

6141 Niccollet Ave S



EVERY APARTMENT HAS BEEN RENOVATED WITH NEW KITCHENS AND BATHROOMS!! ALL INCLUDE STAINLESS-STEEL APPLIANCE PACKAGE WITH DISHWASHERS. PROPERTY BORDERS RICHFIELD/SOUTH MINNEAPOLIS. UNIT MIX IS TEN 2BD, 1BA & ONE 3BD, 1BA. OWNERS HAVE TENANTS PAYING FOR RUBS UTILITY REIMBURSEMENT ** 7.90 % CAP **

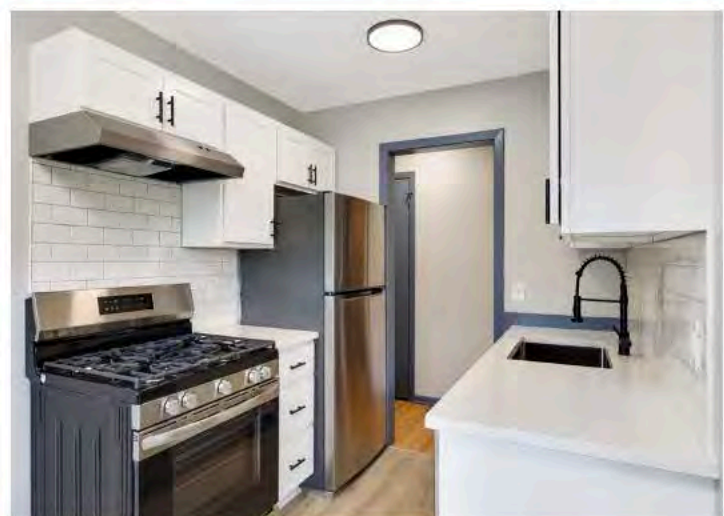



ACF Apartment
CASH FLOW, INC.

Nathan Opatz
MULTI-FAMILY BROKER

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PROPERTY DETAILS

6141 Nicollet Ave. S., Minneapolis MN 55419

Sales Price \$1,760,000.00

Price per Unit \$ 160,000.00 / Unit

Unit Mix 10 - Two BD, One BA / Approx. 735+ SqFt.
1 - Three BD, One BA / Approx. 1,100+ SqFt

Property ID # PID #22-028-24-43-0070 (Hennepin County) / 0.28 Acres

Heating Hot Water Boiler / Newer Water Heater

Roof Flat EPDM Rubber Membrane Roof

Property Type Two and a Half Story all Brick Exterior

Parking Parking Lot in Rear / 11+ Parking Spaces

Laundry Speed Queen Washer & Dryer / Leased w/ BDS
Currently on a Revenue Shared Program



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 – Feb. 2025

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UNIT	TYPE	SQFT	RENT	LEASE	MARKET
101	2BD, 1BA	735 SQFT	\$1,395.00	08/31/2025	\$1,550.00
102	2BD, 1BA	735 SQFT	\$1,395.00	08/31/2025	\$1,550.00
104	2BD, 1BA	735 SQFT	\$1,395.00	07/31/2025	\$1,550.00
201	2BD, 1BA	735 SQFT	\$1,495.00	07/31/2025	\$1,550.00 *Sec.8
202	2BD, 1BA	735 SQFT	\$1,495.00	06/30/2025	\$1,550.00
203	** 3BD, 1BA	1,100 SQFT	\$1,995.00	05/31/2025	\$2,100.00 *Sec.8
204	2BD, 1BA	735 SQFT	\$1,495.00	09/30/2025	\$1,550.00
301	2BD, 1BA	735 SQFT	\$1,550.00	08/31/2025	\$1,550.00
302	2BD, 1BA	735 SQFT	\$1,520.00	02/29/2026	\$1,550.00
303	2BD, 1BA	735 SQFT	\$1,505.00	05/31/2025	\$1,550.00
304	2BD, 1BA	735 SQFT	\$1,495.00	03/31/2026	\$1,550.00

