

# PRIME 8-UNIT MULTIFAMILY INVESTMENT PROPERTY

5733 Bossen Terrace | Minneapolis, MN 55417



## Property Overview

Prime 8-unit multifamily investment in the heart of South Minneapolis with strong value-add upside. Rents are well below market, offering immediate potential to boost cash flow through updates and rent optimization. Convenient access to major highways and MSP Airport, plus close proximity to parks, shopping, and popular dining ensures strong, long-term rental demand. A rare opportunity to acquire a well-located multifamily asset offering both stability and growth in one of Minneapolis' most desirable rental markets.

## Property Highlights

- High demand location in South Minneapolis
- Minutes from MSP Airport, Hwy 62, 494, Richfield Retail
- Strong tenant pool and stable operations
- Below market rents with immediate value add uplift
- Tenant paid electric lowers operating overhead
- Rare 8-Unit multifamily in a stable, supply-constrained area
- Seller would sell on contract for deed
- Six -2 bedrooms and Two-1 bedrooms
- Tenant storage available in building
- 10 off street parking plus street parking
- Updated electric service in 2025

<b>Price:</b>	\$939,900
<b>Number of Units</b>	8
<b>Building SF:</b>	6,383
<b>ProForma NOI:</b>	\$63,776.00
<b>Occupancy:</b>	Fully Rented
<b>Lot Size:</b>	9804 SF
<b>Year Built:</b>	1963
<b>Zoning:</b>	RM1

