

2637 PLEASANT AVE



Attractive 21-unit multi-family asset constructed in 1966. The unit mix is two well-appointed two bedrooms, fifteen one bedrooms, & four studios. Close to MCAD, Minneapolis Institute of Arts & walking distance to Whittier park. Renovations include newer bathrooms and kitchens, newer stainless steel energy efficient appliances with built-in microwaves. The property also received newer windows, two newer hot water boilers, coin laundry, and luxury vinyl plank flooring!



ACF Apartment
CASH FLOW, INC.

Nathan Opatz
MULTI-FAMILY BROKER

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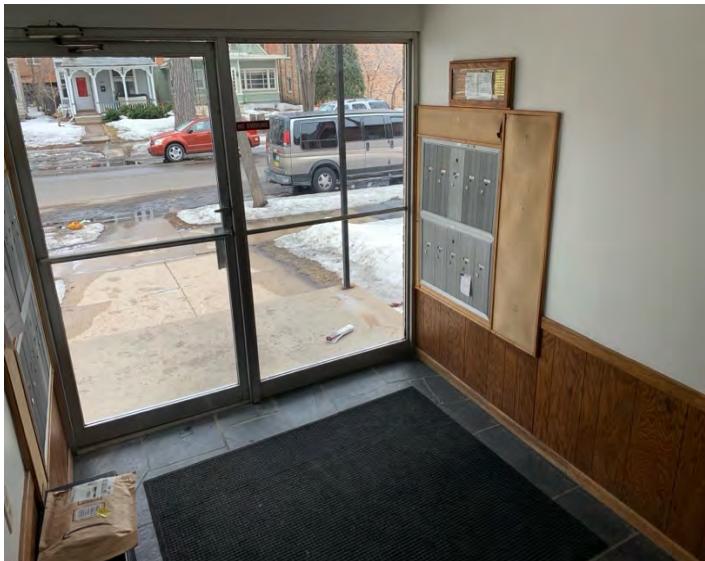
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PROPERTY DETAILS

2637 Pleasant Ave. S., Minneapolis MN 55408

Sales Price	\$2,600,000.00
Price per Unit	\$ 123,809 / Unit
Unit Mix	2 – Two Bedroom, One Bath / Average Rent \$1,225 15 – One Bedroom, One Bath / Average Rent \$1,113 4 – Studio, One Bath / Average Rent \$769
Property ID #	PID #34-029-24-31-0047 (Hennepin County)
Heating	Two – Efficient Hot Water Boilers / Newer in Age
Roof	Flat Pitch and Gravel / Older in Age
Property Type	Three Story Garden Style Apartment Complex Built in 1966 / Lot Size 0.32+ Acres
Parking	Off-Street Parking Spaces / 19 Total Spots
Laundry	Seller Owned Coin-Operated Washers & Dryers
Utilities	Tenants All pay for their unit Electric, Cable, Phone. Owner Pays Water, Gas for Heat, and Rubbish.



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.
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PROPERTY PROFORMA

2637 Pleasant Ave. S., Minneapolis MN 55408

INCOME:

SCHEDULED ANNUAL INCOME	\$268,356.00	@ Current Rents
LESS VACANCY (2.0%)	\$ 5,367.12-	
LAUNDRY INCOME	\$ 3,600.00	*Coin Laundry
GROSS INCOME	\$266,588.88	

EXPENSES:

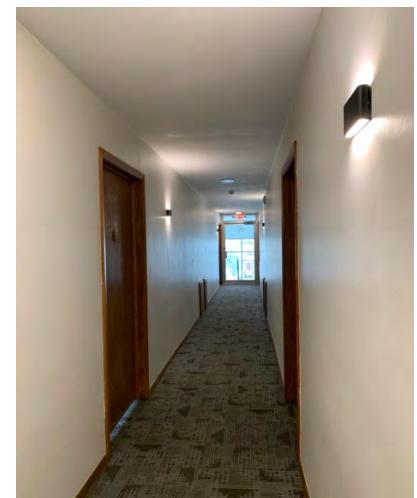
	ANNUAL	SOURCE	% GOI
PROPERTY TAXES 2025	\$32,826.92	Hennepin County	12.31 %
INSURANCE	\$ 8,500.00	Estimated Market	3.18 %
COMMON ELECTRIC	\$ 3,240.00	Trailing 12-Months	1.22 %
WATER & SEWER	\$11,000.00	Trailing 12-Months	4.13 %
GAS UTILITIES	\$ 6,712.00	Trailing 12-Months	2.52 %
RUBBISH	\$ 2,730.00	Trailing 12-Months	1.02 %
MAINTENANCE / SUPPLIES	\$ 6,300.00	Estimated \$300/unit	2.36 %
CLEANING	\$ 2,400.00	\$200/Month	0.90 %
MARKETING / ADVERTISING	\$ 750.00	Estimated	0.28 %
LAWN CARE / SNOW REMOVAL	\$ 3,000.00	Trailing 12-Months	1.13 %
TOTAL EXPENSES	\$77,458.92		29.05%