TOTALS

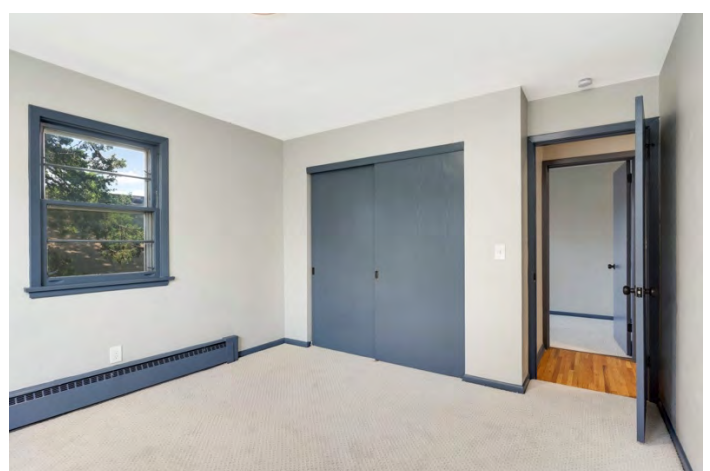
\$16,735

\$17,600



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INTERIOR PHOTOS



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Financials

T3/T12 Metrics

	T12 (est)	T3 (est)	T3/T12	Per Unit	% GPR or EGI	Per SF
Income						
Gross Potential Rent	\$200,400	\$50,100	\$200,400	\$18,218	100.00%	\$23.58
Total GPR	\$200,400	\$50,100	\$200,400	\$18,218	100.00%	\$23.58
Cleaning Discount	(840)	(210)	(840)	(76)	(0.42%)	(0.10)
Storage @ \$10/mo	200	50	200	18	0.10%	0.02
Laundry	300	75	300	27	0.15%	0.04
Utility Reimbursement						
Water/Sewer (RUBS)	6,000	1,500	6,000	545	2.99%	0.71
Trash	-	-	-	-	-	-
Gas (RUBS)	5,937	1,484	5,937	540	2.96%	0.70
Electricity	-	-	-	-	-	-
	\$211,997	\$53,209	\$212,837	\$19,349	106.2%	\$25.04

Expenses

Administrative	\$500	\$125	\$500	\$45	0.25%	\$0.06
Utilities						
Water/Sewer	6,000	1,150	6,000	545	2.82%	0.71
Trash	2,006	501	2,006	182	0.94%	0.24
Gas	7,240	1,810	7,240	658	3.40%	0.85
Electricity	1,175	294	1,175	107	0.55%	0.14
R&M	10,020	2,505	10,020	911	4.71%	1.18
CAPEX	6,012	1,503	6,012	547	2.82%	0.71
Contract Services	3,500	875	3,500	318	1.64%	0.41
Insurance	12,695	3,174	12,695	1,154	5.96%	1.49
RE Taxes	22,595	5,649	22,595	2,054	10.62%	2.66
Vacancy	2,990	748	2,990	272	1.40%	0.35
Total Expenses	\$74,733	\$18,333	\$74,733	\$6,794	35.11%	\$8.79

Net Operating Income	\$137,264	\$34,876	\$138,104	\$12,555	64.89%	\$16.25
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Type	Unit Count	SF	Total SF	Rent	Avg. Rent PSF	Monthly Rent
Two BR/One BA	1	750	750	\$1,550	\$2.07	\$1,550
Two BR/One BA	6	750	4,500	\$1,495	\$1.99	\$8,970
Two BR/One BA	3	750	2,250	\$1,395	\$1.86	\$4,185
Three BR/One BA	1	1,000	1,000	\$1,995	\$2.00	\$1,995
Total/Avg:	11	773	8,500	\$1,518	\$1.96	\$16,700

AERIAL MAPS