# PROPERTY PHOTOS

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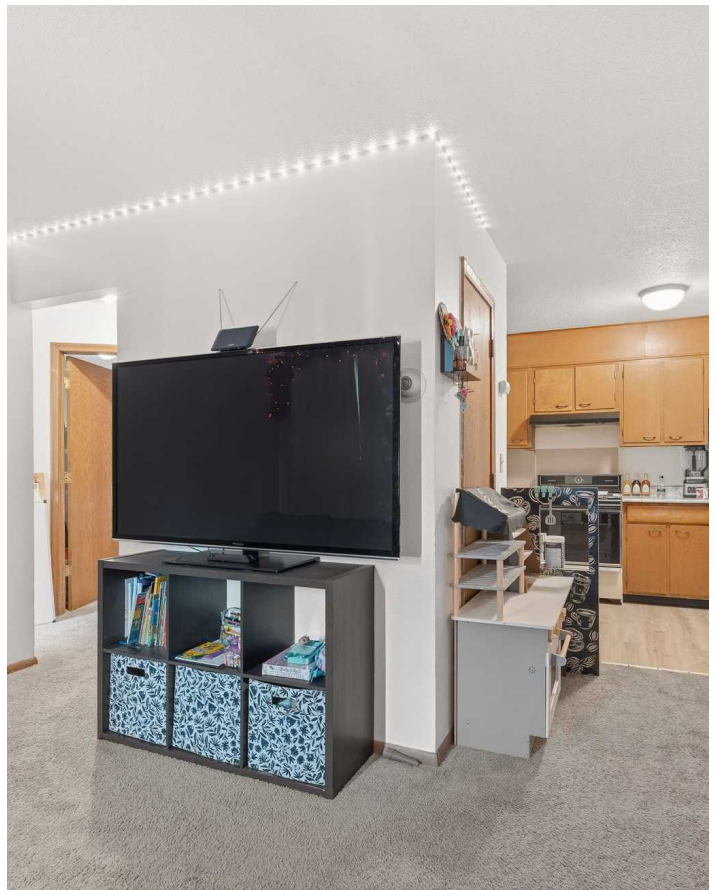
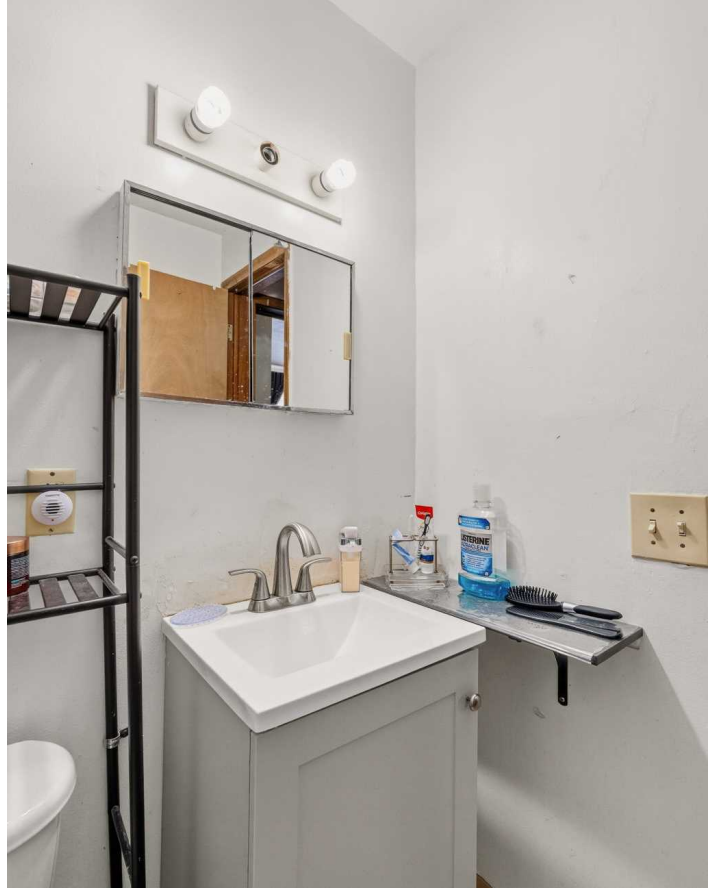
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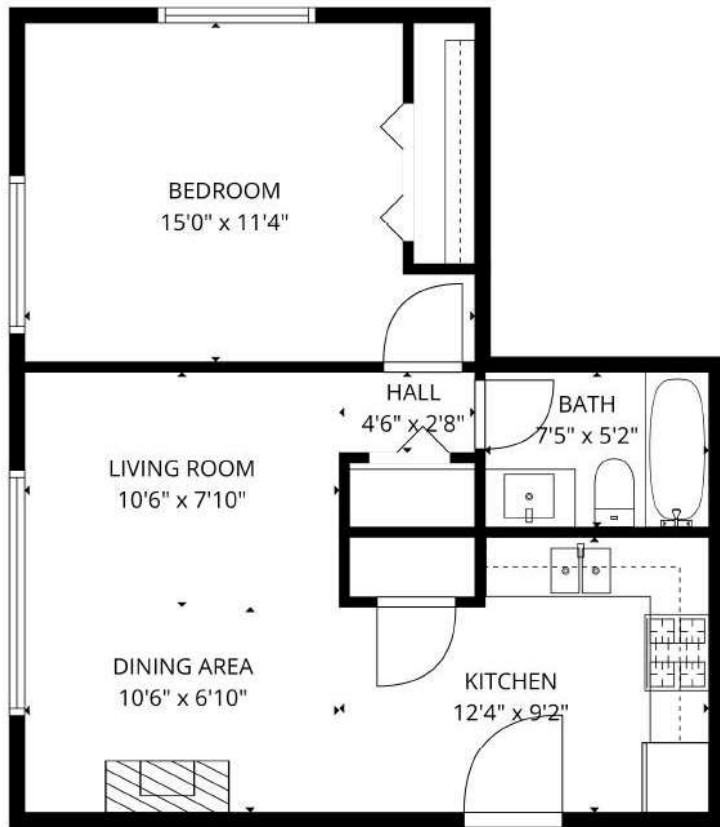
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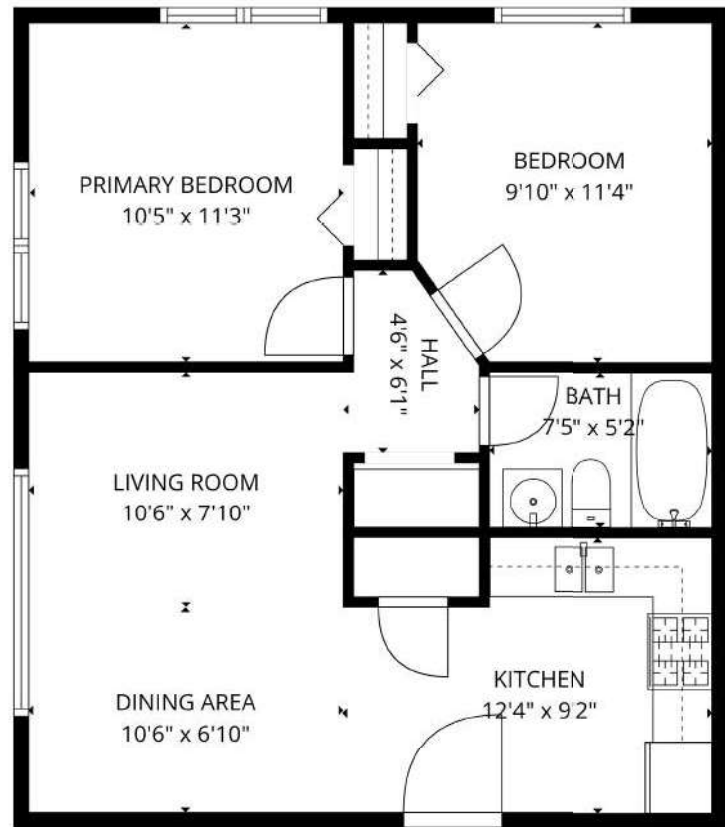
# 1 & 2 BEDROOM FLOORPLANS

