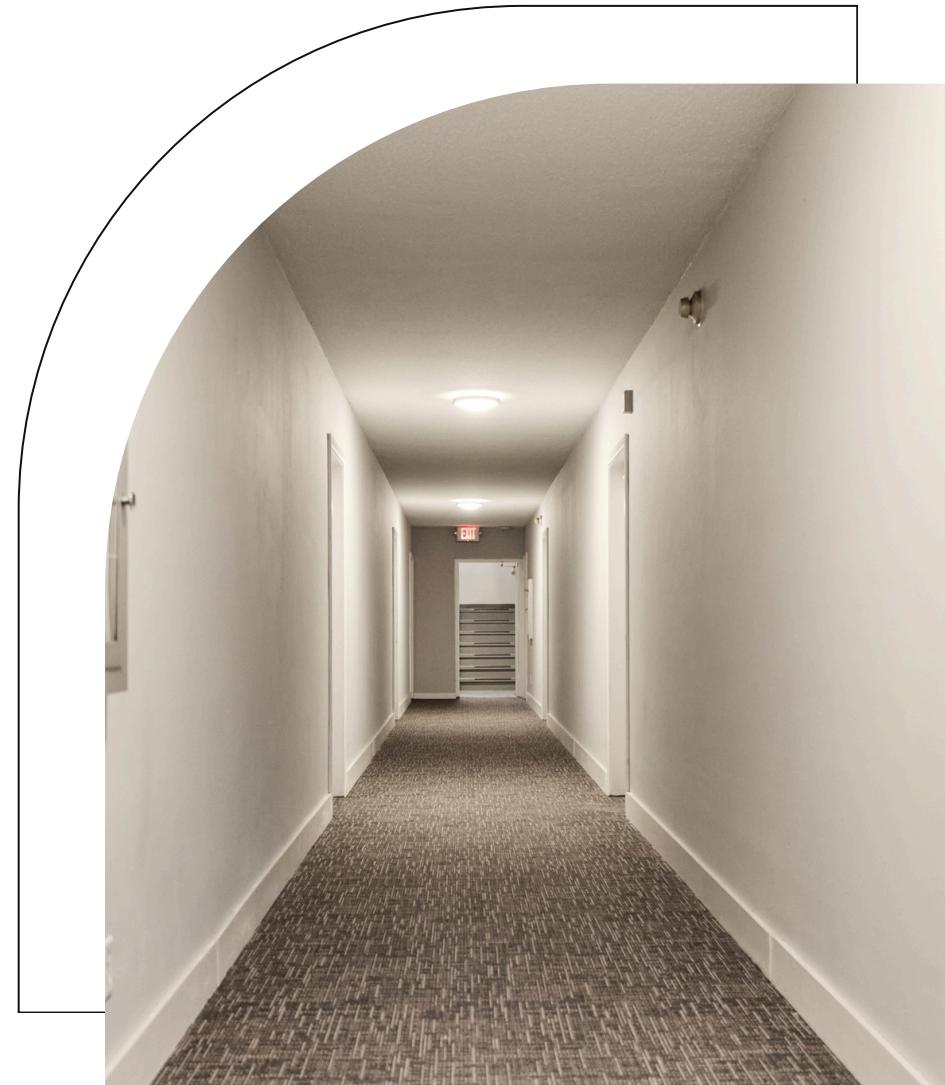


For Sale \$2,380,000

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2110 PARK

Ave Minneapolis, MN 55404



CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") has been prepared by National Realty Guild ("NRG") for the exclusive use of parties interested in evaluating the acquisition of the property described herein (the "Property"). This Memorandum is proprietary and confidential. By accepting and reviewing this document, the recipient agrees not to reproduce, distribute, or disclose any portion of its contents to any other person or entity without the prior written consent of National Realty Guild.

