

## INVESTMENT OVERVIEW



# 1530 Sherburne Ave

St. Paul, MN · 12 Units

**MRG**  
REALTY PARTNERS

## IMPORTANT NOTICE

# Disclaimer

---

*Your receipt of this Sheet constitutes your acknowledgement that (i) it is a confidential Sheet solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner or agents representing the owner of the Property and (iv) you will not use any part of this Sheet in any manner detrimental to the Owner, agents representing the Owner, and MRG Realty Partners, LLC.*

**Disclaimer:** This Sheet contains select information pertaining to the Property and the Owner, and does not purport to be an all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Sheet has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind.

Such information includes estimates based on forward-looking assumptions related to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. This Sheet describes certain documents, including leases or other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS SHEET IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither/nor the Owner shall have any legal commitment or obligation to except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

INVESTMENT OVERVIEW

# Investment Highlights

---

**\$1,050,000**

**ASKING PRICE**

\$87,500 per Unit

Proforma Cap Rate: 7.78%

**\$81,738**

**Proforma NOI**

Proforma NOI calculated from current rent roll, historical averages, and broker adjustments.

**12 Units**

**UNIT MIX**

12, 1-bed 1-bath units

**4D Program**

**4D Tax Reduction Program**

The property is enrolled in the 4D tax program, starting in 2026, that reduces the property taxes by up to 80%

THE PROPERTY

# Building Photos

---



*Located Close to Allianz Field*



*Drone photo of roofs*



*Each unit features a rear patio*



*Steps away from Green Line Light Rail*



*Drone photo of roofs*



*Private courtyard for tenants*

INSIDE THE UNITS

# Unit Photos



*Unit 1 - Living Room*



*Unit 1 - Kitchen*



*Unit 1 - Kitchen*



*Unit 1 - Bedroom*



*Unit 1 - Bathroom*



*Unit 5 - Kitchen*

EFFECTIVE 05/19/2026

# Rent Roll

Unit	Type	Status	Total Rent	Move-in	Lease End
1	1 BR / 1 BA	Current	\$1,024.00	11/15/24	11/30/26
2	1 BR / 1 BA	Current	\$839.00	05/01/21	11/30/26
3	1 BR / 1 BA	Current	\$1,009.00	11/03/23	11/30/26
4	1 BR / 1 BA	Current	\$956.00	12/05/25	12/31/26
5	1 BR / 1 BA	Current	\$1,120.00	01/20/24	Month-to-month
6	1 BR / 1 BA	Current	\$1,009.00	08/15/23	08/31/26
7	1 BR / 1 BA	Current	\$956.00	11/05/25	11/30/26
8	1 BR / 1 BA	Current	\$1,006.00	07/01/24	07/31/27
9	1 BR / 1 BA	Current	\$1,009.00	08/01/23	07/31/26
10	1 BR / 1 BA	Current	\$952.00	08/29/25	08/31/26
11	1 BR / 1 BA	Current	\$996.00	11/05/25	11/30/26
12	1 BR / 1 BA	Current	\$956.00	02/01/26	01/31/27
<b>Total</b>	<b>12 Units</b>	<b>100% Occupied</b>	<b>\$11,832.00</b>		

## THE PROPERTY

# Building Basics

---

<b>Building</b>	12 Units
<b>Unit mix</b>	12 x 1BD/1BA
<b>Parking</b>	Street Parking Available
<b>Mechanical</b>	Gas Boiler · Gas Hot Water Heater
<b>Laundry</b>	2 Sets · Coin Operated
<b>Landlord Utilities</b>	Heat, Water/Sewer, Common Area Electric
<b>Tenant Utilities</b>	Unit Electric, Trash
<b>Tax Classification</b>	4D Tax Status · Up to 80% Property Tax Reduction

### Recent Improvements

- Complete basement area clean out
- Dry wall repairs in stairwells
- New paint in common area stairwells
- Unit updates throughout

YEAR OVER YEAR

# Financial Performance

	2025 Actuals	Proforma
Rental Income	\$124,756	\$140,555
Other Income	\$727	\$2,378
Vacancy Loss	\$0	(\$4,217)
<b>TOTAL INCOME</b>	<b>\$125,483</b>	<b>\$138,716</b>
Property Taxes	\$21,784	\$5,388
Utilities	\$19,814	\$19,600
Insurance	\$10,237	\$10,200
Maintenance	\$13,766	\$10,750
Management	\$11,723	\$11,040
<b>TOTAL EXPENSES</b>	<b>\$77,324</b>	<b>\$56,978</b>
<b>NET OPERATING INCOME</b>	<b>\$48,159</b>	<b>\$81,738</b>

## Notes

- 5 heavy unit turns in 2025 resulted in higher-than-normal maintenance expenses
- Property entered 4D tax program in 2026, which resulted in a significant reduction in property taxes

*Proforma Assumptions: Total income based on current rent roll and 3% vacancy; expenses based on historical averages and broker estimations*

WHAT THIS ENABLES

# Opportunity for a New Owner

---

1

## Self-Management

A new owner could self-manage and save thousands every year, pushing the proforma NOI and cap rate even higher

---

2

## Value-Add

Opportunity to further update units, common areas, and tenant amenities to push rental value

---

3

## Rent Optimization

Potential for rent and utility billing restructuring in year 1 of ownership as leases turnover

---

NEXT STEPS

---

# Ready to take a look?

Schedule a walkthrough, request the full financial package, or talk through offer structure. Shoot me a call or text anytime!



---

**Luke Hermanson**

651-428-7814  
Luke@MRGRealtyPartners.com