

Investment Opportunity: Fully Rented 4-Plex

LISTING PRESENTATION | 5531 MARYLAND AVENUE NORTH | NEW HOPE, MN

Exclusively Listed by

Eric Katz - Agent | erickatz@kwcommercial.com | 20362602, MN

KW Commercial | North Suburban

3555 Willow Lake Boulevard

Saint Paul, MN 55110

Each Office is Independently Owned and Operated

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.


Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Eric Katz - Agent

 erickatz@kwcommercial.com

 20362602, MN

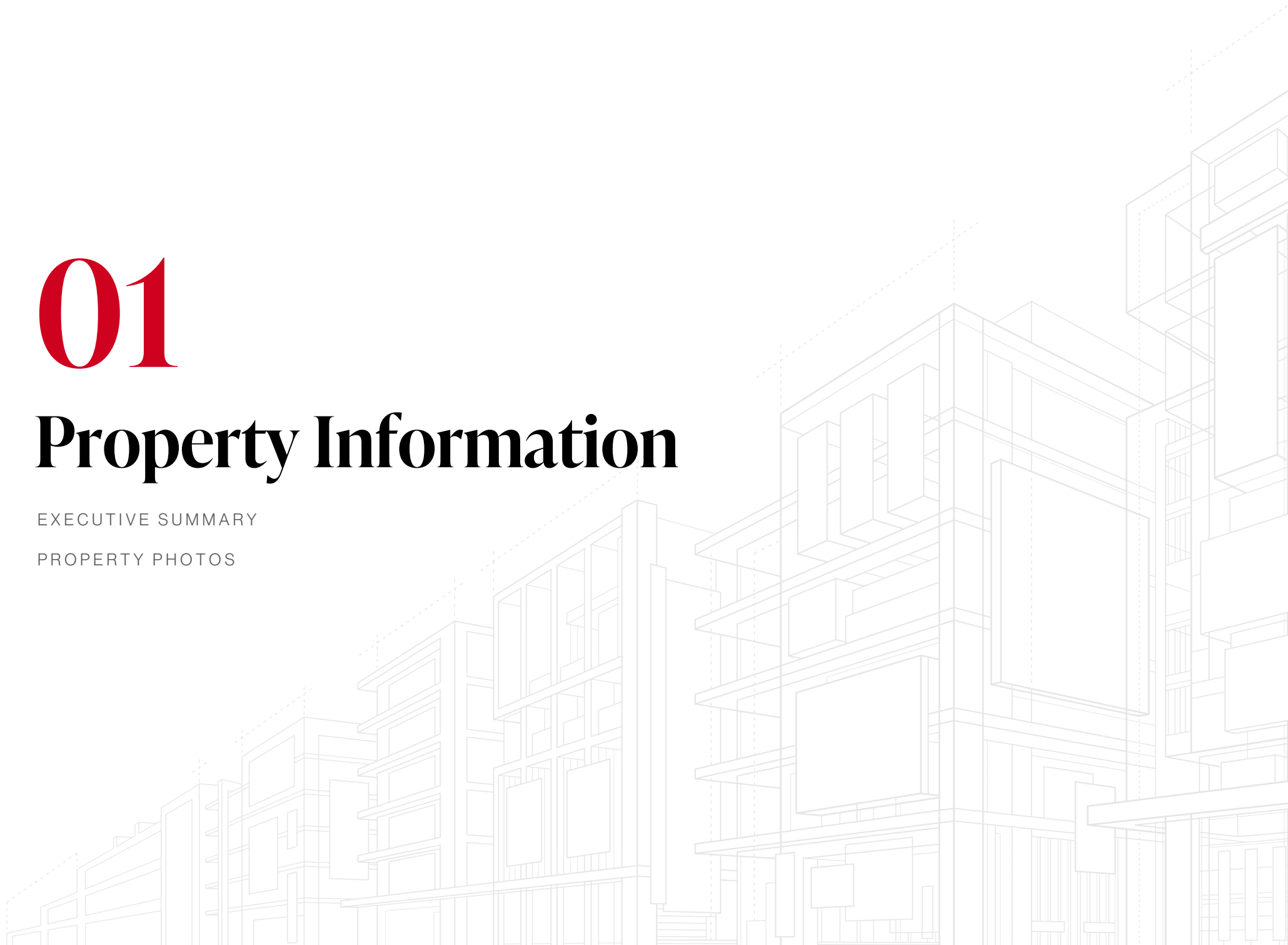
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