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Recipients are encouraged to conduct their own thorough due diligence, including but not limited to verification of all income, expenses, physical and environmental conditions, legal matters, and zoning or regulatory requirements. National Realty Guild and its representatives make no guarantees or representations regarding the Property's current or future performance, condition, or compliance with applicable laws. This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property. No binding commitment shall exist unless and until a written purchase agreement has been fully executed and delivered by all parties.

FORWARD-LOOKING STATEMENTS & MARKET CONDITIONS

Certain statements contained herein may include estimates or "forward-looking" projections. These statements reflect current expectations but involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially. Market conditions, tenant performance, interest rate fluctuations, and economic factors beyond the control of National Realty Guild may affect outcomes. All financial projections should be viewed as speculative and are not guarantees of future performance.

NON-ENDORSEMENT NOTICE

National Realty Guild does not endorse, guarantee, or recommend any lender, contractor, service provider, or third party referenced in this Memorandum. Any such references are provided solely for informational purposes. Prospective purchasers are urged to conduct their own evaluation and selection of any third parties in connection with the Property.

RENT & INCOME DISCLAIMER

Any rental rates, pro forma income, or expense projections included in this Memorandum are provided for illustrative purposes only and do not represent actual or guaranteed future performance. Prospective purchasers must independently verify all lease terms, market conditions, and legal restrictions that could affect future rents or operating income, including any local or state rent-control or tenant-protection ordinances.



Summary

2110 Park Avenue presents an opportunity to acquire a 22-unit multifamily apartment building in South Minneapolis, offering durable construction, recent capital improvements, and a rent profile positioned to serve the city's strong demand for affordable housing. The property consists of 17 one-bedroom units and 5 studios, providing an efficient unit mix well-suited for long-term rental stability. Many units and common areas have been updated, and a new roof installed in 2025 reduces near-term capital exposure for incoming ownership.

Located minutes from downtown Minneapolis and major transit corridors, the asset benefits from strong renter demand driven by employment access, transit connectivity, and proximity to neighborhood services. With in-place rents averaging approximately \$1,050 per unit, the property offers clear value-add potential through continued interior upgrades, operational efficiencies, and market rent optimization. 2110 Park Avenue represents a compelling opportunity for investors seeking a stable, affordable multifamily asset with upside in one of Minneapolis's most established rental submarkets.

Investment Highlights

- **22-Unit Multifamily Asset**- Efficient mix of one-bedroom and studio units aligned with strong local demand for affordable apartments.
- **4d Affordable Housing Tax Incentive (Effective 2026)**- Approved for the Minneapolis 4d program, offering a projected 40–60% reduction in property taxes, materially improving cash flow.
- **Recent Capital Improvements**- New flat roof installed in 2025, along with renovated common areas and updated units, reducing near-term CapEx.
- **Durable Construction**- Poured concrete foundation and brick exterior provide long-term structural stability and lower maintenance risk.
- **Value-Add Rent Upside**- Current rents are below 50% AMI and Section 8 payment standards, indicating meaningful upside through interior improvements without pushing rents out of the affordable range.
- **Prime South Minneapolis Location**- Minutes from downtown, transit corridors, employment centers, and neighborhood amenities supporting consistent leasing velocity.

