

Grand Oak

BUSINESS PARK

Where work comes to life

Volume 23 – Fall 2015

2015 Twin Cities Kidney Walk

Equus Capital Partners and Transwestern extend special thanks to all of the Grand Oak tenants and vendors that supported Team Equus - Twin Cities in the National Kidney Foundation's Twin Cities Kidney Walk in October. Thanks to your generous donations, Team Equus - Twin Cities was the top team, raising \$11,350 which exceeded our 2015 goal of \$10,000.

Your donations will fund lifesaving programs that educate and support patients, their families and those at risk of kidney disease. In fact, more than 80 cents of every dollar donated directly supports programs and services.



Coming Soon...

The fitness center at Grand Oak I (860 Blue Gentian Road) is being expanded – just in time for your New Year's resolutions. Look for additional state-of-the-art cardio and strength training equipment.

To take advantage of Grand Oak's complimentary fitness centers, contact the management office at 651-289-3506 to sign a liability waiver and obtain an access card good for the 860 Blue Gentian Road and 2805 Dodd Road facilities.

TAKE NOTE OF THE UPCOMING DATES:

Veterans Day

Wednesday, November 11

Thanksgiving

Thursday, November 26
(Mgmt. Office Closed
November 26-27)

Christmas

Friday, December 25
(Mgmt. Office Closed
December 24-25)

New Year's Day

Friday, January 1
(Mgmt. Office Closed)

NEW YEAR'S EVE

The Facts

New Year's Eve is one of the most popular holidays in North America.

70% OF PEOPLE SAY THEY CELEBRATE ON NEW YEAR'S EVE

360 MILLION GLASSES OF SPARKLING WINE ARE CONSUMED DURING NEW YEAR'S IN THE U.S.

Types of New Year's Resolutions Most Often Made



47%

SELF IMPROVEMENT OR EDUCATION RELATED



38%

WEIGHT RELATED



34%

MONEY RELATED



31%

RELATIONSHIP RELATED



EVERYONE SING

The song "Auld Lang Syne" means "times gone by."



MAKE SOME NOISE

Noisemaking on New Year's Eve originated in ancient times when noise was thought to dispel evil spirits and bring good luck.

Keep or Recycle?

Do you ever wonder if you really need to keep those pay check stubs from 2005 or that old auto insurance policy? Following are some guidelines as to what should be kept and for how long:

Personal Documents: While it's possible to get replacement documents, it can be more of a hassle than storing them in a safe place. Documents that record life-changing events, such as birth, death, and marriage certificates, adoption papers, divorce decrees, health records, life insurance policies, wills, and social security cards, should be kept forever.

7-Year Rule: Most tax-related documents should be kept for a minimum of three years, but it's recommended that they be kept for seven years.

Bank Statements: If you've gone paperless, then your bank will generally store your statements for seven years, but verify your bank's policy.

Monthly Bills: As long as monthly bills aren't needed to claim tax deductions, they can be discarded monthly after verifying accuracy. When cancelling a service, it is smart to save the final statement for a few years as proof that the account was paid in full.

Receipts: Retain receipts for expensive items in case you need to make an insurance claim and hold on to receipts for items that came with a warranty to document proof of purchase.

Employment Records: Keep W-2 forms from your employer for seven years. It's also a good idea to save offer letters and performance evaluations for the duration of your employment with a company.

Pay Check Stubs: Dispose of pay stubs following receipt and verification of your annual W-2 form.

Real Estate Documents: Keep all documents pertaining to the purchase of a home, including sales contracts, deeds, mortgage paperwork, appraisals, etc., for as long as you keep the home. For tax purposes, keep all transaction records and receipts for any major home improvements.

Insurance: Discard expired policies and claims information, but hold on to any papers connected to insurance payouts for at least seven years. Always hold on to current policy coverage documentation.

Investments and Retirement Accounts: Maintain transaction records for taxable accounts and keep your annual 1099's for at least seven years. There's no need to keep track of individual transactions in your retirement accounts because they don't involve tax implications, but hang on to any papers related to nondeductible contributions.

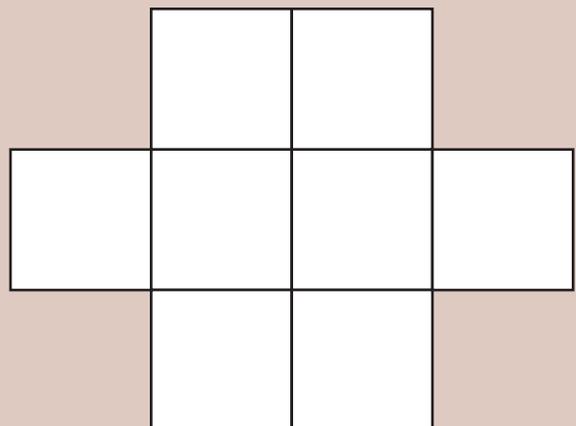
Warranties: There's no need to hold on to something that's no longer in effect so discard warranties as soon as they expire.

Automotive: Keep documents pertaining to your vehicle (registrations, repair receipts, warranties, and user manuals) as long as you own the vehicle.

When discarding any documents containing personal information, be sure to shred the documents to avoid potential identity theft.

Brain Teaser

Write the numbers from 1 to 8 into the squares below, so that the squares with consecutive numbers do not touch (neither edges nor corners).



Source: brainden.com

Answer on Back Page

Recognizing Grand Oak Tenants

Equus Capital Partners and Transwestern extend special thanks to the following tenants for lease transactions completed during 3rd Quarter 2015:

New: **Cerasis, Inc.** (880 Blue Gentian Road)

Renewal: **ESRI, Inc.** (880 Blue Gentian Road)

New Food Delivery Service



Transwestern is excited to announce that Grand Oak Business Park is now signed up with Foodsby for lunch delivery!

Foodsby sends different restaurant options to our buildings each weekday, giving tenants the opportunity to get lunch from a variety of restaurants with no minimum order, maximum \$1.99 delivery fee and no tipping – all without having to leave Grand Oak. Foodsby is a one-stop website with convenient features like re-ordering past meals, online payment and notifications of when your food arrives.

Foodsby drop-offs have been set up at Grand Oak I, IV, VII, IX and X. To sign up, go to www.foodsby.com and enter a building address (860 Blue Gentian, 950 Blue Gentian, 2750 Blue Water, 2854 Hwy 55 or 2805 Dodd Road). Your deliveries will be made to a Foodsby cart in the building you specified.

Brain Teaser Answer:

	5	3	
2	8	1	7
	6	4	

About Equus Capital Partners

Equus Capital Partners, Ltd. ("Equus"), is one of the nation's leading private equity real estate fund managers. Equus' portfolio consists of over 24 million square feet of office, retail, and industrial properties and nearly 13,000 apartment units in over 50 multi-family communities located throughout the United States. The firm is headquartered in the Philadelphia area, with a principal office in Yardley, PA, and with offices in Philadelphia, Los Angeles, Chicago, Washington D.C., Boston, Atlanta, and Raleigh-Durham. For additional information, please visit the company's website at www.equuspartners.com.



**MANAGED &
LEASED BY:**

T TRANSWESTERN®

**IMPORTANT
PHONE NUMBERS:**

Property Management
Management Office
651-289-3506

After Hours Emergencies
651-289-3506

Leasing
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612-359-1660

Mike Honsa
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