Lake Street	Approx SQ FT	Description	Monthly Rental Amount
Unit 1	180	Stock Room	180
Unit 2	567	Retail Space with Front Door	567
Unit 3	378	Retail Space with Front Door or Independantly with Shared Door	378
Unit 4	300	Rear Retail or Studio Space with independent door and Storage	300
Unit 5	945	Retail or Office space with 5 Independent rooms.	945
Unit 6	204	Internal storage Space	204
Bathroom	80		80
Laundry and Sink Area	80		2654
Common Hallway	566		
Unit 7	1000	Can be Retail, Office or Residential	
Approx Building Total	4300		

Lease 1	Unit 1	180
	Unit 2	567
	Unit 3	378
	Unit 8	80
		1205
Lease 2	Unit 4	300
Lease 3	Unit 5	945
	Unit 6	204
		1149
		2654

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Transnation Title Agency of Michigan Northern Division
Issuing Office: 3233 W. Houghton Lake Dr., Houghton Lake, MI 48629
Issuing Office's ALTA Registry ID: 1111491
Commitment Number: 54161THL
Issuing Office File Number: 54161THL
Property Address: 407 Lake St., Roscommon, MI 48653
Revision Number:

**SCHEDULE A
COMMITMENT**

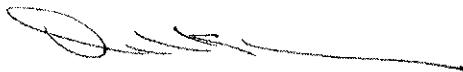
1. Commitment Date: December 12, 2023 at 8:00 am

2. Policy to be issued:
 2021 ALTA Owner's Policy
 Proposed Insured: See Requirement No. 5
 Proposed Amount of Insurance: See Requirement No. 5
 The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date, vested in:
 Brian Tessier, Trustee of the FBO 3B Brookfield Realty Trust

5. The Land is described as follows:
 Located in the Village of Roscommon, County of Roscommon, State of Michigan,
 SEE ATTACHED EXHIBIT "A"



Debra Laueremann



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Exhibit "A"

PARCEL A: Being part of Lots 1 and 2, Block 8 of the plat of Robinson's Plat of the Village of Roscommon, as recorded in Liber 1 of Plats, page 2, Roscommon County Records, located in Higgins Township, Roscommon County, Michigan and described as: Beginning at the Eastern most corner of said Lot 1, thence S39°32'08"W, along the Southeasterly lot line, 78.35 feet; thence N50°21'00"W 100.05 feet; thence N39°34'13"E, along the Northwesterly line of Lot 2, 78.17 feet to the Northern most corner of Lot 2; thence S50°27'15"E, 100.0 feet to the Place of Beginning.

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**SCHEDULE B I
COMMITMENT**

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Until the Company is supplied the identity and amount for the Proposed Insured, for the purposes of this commitment the Proposed Insured will be Brian Tessier, Trustee of the 3B Brookfield Realty Trust or its assignee or nominee and the proposed Policy Amount is limited to \$10,000.00. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved. This commitment may be subject to such further requirements as may be deemed necessary.
6. SUBMIT for approval and RECORD proper Certificate of Trust Existence and authority in compliance with Act No. 386, Public Acts of 1998, MCLA 700.7913 et seq. as may be amended, referred to as the 3B Brookfield Realty Trust dated 12-19-2012.
7. Warranty Deed from recited owner to proposed purchaser.
8. Proof of payment of the 2023 Summer taxes in the amount of \$172.56, plus additional penalties and interest, if any. NOTE: Please contact the Treasurer to verify an exact payoff amount.
9. Proof of payment of the 2023 Village taxes in the amount of \$225.10, plus additional penalties and interest, if any. NOTE: Please contact the Treasurer to verify an exact payoff amount.
10. Payment of the following due taxes:

2023 Summer tax base amount of \$165.92.
 2023 Winter taxes are DUE in the amount of \$619.13.
 2023 Village tax base amount of \$214.38.
 2023 State Equalized Value \$34,800.00.
 2023 Taxable Value \$17,430.00.
 Property located in Roscommon Public School District.
 Principal Residence Status for 2023 is 0%.
 Permanent Property No. 72-055-708-001-1000.

NOTE: The policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

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NOTE: Please contact Transnation Title Agency of Michigan for any update or revision request.