Executive Summary



Price:	\$899,900
Number of Units	4
Building SF:	5,800
Gross Annual Rents:	\$77,940
YOY % Growth	16.4%
Occupancy:	100%
Lot Size:	0.55 Acres
Year Built:	1979
Zoning:	Residential-Multi- Family

Property Overview

Fully rented four-plex, 48 hours required for all showings, listing agent to be present for all showings. Property has a common backyard. Each patio is shared by two units. Unit 39 and 43 have electric dryer hookup, while 31 and 35 has gas dryer hookup. Unit 35 has a double oven. Units 31 and 43 have microwaves. All units have the same layout, but are currently rented at different rates, with varying expiration dates based on when leases were signed. Please contact listing agent for more details. Great potential for increased cash flow bringing rents up to market norms.

Tenant Expense: Broadband, Cable T.V., Electric, Gas, Insurance, Sewer, Telephone, Water.

Owner Expense: Exterior Maintenance, Grounds Care, HVAC Maintenance, Insurance, Lawn, Maintenance/Repair, Management, Repairs, Roof Maintenance, Snow, Taxes, Trash.

Improvements

- 1999 Back patios installed. \$6,900
- 2001 Windows replaced. "Alside" \$8,000
- 2004 Front doors and screen doors replaced. \$3,487
- 2012 5531 Bathroom updates. \$1,685
- 2014 Front sidewalks repaired. \$4,000
- 2018 Asphalt driveways replaced. \$8,000
- 2021 Garage door replacements. \$4,520
- 2021 Brick work, tuck pointing and water proofing. "Owen Masonry" \$9,861
- 2022 5539 Bathroom updates. \$2,400
- 2023 5543 Bathroom updates. \$3,997
- 2025 5531 Kitchen remodel. "Satoree Kitchen & Bath" "Weld & Sons Plumbing" \$12,500