NET OPERATING INCOME \$189,129.96



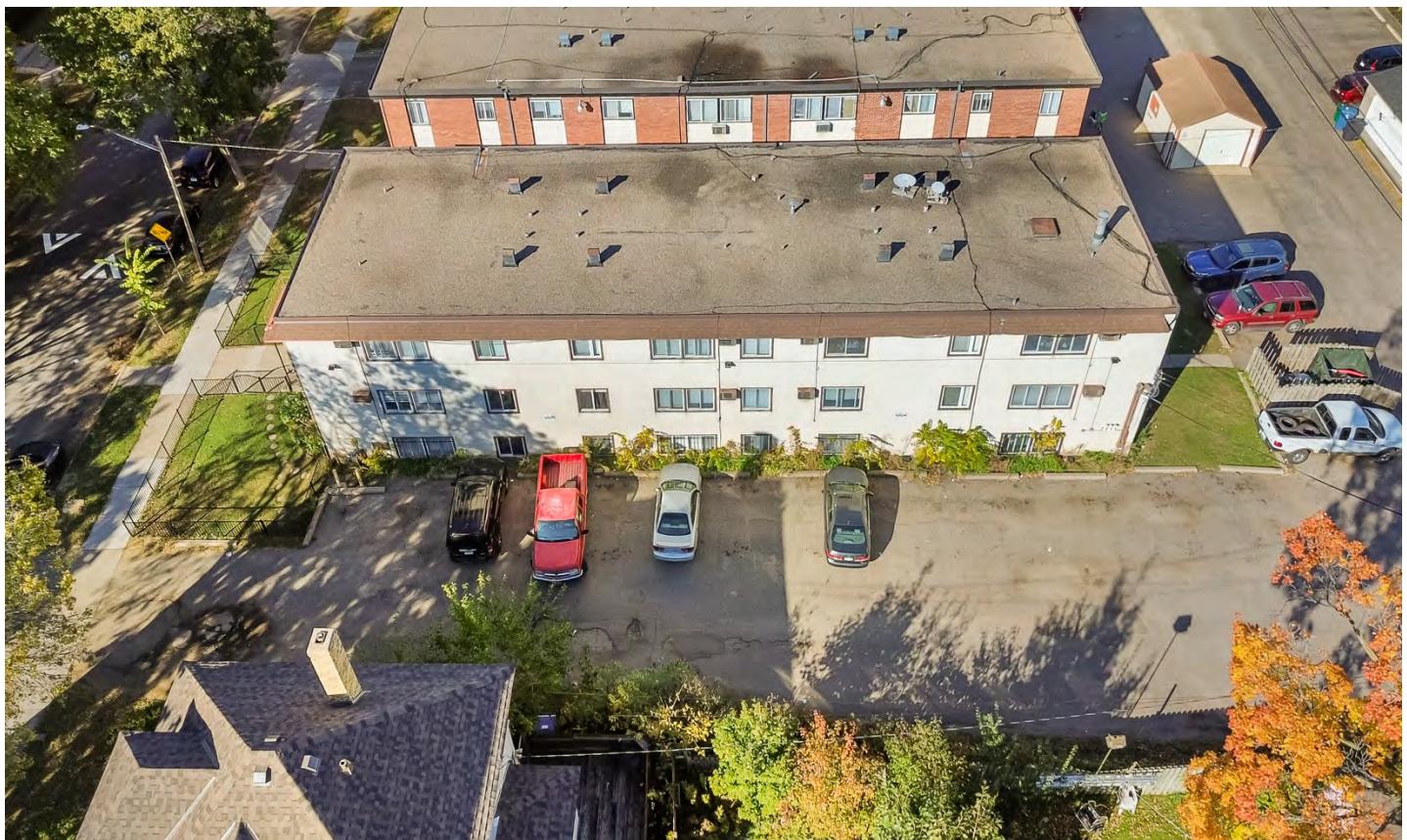
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PHOTOS



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AERIALS



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