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**SCHEDULE B II
COMMITMENT**

EXCEPTIONS FROM COVERAGE

Policy Number: 54161THL

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I -Requirements are met.
2. Rights and Claims of parties in possession.
3. Facts which would be disclosed by a comprehensive survey and inspection of the premises.
4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
5. Construction liens not of record.
6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
7. Taxes or special assessments which are not shown as existing liens by The Public Records.
8. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by uncapping and adjustment of the taxable value, retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
9. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
10. Outstanding oil, gas and mineral rights whether recorded or unrecorded.
11. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
12. Easement for ingress, egress and utilities over the Southwesterly 15 feet of subject property as referenced in the instrument recorded in Liber 1170, Page 1591.

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407 LAKE ST ROSCOMMON, MI 48653 (Property Address)

Parcel Number: 055-708-001-1000

Property Owner: FBO 3B BROOKFIELD REALTY TRUST

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: N/A
 - # of Buildings: 2
 - Total Sq.Ft.: 4,830
- > Assessed Value: \$34,800 | Taxable Value: \$17,430
- > Property Tax information found



Item 1 of 9

8 Images / 1 Sketch

Owner and Taxpayer Information

Owner	FBO 3B BROOKFIELD REALTY TRUST TESSIER, BRIAN J, TRUSTEE 407 LAKE ST ROSCOMMON, MI 48653	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2023

Property Class	201 COMMERCIAL-IMPROVED	Unit	055 VILLAGE OF ROSCOMMON
School District	ROSCOMMON SCHOOL DIST	Assessed Value	\$34,800
Map Number	No Data to Display	Taxable Value	\$17,430
User Number Index	0	State Equalized Value	\$34,800
User Alpha 1	Not Available	Date of Last Name Change	04/04/2023
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$28,800	\$28,800	\$28,800
2021	\$30,200	\$30,200	\$30,200
2020	\$30,300	\$30,300	\$30,300

Land Information

Zoning Code		Total Acres	Not Available
Land Value	Not Available	Land Improvements	Not Available
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	78.35 ft	100.00 ft
Total Frontage: 78.35 ft		Average Depth: 100.00 ft

Legal Description

L-1043 P-308 (L-945P-1900&L-523P-279) 242 COM A5 E MOST COR OF LOT 1 TH S39DEG 32'08"W ALG SELY LOT LINE 78.35FT TH N50DEG21'00"W 100.05FT TH N39DEG34'13"E ALG NWLY LINE OF LOT 2 78.17FT TO NORTH-ERN MOST COR OF LOT 2 TH S50DEG27'15"E 100FT TO POB - PAR A PART OF LOTS 1 & 2 BLK 8 VILLAGE OF ROSCOMMON PP: 055-708-001-0000 (03)

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
02/03/2023	\$79,000.00	WD	BOHNSACK COREY A & SARAH L	FBO 3B BROOKFIELD REALTY TRUST	03-ARM'S LENGTH	1183/1105
01/07/2020	\$15,000.00	WD	MILLER JOHN P S & MARILYN K	BOHNSACK COREY A & SARAH L	22-OUTLIER	1171/1356
06/10/2019	\$0.00	QC	HILGENDORF DAVID W ESTATE	MILLER JOHN P S & MARILYN K	10-FORECLOSURE	1169/1547
06/21/2018	\$0.00	OTH	HILGENDORF DAVID WYNN		07-DEATH CERTIFICATE	1169/1545
01/09/2018	\$60,000.00	LC	MILLER JOHN P S & MARILYN K	HILGENDORF DAVID W	03-ARM'S LENGTH	1164/1682
05/11/2007	\$0.00	QC	HENDGES DENISE M	MILLER JOHN P S & MARILYN K	21-NOT USED/OTHER	L-1061 P-2033

Building Information - 2530 sq ft Stores - Retail (Commercial)

Floor Area	2,530 sq ft	Estimated TCV	\$53,743
Occupancy	Stores - Retail	Class	D
Stories Above Ground	1	Average Story Height	8 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	<i>No Data to Display</i>	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	40%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	36 yrs

Building Information - 2300 sq ft Shopping Centers - Mall Concourse Open Mall (Commercial)

Floor Area	2,300 sq ft	Estimated TCV	\$15,279
Occupancy	Shopping Centers - Mall Concourse Open Mall	Class	D
Stories Above Ground	2	Average Story Height	8 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	<i>No Data to Display</i>	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	40%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	40 yrs

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