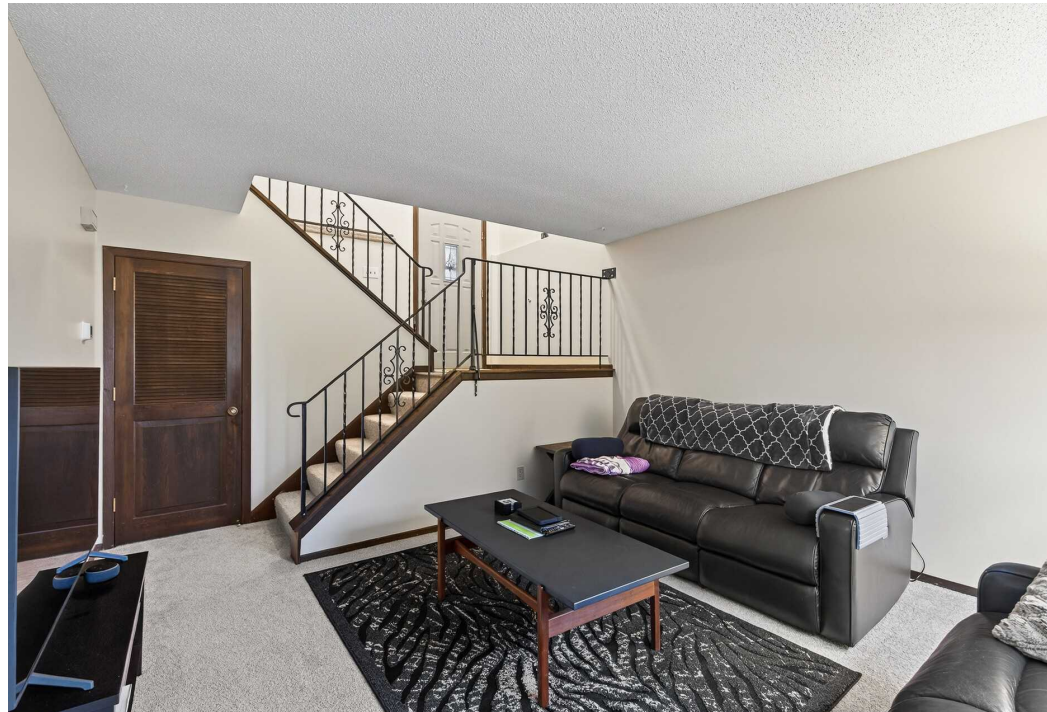
Property Photos



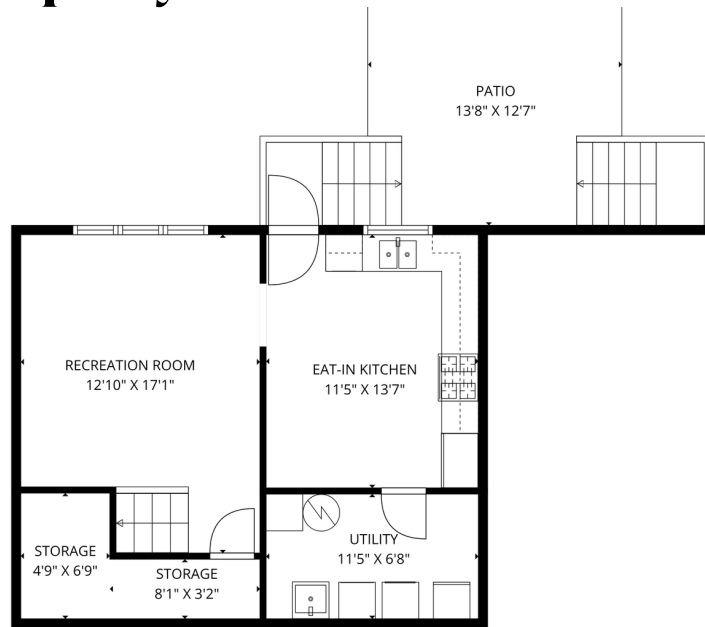
Property Photos



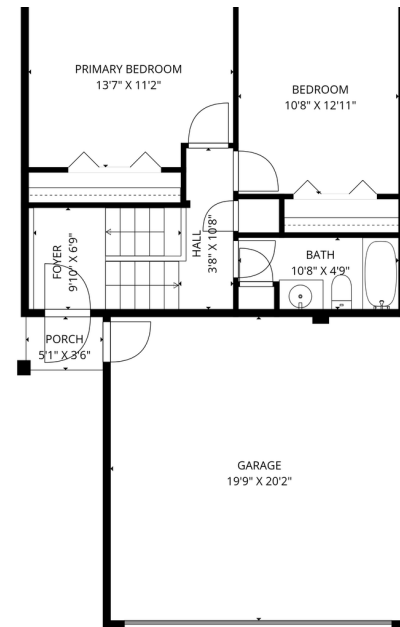
Property Photos



Property Photos



Total GLA: 951 sq. ft | Total: 1760 sq. ft
 1st floor: 398 sq. ft (Excluded areas 363 sq. ft)
 2nd floor: 553 sq. ft (Excluded areas 446 sq. ft)



Total GLA: 951 sq. ft | Total: 1760 sq. ft
 1st floor: 398 sq. ft (Excluded areas 363 sq. ft)
 2nd floor: 553 sq. ft (Excluded areas 446 sq. ft)



