

1621 St. Anthony Ave.



ONLY ONE BLOCK FROM ALLIANZ FIELD IN SAINT PAUL'S MIDWAY NEIGHBORHOOD. 11 - APARTMENTS ALL WITH 2-BEDROOM AND 1-BATH UNITS. RESIDENTS PAYING FOR THEIR OWN ELECTRIC. PROPERTY IS VERY CLEAN CONDITION AND HAS BEEN FULLY RENTED FOR YEARS!! OPTION TO RAISE RENTS ON LEASE RENEWALS TO CAPTURE A HIGHER RATE OF RETURN !!




ACF Apartment
— CASH FLOW, INC. —

Nathan Opatz
MULTI-FAMILY BROKER

☎ 651-263-3653
✉ nopatz@apartmentcashflow.com
www.apartmentcashflow.com



A photograph of Nathan Opatz, a man with a beard and mustache, wearing a light blue dress shirt and a pink tie. He is standing with his hands on his hips, looking directly at the camera.

PROPERTY DETAILS

1621 St. Anthony Ave., Saint Paul MN 55104

Sales Price \$1,275,000.00

Price per Unit \$ 115,909.00 / Unit

Unit Mix 11 - Two BD, One BA / Approx. 750 SqFt.
Average In-Place Rents \$1,011.40

Property ID # PID #33-29-23-41-0059 (Ramsey County) / 0.21 Acres

Heating Older Hot Water Boiler / Newer Water Heater

Roof Flat Roof / Approx. 10 years old

Property Type Two and a Half Story / Brick Exterior
Built 1960 / Lot Size Approx. 60 x 150

Parking Parking Lot in Rear / Off Street Parking Spaces

Laundry Coin Operated Washer & Dryer / Owned

Utilities Tenants ALL pay for their unit Electric
Owner pays for Water, Sewer, & Trash Expenses



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.
No legal obligation shall arise by reason of the distribution of this summary statement.

PROPERTY RENT ROLL

1621 St. Anthony Ave., Saint Paul MN 55104

UNIT	TYPE	SQFT	RENT	LEASE	MARKET
01	2BD, 1BA	750 SQFT	\$1,045.00	08/31/2024	\$1,050.00
02	2BD, 1BA	750 SQFT	\$ 993.00	Monthly	\$1,050.00
03	2BD, 1BA	750 SQFT	\$1,045.00	08/31/2024	\$1,050.00
04	2BD, 1BA	750 SQFT	\$ 975.00	05/31/2024	\$1,050.00
05	2BD, 1BA	750 SQFT	\$ 975.00	05/31/2024	\$1,050.00
06	2BD, 1BA	750 SQFT	\$ 950.00	04/30/2024	\$1,050.00
07	2BD, 1BA	750 SQFT	\$ 950.00	08/31/2024	\$1,050.00
08	2BD, 1BA	750 SQFT	\$1,050.00	10/31/2024	\$1,050.00
09	2BD, 1BA	750 SQFT	\$1,081.00	06/30/2024	\$1,050.00
10	2BD, 1BA	750 SQFT	VACANT		\$1,050.00
11	2BD, 1BA	750 SQFT	\$1,050.00	09/30/2024	\$1,050.00
TOTALS			\$10,114		\$11,550

PROFORMA STATEMENT

INCOME:

SCHEDULED ANNUAL INCOME	\$133,968.00	@ Current Rents
LESS VACANCY (1.05%)	\$ 2,009.52-	*Historically Low
LAUNDRY INCOME	\$ 1,140.00	*Laundry Owned - \$95/month

