



Contacts

Owner:	Central Minnesota Housing Partnership, Inc.
Address:	934 Beechnut Court, Sauk Rapids, MN 56378
Owner Contact Person / Phone# Fax #/ Email Address:	Deanna Hemmesch / 320.259.0393 / 320.259.9590 / Deanna@cmhp.net
Property Management:	Central Minnesota Housing Partnership, Inc.
Address:	37 – 28 th Avenue North, Suite 102, St. Paul, MN 56303
Contact Person / Number#:	Julie Schueller / 320.259.0393 / 320.259.9590 / Julie@cmhp.net

Development Information

Type	DU	Size(SF)	Rents	Unit Affordability	M & O Info		
2BR	9	1,093	\$640	60% AMI	M & O Per Room	\$928	00
3BR	15	1,169	\$685	60% AMI	Total M & O	\$121,107	00
					Gross M & O/Units/Mo	\$421	00
					Qualified Contract Price	\$2,195,914	00
					Square Footage Information		
					Program Area	n/a	
					Non-Housing / Office Space	210	
					Buildings	3	
					Parking Spaces	n/a	
					Garages	6,924	
Total Units: 24							

Housing Information

<i>Construction Type:</i>	Wood Frame
<i>Development Type:</i>	Housing Tax Credit Program
<i>Type of Housing:</i>	Townhomes
<i>Population Served:</i>	Low and Moderate Income

Property Description

River View Townhomes is a quaint property located at 931, 934, and 937 Beechnut Court in Sauk Rapids, MN (Stearns County). The property was built in 1997 utilizing the Low Income Housing Tax Credit Program. The property is zoned as a B-1, highway business district and is operating under a conditional use permit. The neighborhood setting is primarily residential in nature, with some commercial properties along Main Street. The property itself contains three (3) buildings, each consist of eight (8) rental units. They are two-story, wood frame building on 4" poured concrete slab and footings and feature maintenance free steel siding. The site features open green areas, shrubbery and a new playground area. The property does include an underground sprinkler system. Each building offers a common area laundry room and each unit has washer and dryer hookup for tenant owned washer and dryers. Attached garages are located at the end of the buildings. All units have direct access to their garage, either directly from unit or via interior hallway. The property also has onsite office and onsite caretaker. The property recently sustained storm damage. With the insurance claim, a new asphalt roof was completed in 2011. New garage doors (all but 4), new exterior doors, some window panes and some new siding was also replaced, with a majority of the completed in 2012.