02

Location Information

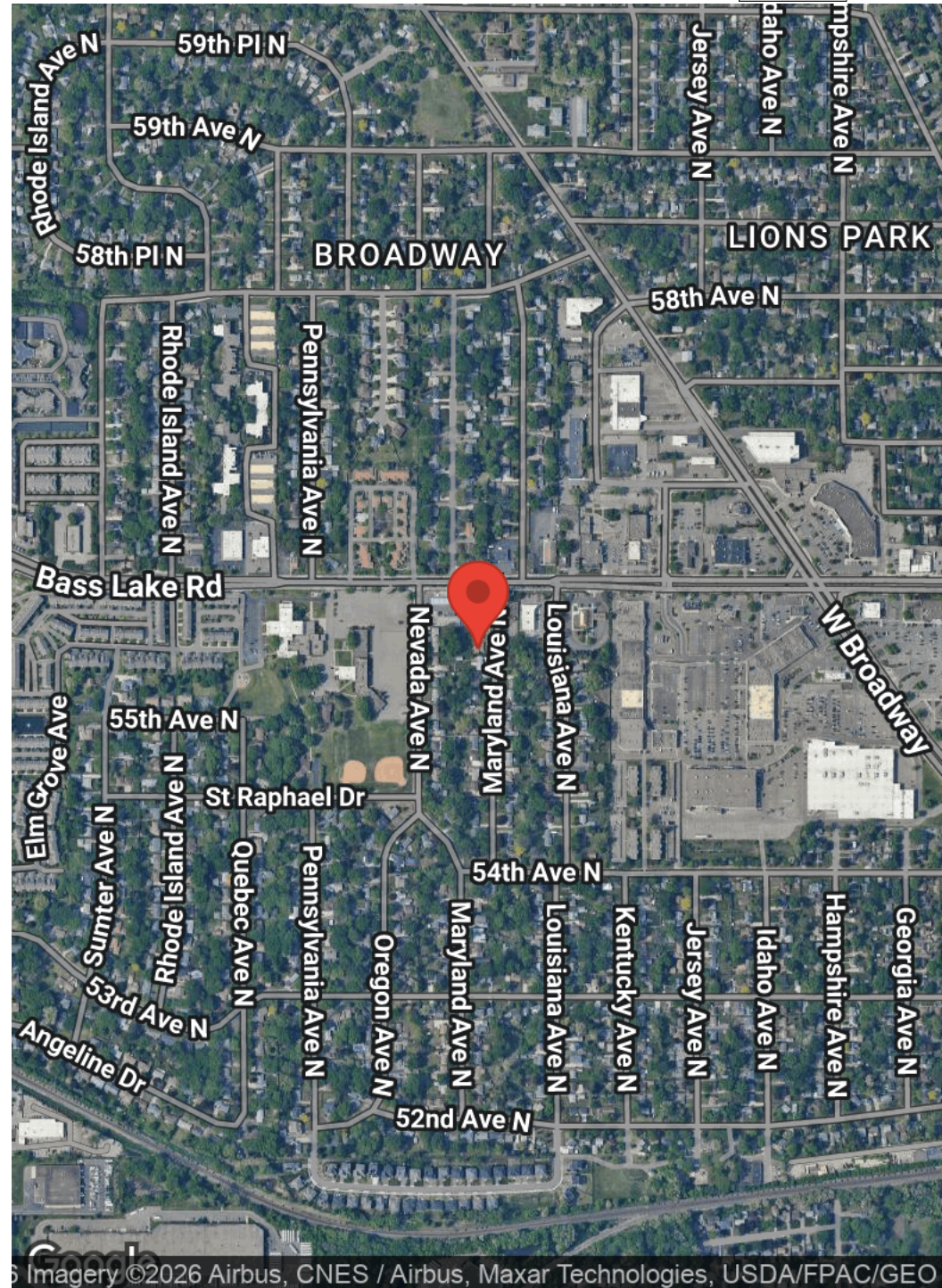
LOCATION MAPS

AERIAL MAP

BUSINESS MAP



Location Maps

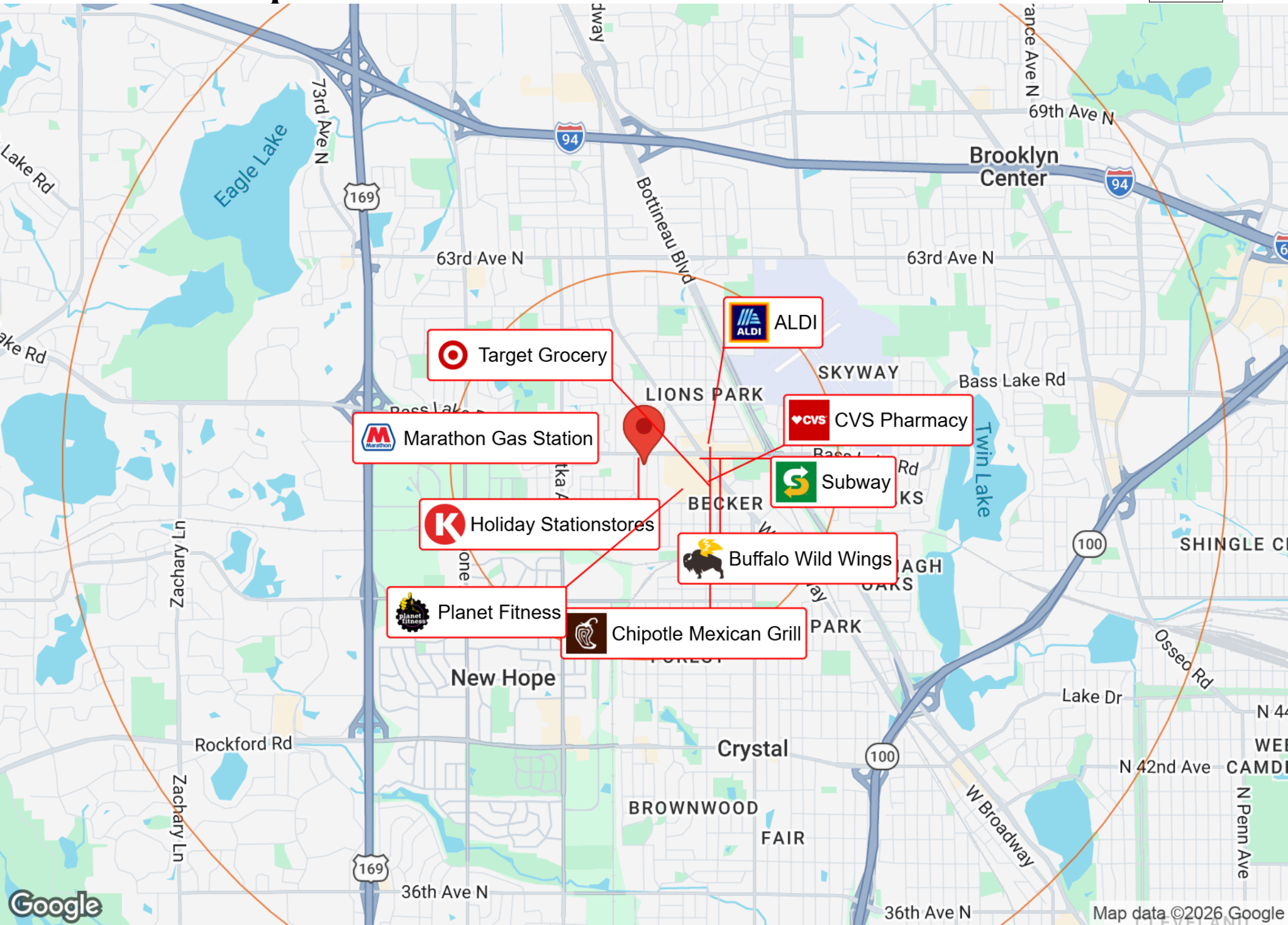


Aerial Map



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

Business Map



03

Financial Analysis

PRO FORMA SUMMARY

INVESTMENT DETAILS



Pro Forma Summary



Investment Summary

Price	\$899,900
Year Built	1979
Units	4
RSF	1
Price/RSF	\$899,900.00
Lot Size	0.55 acres
Floors	1
APN	0511821340076
Cap Rate	6.29%

Tenant Annual Scheduled Income

Tenant	Actual
Tenant 1	\$21,600
Tenant 2	\$20,400
Tenant 3	\$17,400
Tenant 4	\$18,540
Totals	\$77,940