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1 bedroom 1 bathroom, 509 sq.ft  
2 units like this in the building



2 bedroom 1 bathroom, 600 sq.ft  
6 units like this in the building

# 2026 FINANCIAL-RENT ROLL

5733 Bossen Terrace  
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<b>5733 Bossen Terrace</b>	
<b>2026 Projected Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>RENTS</b>	
<b>Rent Income</b>	<b>\$ 82,800.00</b>
<b>Expense</b>	
<b>Management Fees</b>	\$ 4,800.00
<b>Repairs And Maintenance</b>	\$ 5,500.00
<b>Utilities</b>	\$ 15,000.00
<b>Property Insurance</b>	\$ 5,500.00
<b>Property Taxes</b>	\$ 12,883.18
<b>Total Expenses</b>	<b>\$ 43,683.18</b>
<b>Net Income</b>	<b>\$ 39,116.82</b>

<b>5733 Bossen Terrace - Rent Roll 4/1/2026</b>					
Unit	Size	Start date	End date	Rent/Mo	
5733 Bossen Terrace - 1	2 BR	10/1/22	Mo to Mo	\$ 850.00	
5733 Bossen Terrace - 2	2 BR	1/1/12	Mo to Mo	\$ 825.00	
5733 Bossen Terrace - 3	2 BR	8/1/19	Mo to Mo	\$ 825.00	
5733 Bossen Terrace - 4	2 BR	10/1/22	5/31/26	\$ 850.00	
5733 Bossen Terrace - 5	2 BR	7/1/23	Mo to Mo	\$ 950.00	
5733 Bossen Terrace - 6	2 BR	8/1/21	Mo to Mo	\$ 950.00	
5733 Bossen Terrace - 7	1 BR	9/23/19	Mo to Mo	\$ 825.00	
5733 Bossen Terrace - 8	1 BR	9/23/19	Mo to Mo	\$ 825.00	
				\$ 6,900.00	Total/Mo
				\$ 82,800.00	Total/Yr

