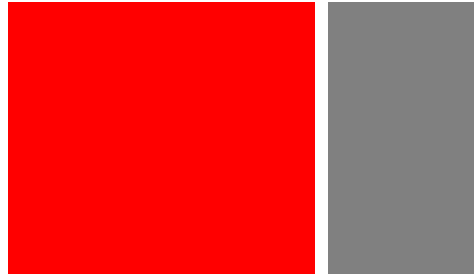


CONDO DEVELOPMENT
(Development will become part of the Association)
3548 & 3560 Viewpoint Dr., Bismarck ND

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



- Sales Price
\$225,000
- Lot Size
90,904 sf or 2.09 ac
- Condo Development
Seller to approve plans
- Zoned RM 15
- Taxes
\$460
- Special Assessments
Installment \$3,973
Balance \$12,944

Contact Information:

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Bismarck ND 58501
701.223.8488
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DanielCompanies.com

Condo Development

➤ Block 1 North Hills 11th Addn

3548 of Lot 1

- 3548 ViewPoint Dr
- 109.25' X 106' or 8,309 sf
- Parcel ID #0804-001-120
- Taxes are \$64
- Special Installment is \$346
- Special Balance is \$1,178

3560 of Lot 1

- 3560 ViewPoint Dr
- 343.24' X 241' or 82,865 sf
- Parcel ID #0804-001-125
- Taxes are \$397
- Special Installment is \$3,168
- Special Balance is \$11,767

➤ Potential Uses

- Townhomes / one story condo building with underground parking
- Association / owner to approve plans

➤ Area Description

- Part of North Hills Condo Association
- Near
 - .. Dan's SuperMarket
 - .. Menard's
 - .. Eating Establishments
- Private Setting
- Easy Access
- Quiet Location

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.





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Construction Requirements

- HOA will allow a maximum of 20 condo units
- Maximum car parking will hold 20 vehicles to avoid congestion
- Extreme care and caution on asphalt street damage. Repair to new conditions.
- Townhome property adjoins building site and no trespassing
- Work hours 7:30 am – 9:00 pm or adjusted if required
- Home owners have preference rights to roads and traffic access etc
- Start building construction in ground within 12 month time or sooner
- Initial water and sewer services stubbed up to lot line 3560 High Point with 6" water and hydrant for fire protection. 6" sanitary terminates approximately 3538 Viewpoint within 3560 Highpoint property line. There will be a charge for these 2-items payable to Jodi, LLC. There will also be a charge to connect to HOA primary sewer and water.
- In the near future the city of Bismarck will be installing a new storm sewer in Ridgecrest Street. As this is designed and installed 3560 will be required to connect to this storm sewer and possibly accessed to 3560 under special assessments.
- MDU gas and electricity are in place @ north property line and no charge assumed. Also tv, cable and telephone is available and connections assumed at no charge
- The City of Bismarck is designing the proposed new underground storm sewer drain into which the storm water would flow.
- The city picks up rubbish weekly for a charge.
- Lawn, snow removal, street signs, fire hydrants, grounds clean-up would be condo association responsibility

