





Contacts

Owner:	Cottages of Stewartville
Address:	1830 NE Maple Street, Stewartville, MN 55976
Owner Contact Person / Phone# Fax #/ Email Address:	Brian K. Solsrud / 612.333.4446 / FAX: 612.333.2594 / brian.solsrud@gmail.com
Property Management:	AHMC Asset Management
Address:	3806 Oakwood Hills Pkwy, Ste. 1, Eau Claire, WI 54701
Contact Person / Number#:	Jeff Wachter / 715.831.3256 / FAX: 715.831.3258

Development Information

Type	DU	Size(SF)	Rents	Unit Affordability	M & O Info		
1BR	16	730	\$590	60% AMI	M & O Per Room	\$845	
2BR	28	960	\$690	60% AMI	Total M & O	\$235,030	
3BR	16	1,076	\$740	60% AMI	Gross M & O/Units/Mo	\$326	
					Qualified Contract Price	\$3,224,413	00
					<i>Square Footage Information</i>		
					Program Area	N/A	
					Non-Housing / Office Space	1	
					Buildings	5	
					Parking Spaces	65	
					Garages	58	
Total Units: 60							

Housing Information

Construction Type:	Wood Frame
Development Type:	Housing Tax Credit

Type of Housing:	Townhomes
Population Served:	Low and Moderate Income

Property Description

Cottages of Stewartville are a 60 unit rental community located in Stewartville, Minnesota. The property was built in 1995 and consist of 5 one level townhomes, that contain 16 one bedroom, 28 two bedroom, and 16 three bedrooms. The buildings are configured with twelve units per building, with the leasing office part of Building #3. The units accessed directly from the exterior, and no common areas are provided. Each building has six attached garages, with the exception of Building #3, which has for attached garages. The property has one standard accessible parking space and no van-accessible parking space. In addition, the property provides 65 garage parking space. 28 of the garage spaces are connected directly to individual dwelling units and are accessible to only the tenant occupying that unit. The property is 100% Low Income Tax Credit Housing (Section 42) and is based on 60% rent. Common areas and amenities include: On-site manager and maintenance, community center, court yards, and located near shopping and bus line. The units also contained window coverings and blinds; washer and dryer in unit; private entry with cover porch, and central air conditioning.