# PRO FORMA

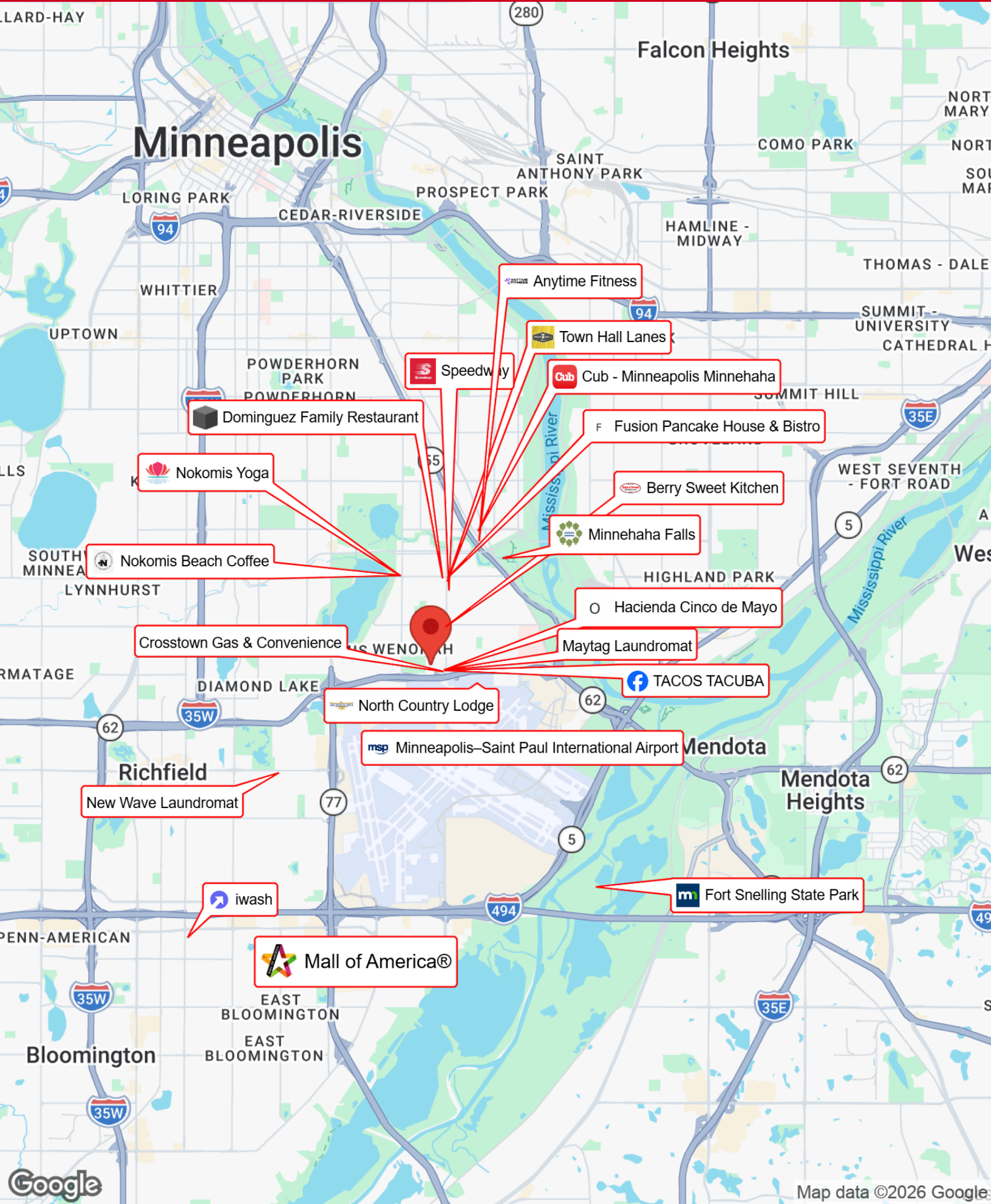
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<b>5733 Bossen Terrace</b>	
<b>PRO FORMA</b>	
<b>Income</b>	
<b>RENTS</b>	
<b>Rent Income</b>	<b>\$ 110,400.00</b>
<b>Expense</b>	
<b>Total Management Fees</b>	\$ 6,624.00
<b>Total Repairs And Maintenance</b>	\$ 5,500.00
<b>Total Utilities</b>	\$ 15,000.00
<b>Property Insurance</b>	\$ 5,500.00
<b>Property Taxes</b>	\$ 14,000.00
<b>Total Expenses</b>	<b>\$ 46,624.00</b>
<b>Net Income</b>	<b>\$ 63,776.00</b>

<b>5733 Bossen Terrace - Pro Forma Rent Roll</b>			
Unit	Size	Rent/Mo	
5733 Bossen Terrace - 1	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 2	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 3	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 4	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 5	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 6	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 7	1 BR	\$ 1,000.00	
5733 Bossen Terrace - 8	1 BR	\$ 1,000.00	
		\$ 9,200.00	Total/Mo
		\$ 110,400.00	Total/Yr