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Subject Property



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Plat Map



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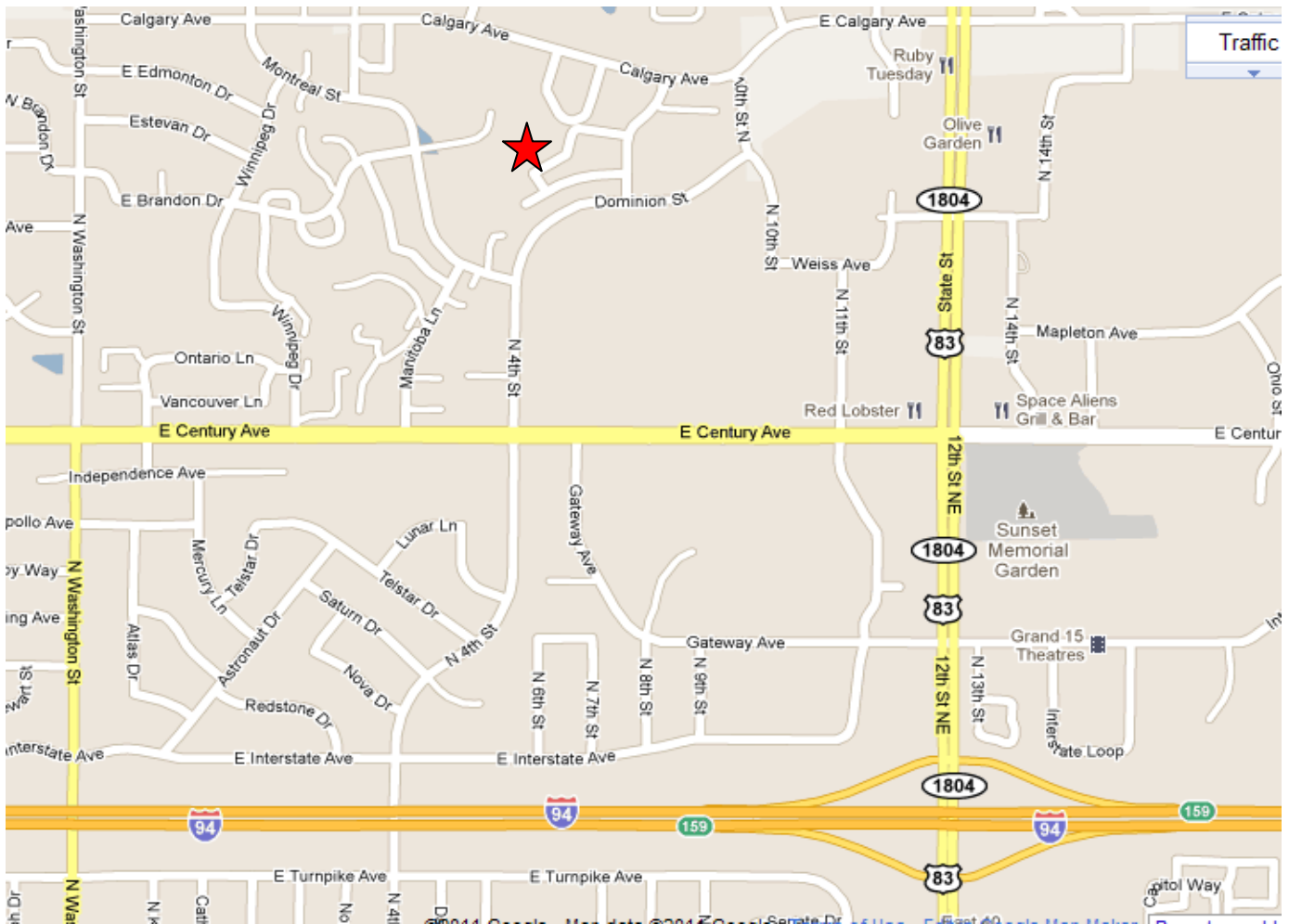




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Subject Property ★



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ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2009 population is 106,286 up from 94,719 as recorded by the 2000 Census.

Bismarck-Mandan has been named the "Best Place to Retire" according to CBS, Money Affordable Homes, U.S. News Jobs for Retirees and Retirement Living.

Bismarck jumps to #15 on 'Best Performing Cities Index'

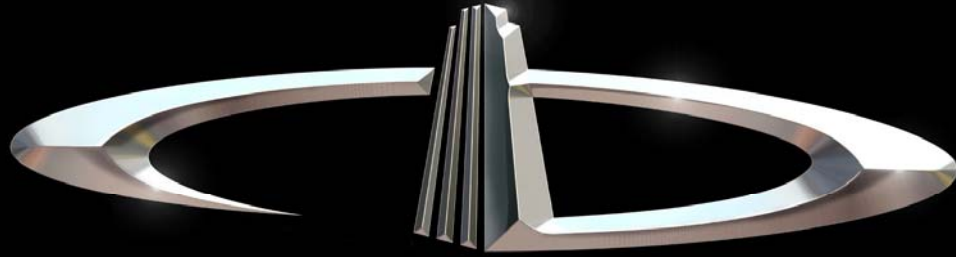
One of the 'Best Places to Live' according to Money Magazine

What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #3 Safest Metro Area in America – Morgan Quinto
- #4 Best Small Places for Business and Careers – Forbes, April 2010
- #4 Income Growth – Forbes, March 2010
- #6 Best Places to Live – Outdoor Life Magazine
- #16 Best Small Metro in Which to do business – Inc. magazine

Retailers that joined or expanded in Bismarck-Mandan recently

- | | |
|---------------------|--------------------------|
| ✓ 2 CVS Stores | ✓ Coldwater Creek |
| ✓ 2 Super Wal-marts | ✓ Johnny Carinos |
| ✓ Sam's Club | ✓ Furniture Row |
| ✓ Kohl's | ✓ Tractor Supply Company |
| ✓ Lowe's | ✓ Dollar Tree |
| ✓ Target | ✓ Family Dollar |
| ✓ Best Buy | ✓ Scheel's Sports |
| ✓ TJ Maxx | ✓ Shoe Carnival |
| ✓ Petsmart | ✓ Lane Bryant |
| ✓ Old Navy | ✓ Nutrition Zone |
| ✓ David's Bridal | ✓ Dress Barn |
| ✓ Olive Garden | ✓ Ruby Tuesdays |



DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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