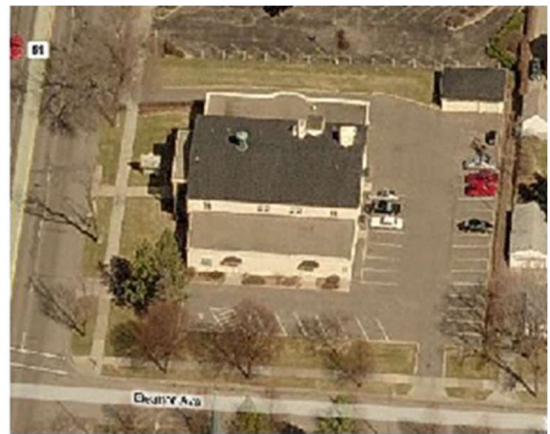




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Senior Living Site – Highland Park - St. Paul, MN



A local funeral home had been previously approached about selling their well-located Highland Park building for redevelopment into a Medical Office property. The Buyer at that time was offering \$1.3 million for the site but could not get through their due diligence process and subsequently never signed a contract for purchase. The Seller listed the property, unpriced, with Michael Ahles who sold the site to a Senior Housing developer for \$1.5 million. The developer could not close in time, so Ahles negotiated an extension with the buyer to include additional payments and deposits of \$250,000 to compensate the Seller for the delay and their operating expenses. Today a four-story Assisted Living project is on the site.