# BUSINESS MAP

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# Minneapolis

LORING PARK

CEDAR-RIVERSIDE

PROSPECT PARK

SAINT ANTHONY PARK

Falcon Heights

COMO PARK

WHITTIER

UPTOWN

POWDERHORN PARK  
POWDERHORN

Speedway

Anytime Fitness

Town Hall Lanes

Cub - Minneapolis Minnehaha

Dominguez Family Restaurant

Fusion Pancake House & Bistro

Nokomis Yoga

Berry Sweet Kitchen

Nokomis Beach Coffee

Minnehaha Falls

Crosstown Gas & Convenience

Hacienda Cinco de Mayo

Maytag Laundromat

DIAMOND LAKE

North Country Lodge

TACOS TACUBA

Minneapolis-Saint Paul International Airport

Mendota

Richfield

New Wave Laundromat

Mendota Heights

iwash

Fort Snelling State Park

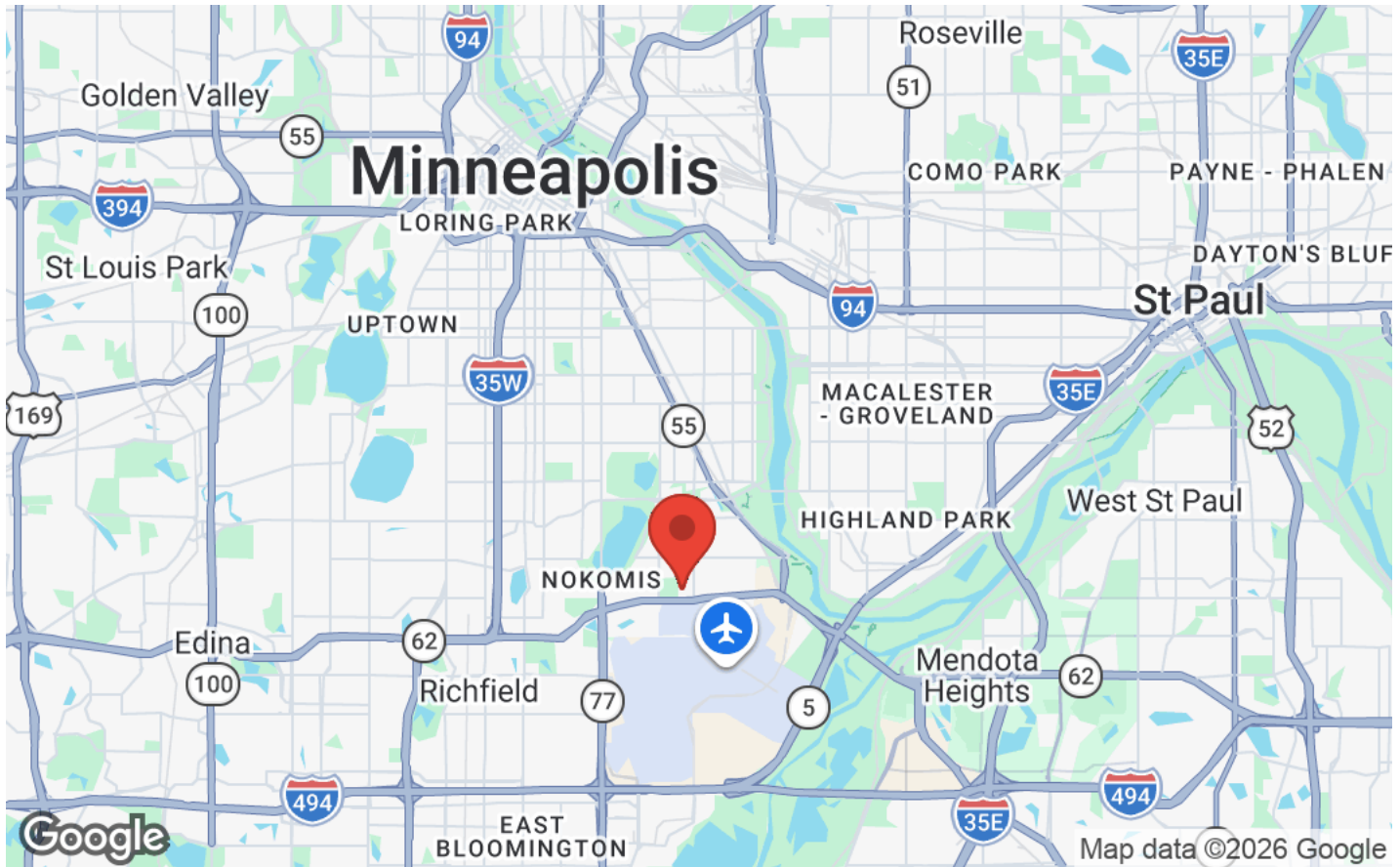
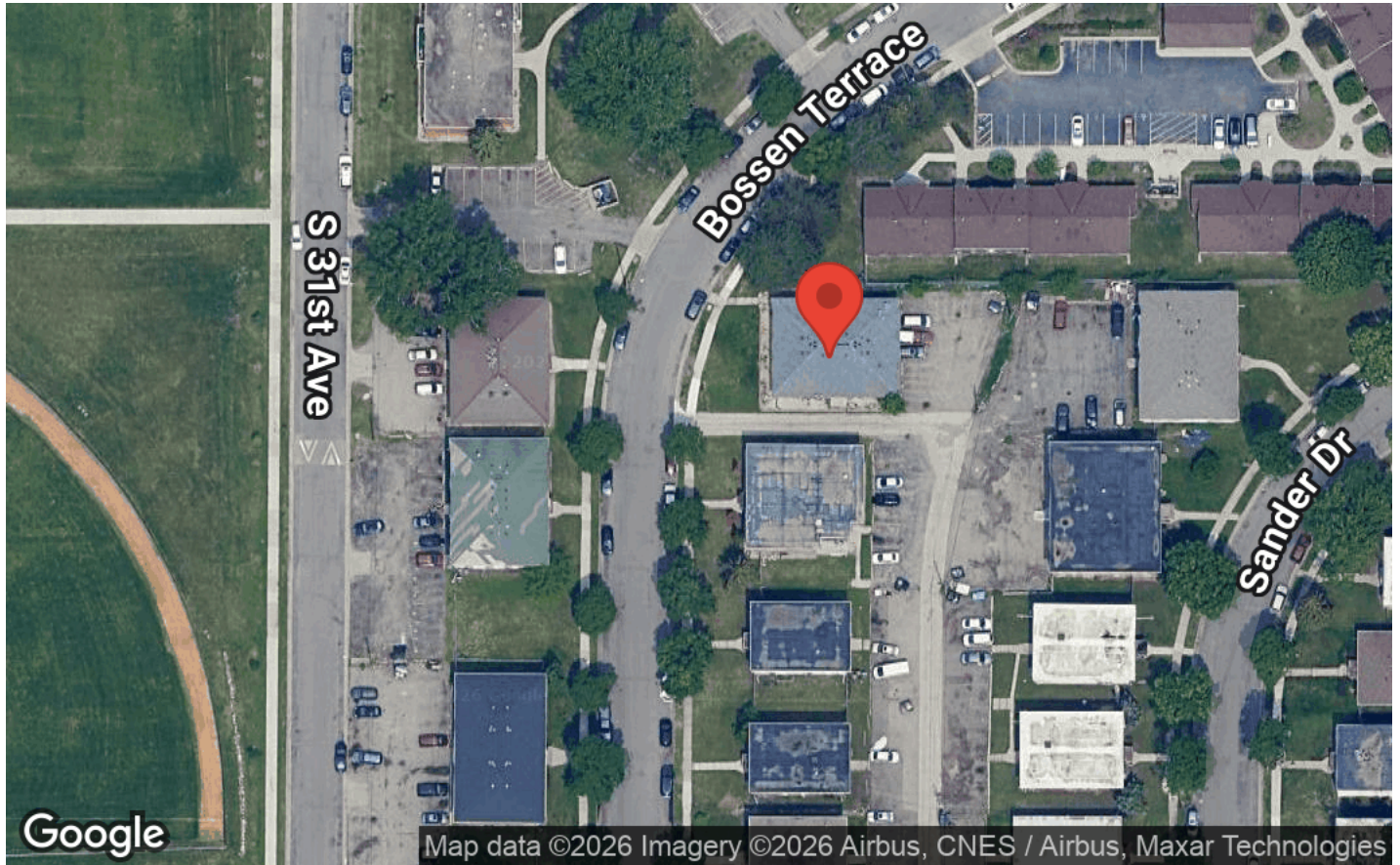
Mall of America®

Bloomington

EAST BLOOMINGTON  
EAST BLOOMINGTON

# LOCATION MAPS

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## DISCLAIMER

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