



**Attachment A
PROPERTY AT A GLANCE**

Riverview Apartments FHA #: 092-35566

ADDRESS: **108 Baldwin Street** EARNEST MONEY: **\$25,000** SALES PRICE: **Unstated Minimum**
Granite Falls, MN 56178 TERMS: **All Cash-30 days to close**
 COUNTY: **Chippewa** LETTER OF CREDIT: **\$32,000** SALE TYPE: **Foreclosure**

PROPERTY INFORMATION

Total Units	Residential	Commercial	Foundation:	Concrete/crawl space
40	Revenue 39		Roof:	Flat w/single-ply membrane
	Non-Revenue 1		Exterior:	Concrete/CMU
Building/Site Type	Elevator		Floors/Finish:	Carpet/VCT

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
1	5	1971	1981		

Mechanical Systems

Heating:	Air Conditioning
Fuel Gas	None
System Central	Insulated
Hot Water:	
Fuel Gas	
System Central	

Utilities

Public Water	<input checked="" type="checkbox"/>
Gas Main	<input checked="" type="checkbox"/>
Electric	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>
Storm Sewer	<input type="checkbox"/>
Septic Tank	<input type="checkbox"/>

Parking

Street	Asphalt
Curb	Unknown
Sidewalk	Concrete
Parking Lot	Asphalt
Parking	1 lot
Spaces	48

Apartment Features

<input type="checkbox"/>	Air Conditioning
<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	Microwave
<input type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Refrigerator
elec	Range/Oven
<input type="checkbox"/>	Drapes/Blinds

Community Features

<input type="checkbox"/>	Garage
<input type="checkbox"/>	Covered Parking
<input checked="" type="checkbox"/>	Laundry Facility
<input type="checkbox"/>	Cable/Sat Hookup
<input type="checkbox"/>	Playground
<input type="checkbox"/>	Pool
<input type="checkbox"/>	Community Space

Owner Expense

Water
Electric

Tenant Expense

A/C Unit

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	45%	45%	7%	47%	50%	53%	55%	55%				
2010	47%	47%	8%	48%	50%	54%	56%	56%	50%	45%	45%	45%

ESTIMATED ANNUAL GROSS RENT, NET INCOME and EXPENSES

# of Units	Type (# of Bdrs)	Approx Square Feet	Gross Rent (Contract Rent plus UA)	Estimated Utility Allowance (UA)	After Sale Contract Rent (excluding UA)	Total Sale Contract Rent (excluding UA)	Total Estimated/Possible Annual Income		
							Rent	\$241,752	
38	1 Bd	440-552	\$513		\$513	\$19,494			
1	2 Bd	736	652		652	652			
Estimated/Possible Monthly Total							\$20,146		
								Commercial	
								Parking	
								TOTAL	\$241,752
								Estimated Annual Expenses	
								Administrative	\$44,000
								Utilities	\$50,000
								Operating	25,000
								Taxes/Insurance	36,000
								Reserve/Replace	11,700
								Total	\$166,700

COMMENTS CONCERNING PROPERTY INFORMATION:

A Housing Payment Contract (HAP) will be provided to the High Bidder prior to closing. Project based assistance is predicated on the availability of funds.

In 2007 Minnesota made significant changes to the Elevator Code including a number of retroactive codes. Please check the following sources for information: www.dli.MN.gov/CCLD/elevator.asp & www.dps.state.MN.US/fmarshal.html. State Fire Marshal phone numbers 651-248-5005 & 1-800-342-5354. You may want to contact the Granite Falls Fire Marshall regarding these requirements. Potential investors should also check the Minnesota Depart. of Public Safety Carbon Monoxide Alarm Requirement and potential needs as relates to this property.

The Repair Requirements listed on the HUD9552 & the Work Write-up do not address repairs that may be required for compliance with the Elevator Code or the Carbon Monoxide Alarm Requirements .