GROSS INCOME **\$133,098.48**

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2024	\$25,860.00	RAMSEY COUNTY	19.43 %
INSURANCE	\$ 4,800.00	ESTIMATED MARKET	3.61 %
GAS & ELECTRIC UTILITIES	\$ 9,866.71	2023 AVERAGE	7.41 %
WATER & SEWER UTILITIES	\$ 3,979.10	2023 AVERAGE	2.99 %
RUBBISH	\$ 3,025.67	2023 AVERAGE	2.27 %
MAINTENANCE / SUPPLIES	\$ 5,500.00	ESTIMATED \$500/UNIT	4.13 %
APPLIANCES	\$ 2,000.00	ESTIMATED	1.50 %
MANAGEMENT	\$ 7,320.39	MARKET 5.5%	5.50 %
CLEANING	\$ 1,200.00	ESTIMATED	0.90 %
LAWN CARE / SNOW REMOVAL	\$ 1,800.00	ESTIMATED	1.35 %
ADVERTISING	\$ 400.00	ZILLOW/CRAIGSLIST	0.30 %
RENTAL LICENSING & FIRE EXTIN.	\$ 350.00	MINNEAPOLIS CITY	0.26 %
TOTAL EXPENSES	\$66,101.87		49.66 %

NET OPERATING INCOME **\$66,996.61**

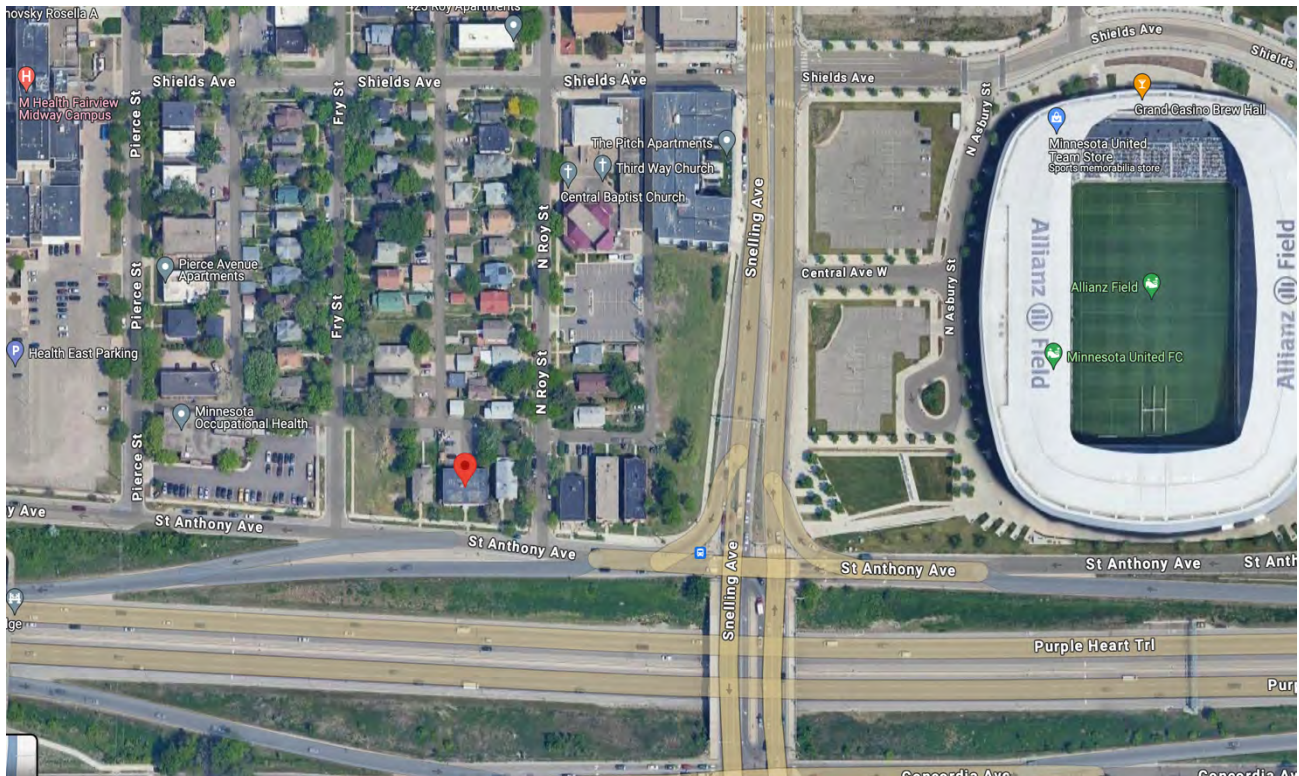
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PHOTOS



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AERIALS



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