

information for a property we have 2.5 miles south of North Branch just off of County Road #30 (AKA Forest Blvd), on 364th Street:

We have three building on the property, a 5,000 sq' shop is currently leased for \$1,800 per month to a small assembly and packaging operation. The former North Branch Collision center is 3,480 sq', we are asking \$1,400.00 per month for that shop which includes an office, bathroom and 3 phase power. We also have a cold storage building on the property we are asking 320.00 per month for...Renters pay their own utilities, liability and business insurance and take care of their own maintenance; we pay the taxes and building insurance.

We are asking \$450,000 for the property which includes a 3 year lease on building # 1 for \$1,800.00 per month. The appraised value as of August 2006 was \$531,000.00.