INSPECTION OF PROPERTY

HUD does not own or operate this facility and cannot grant access for viewing. Viewing is at the discretion of the current owner. No Open House has been scheduled for this sale.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

USE RESTRICTIONS

20 Years affordable rental housing.

PROJECT BASED SECTION 8

A Housing Payment Contract (HAP) will be provided to the High Bidder prior to closing. Predicated on the availability of funds, assistance will be available for eligible residents in 39 units at the property. Bidders are cautioned that payments under the HAP Contract may not start immediately after closing, either due to HUD required repairs that must be completed by the purchaser or processing time required to determine that units meet HUD's Physical Condition Standards and tenants are eligible for the assistance. Prior to receipt of the subsidy payments, purchaser may not charge eligible tenants, who are slated to receive Section 8, more than the amount of Total Tenant Payment the tenant would be required to pay under Section 8 program. In addition, some tenants may have to be temporarily relocated due to project repairs. HUD has already accounted for these and other costs in this project's disposition process. Therefore, HUD is not obligated to make any monetary adjustments to cover any costs that may be incurred by the Purchaser. Bidders should compute their bids accordingly.

TERMS OF SALE

- This is an "All-Cash" – "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at closing.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 CFR, Sec. 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this property. (Principal and affiliate are defined at 24 CFR 200.215.)
- Bids for this property will only be considered for acceptance if properly submitted by following the bidding instructions which includes submitting the required earnest money, forms and statements as required in the bid kit. High Bidder will be reviewed to determine if qualified to purchase, own and manage the project being offered.
- The High Bidder must certify to HUD that any/all projects that are owned by the Bidder or its affiliates and are located in the same jurisdiction (City or Town) where the project is located are in substantial compliance with applicable state and local housing statues, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- High Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. **For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.**
- Repairs, estimated at \$128,165.00, must be completed to HUD's satisfaction within 12 months of closing. Refer to the Use Agreement, Rider "Required Rehabilitation, Repair Escrow, Relocation", for more information.
- Closing is to be held 30 days after HUD notifies the High Bidder that they are qualified to purchase the project being offered.
- If HUD authorizes an extension of the closing, the purchaser must pay a fee which is the greater of 7.5% of the bid price or HUD's closing cost of \$22.15 per unit per day for each 30 day extension.
- In 2007 Minnesota has significant changes to the Elevator Code including a number of retroactive codes. Please check the following sources for information: www.dli.MN.gov/CCLD/elevator.asp & www.dps.state.MN.US/fmarshal/html. State Fire Marshal phone numbers 651-248-5005 & 1-800-342-5354. You may want to contact the Granite Falls Fire Marshall regarding these requirements. Potential investors should also check the Minnesota Depart. of Public Safety Carbon Monoxide Alarm Requirement and potential needs as relates to this property. The Repair Requirements listed on the HUD9552 & the Work Write-up do not address repairs that may be required for compliance with the Elevator Code or the Carbon Monoxide Alarm Requirements.
- Riders placed in the Deed will include the following: Affordability of Units; Nondiscrimination Against Multifamily Section 8 Certificate Holders and Voucher Holders; Required Rehabilitation, Repair Escrow, Relocation; Lead-Based Paint Hazards, Asbestos Hazards; Mold Hazards; Radon Hazards; Project Based Section 8 Assistance; Section 8; Reserve for Replacement Fund.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.

INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at [our web site](#). You may also sign up for our electronic mailing list at <http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l>. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

Bids for Riverview Apartments:

MUST BE PRESENTED ON: ~~October 21, 2011~~

At: 11:00 am (local time)

Location of Foreclosure Sale:

Sheriff's Office

Chippewa County Courthouse

Front Entrance

629 North 11th Street

Montevideo, MN 56265

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office

Multifamily Property Disposition Center, 6AHMLAT

801 Cherry Street, Unit #45, Ste. 2500

Fort Worth, TX 76102

Realty Specialist: Debie Bolin

Phone: (817) 978-5822

Fax: (817) 978-6018

Email: debie.f.bolin@hud.gov