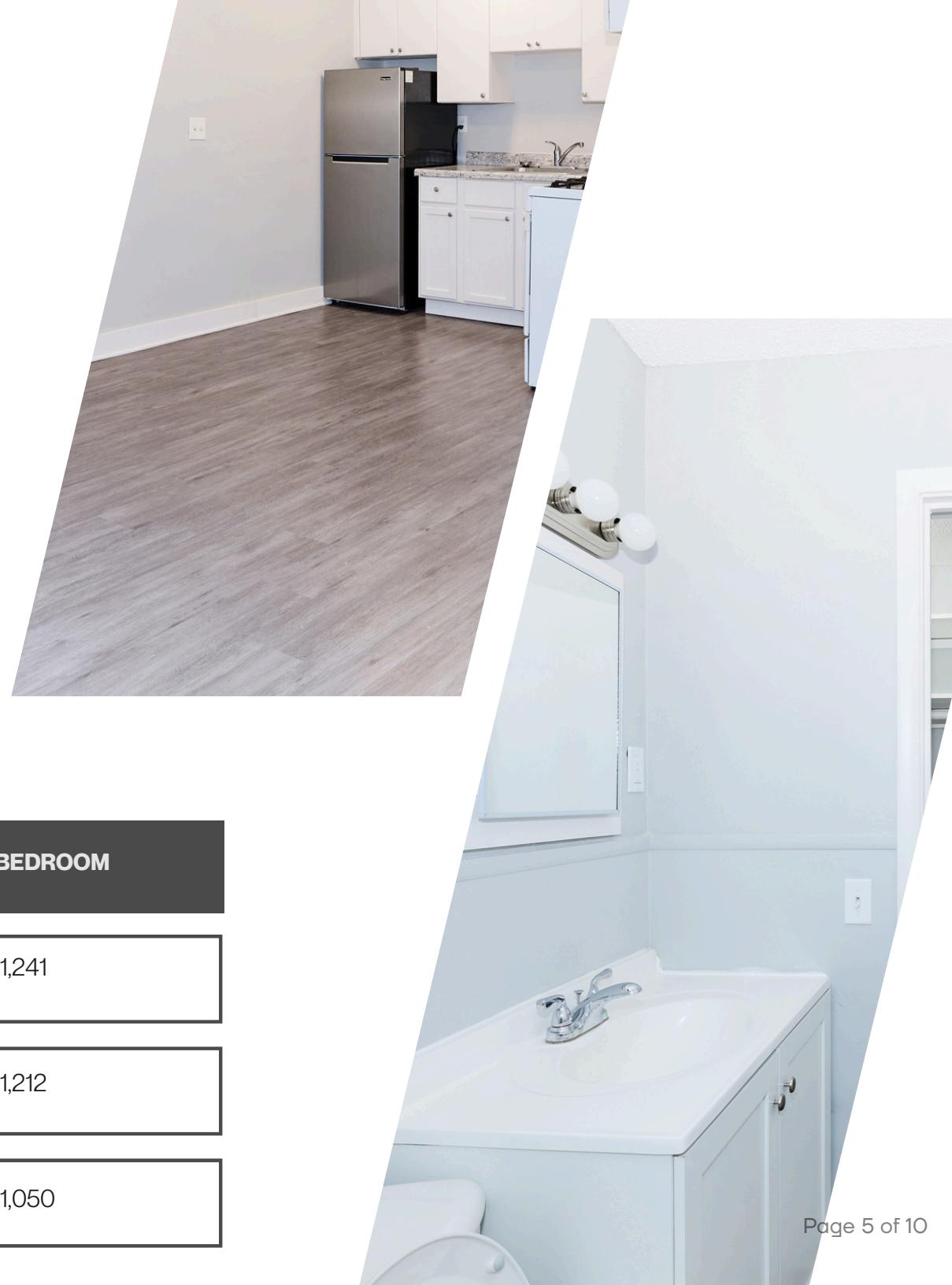


22 UNITS

17 One Bedrooms

5 Studios

County	Hennepin
Market	Minneapolis
Submarket	South Minneapolis/Phillips
GBA	15,300 SF
Land SF	11,761 SF
Land Acres	0.27
Number of Units	22
Parking	8
Year Built	1959
Stories	3
# of Buildings	1
Roof Age	Replaced 2025, Flat roof
Foundation	Poured Concrete/ Masonary
Exterior	Brick
Property Tax	4D Tax Incentive/ 2026
Price	\$2,380,000



