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## Developers close deal on Tower View

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On Monday, Oct. 22, the investment group P&L MN Properties, LLC purchased the 24-lot manufactured housing community in Ogilvie formerly called Tower Mobile Home Park.

Paul Martens, a spokesman of P&L MN Properties, said the name of the community would be changed to Tower View - as residents can see from their lots the famous Ogilvie water tower originally built in 1918 and later accepted into the National Registry of Historic Places in 1980.

Tower View, Martens said, has undergone over \$100,000 in major renovations in the last year.

The community was originally built over 50 years ago with 40 lots. With the renovations, 16 of the original 40 lots were removed to increase most lot sizes to approximately 6,000 square feet each, or 41 feet wide by 144 feet long.

Martens indicated that the larger lots can accommodate today's newer, larger homes and said renovations included the replacement of all sewer, water, gas, electric and phone lines to include all new utility meters to 16 of the 24 lots.

The remaining eight lots, Martens said, all have new gas lines and utility meters, and the sewer and water lines, as well as the electric service, to the remaining eight lots were previously upgraded in the last 8-10 years.

Also included in the renovations were new exterior lighting and a 45-ton certified storm shelter for the residents of Tower View to use during bad weather. The storm shelter's doors alone are designed to withstand the impact of a 20-pound 2x4 traveling at 100 mph.

"As a result of the ongoing renovations, the park has remained at slightly less than 50 percent occupancy," Martens said. "However, now that the renovations and sale of the community are complete, our primary focus will be attracting new tenants."

Martens went on to say that Tower View's lot rent of only \$225 per month is over 60 percent lower than the Minnesota state average of \$367 per month for similar communities. Martens said those statistics were based on an article published in this year's July 2 edition of the St. Paul Pioneer Press.

Martens said the new owners will have onsite managers living in Tower View in the upcoming weeks, adding that future plans include renovating the main office and adding signage to the property - along with further exterior landscaping improvements.

The new owners, Martens said, also have plans to expand the community by another 16 lots to fill the nearby property once the first 24 lots are full.

"Our goal is to build a thriving community that our residents will be proud to call home," Martens said.

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