Annualized Income

Description	Actual
Gross Potential Rent	\$77,940
- Less: Vacancy	\$0
Effective Gross Income	\$77,940
- Less: Expenses	(\$21,297)
Net Operating Income	\$56,643

Annualized Expenses

Description	Actual
Building Insurance	\$6,930
Maintenance	\$1,800
Misc	\$11,666
Trash Removal	\$901
Total Expenses	\$21,297
Expenses Per RSF	\$21,297.00

Investment Details



Analysis

Analysis Date May 2026

Property

Property Type Multifamily
Property Address 5531 Maryland Ave N
5531 Maryland Avenue North
City, State New Hope, MN 55428
Year Built 1979

Purchase Information

Purchase Price \$899,900
Units 4
Total Rentable SF 0
Lot Size 0.550 acres

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
------	------	------	-------	------	---------	----------

Scenario

Scenario Per Unit

Income & Expense

Gross Operating Income \$77,940
Monthly GOI \$6,495
Total Annual Expenses (\$21,629)
Monthly Expenses (\$1,802)

Financial Information

All Cash

04

Demographics

DEMOGRAPHICS



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,201	50,910	127,789
	Female	7,153	51,484	129,274
	Total Population	14,354	102,394	257,063
Race / Ethnicity	White	8,041	55,088	135,369
	Black	3,716	24,759	62,826
	Am In/AK Nat	40	328	977
	Hawaiian	1	10	51
	Hispanic	1,346	9,215	21,336
	Asian	678	9,379	27,223
	Multiracial	501	3,440	8,869
	Other	30	164	411
Housing	Total Units	6,384	44,514	108,601
	Occupied	5,879	41,115	99,961
	Owner Occupied	3,120	25,427	65,243
	Renter Occupied	2,759	15,688	34,718
	Vacant	506	3,398	8,640
Age	Ages 0 - 14	2,681	19,597	51,051
	Ages 15 - 24	1,564	11,838	30,322
	Ages 25 - 54	5,812	43,319	108,245
	Ages 55 - 64	1,609	11,618	28,689
	Ages 65+	2,689	16,020	38,757
Income	Median	\$78,322	\$86,258	\$91,495
	Under \$15k	659	3,379	7,427
	\$15k - \$25k	308	2,003	4,240
	\$25k - \$35k	465	2,354	4,849
	\$35k - \$50k	547	3,663	8,405
	\$50k - \$75k	855	6,579	16,248
	\$75k - \$100k	792	5,727	13,355
	\$100k - \$150k	1,058	8,155	19,904
	\$150k - \$200k	623	4,175	10,622
Over \$200k	572	5,081	14,912	

05

Additional Information

PROFESSIONAL BIO





Professional Bio



Eric has been a licensed agent since 2002. Over his 22+ year real estate career Eric has been involved in many aspects of real estate. He developed and redeveloped real estate, he has helped clients buy and sell their homes and commercial properties, lease space for their businesses, buy and sell small businesses, and purchase and sell development land. From 2005 to 2009, Mr.Katz was also a Vice President at Turnstone Group LLC where he was on a team that led real estate investments valued at over \$175 million. Mr.Katz started his career in Investment Banking at U.S. Bancorp Piper Jaffray in Minneapolis, MN where he was integrally involved in corporate finance transactions with a combined value of over \$1.0 Billion. Mr.Katz received a B.A. in accounting from the University of St.Thomas in St.Paul, MN.

Eric Katz

Agent


-  (651) 238-3440
-  erickatz@kwcommercial.com
-  20362602, MN


Investor Opportunity: Fully Occupied 4-Plex

LISTING PRESENTATION | 2468 BRENNER AVENUE EAST | MAPLEWOOD, MN

Exclusively Listed by

Eric Katz - Agent

 erickatz@kwcommercial.com

 20362602, MN

KW Commercial | North Suburban

3555 Willow Lake Boulevard

Saint Paul, MN 55110

Each Office is Independently Owned and Operated



www.kwcommercial.com