

Anderson Commercial Group 3-20-2025 CDA Meeting

1. Lot 3T. Protected Buyer Josh and Jim Garvens, responded from FB marketing about expanding to the WW area. I showed them lots 5B, 4B and 3t. They were looking at lot 4B, when I contacted Taylor about this deal, she then alerted me that they were working on the deal with the fire department. I then move this buyer to lot 3T. As we proceeded, they were ready to speak with a local builder. I connected them with Tannis construction. As the buyers and Tannis spoke, Tannis discouraged my clients by telling them he was going to build and lease space on Lot 3t. Garvens, decided to move on another community. Tannis proceeded with the exchange for lot 3t and the print shop. We were not alerted until I sent an updated flyer noting lot 4b sold. then Taylor told me of the exchange, and we up updated the flyer removing Lot 3t from marketing.

2. Lot 1BR sold to the Kistle's for dog boarding.

3. Potential Buyers,

- a. Mike Kachel
- b. Jim and Josh Garvens
- c. P3 Development
- d. Sam Miller-Sam Miller Construction
- e. Brenton Kuznacic - Templeton investmentgroup
- f. Recon Helicopters-Austen Clark
- g. Mike Bianchi-Bianchi Milling

4. Closed Sales:

- a. 135 Center street- RG purchased, leased, and now sold
- b. 117 S Second Street- facilitated sale and leased building which resulted in a 17% CAP rate
- c. 1202-1208 Bluff Road- facilitated sale, leasing and second sale.
 1. Secured Lease with Edward Jones,
 2. Currently Negotiating lease with Professional service office expanding to WW
 3. Currently Negotiating lease for local retail co,
- d. 1065 Universal Blvd: Facilitated Sale and Lease with Husco
- e. 1121 Universal Blvd: Facilitated Sale
- f. 108 Main Street and 216 Main Street-facilitated sale for sellers

5. Current listings outside Municipal Listings

- a. 848 Commercial Ave
- b. 146 W Main St
- c. 369 N Newcomb St.
- d. Lot 2-48.92 acres old hwy P
- c. Lot 0-29.71 Acres Willis Ray Road
- d. Lot 1-20acres Hwy p-UNDER CONTRACT
- e. 209 S Taft st-UNDER CONTRACT
- f. 803 Milwaukee St
- g. 210-212 W Main St

6. Properties in works:

- a. Bower's House _tammy Apperhaimian