2025 RENT BENCHMARK COMPARISON

STUDIO

1-BEDROOM

4d Program — 50% AMI Rent Limit

\$1,158

\$1,241

MPHA - Section 8 Rent Limits

\$1,067

\$1,212

In-Place Property Rents

\$850

\$1,050

Utilites

Water	Landlord
Trash	Landlord
Gas	Landlord
Electric	Tenant

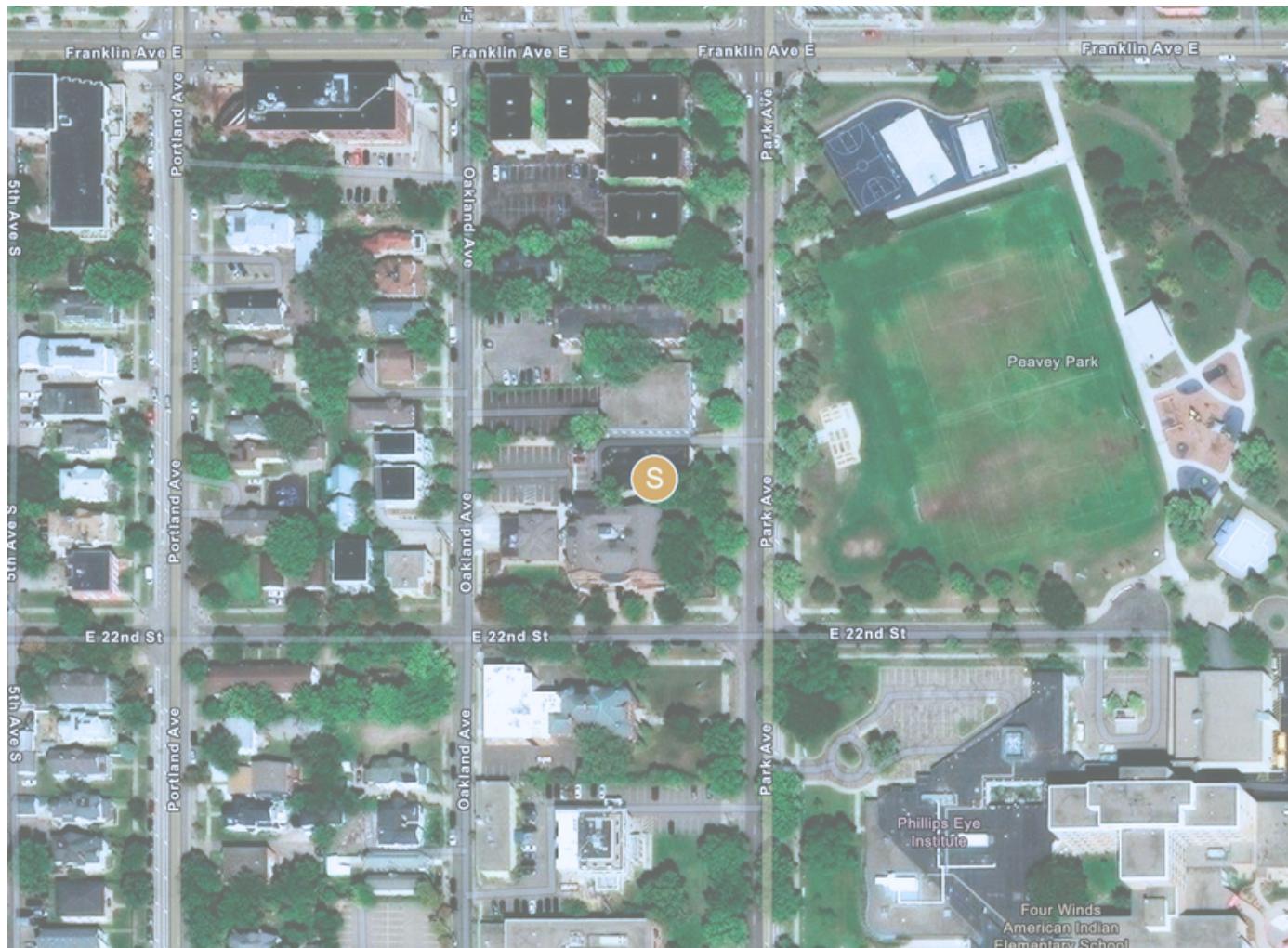
Zoning

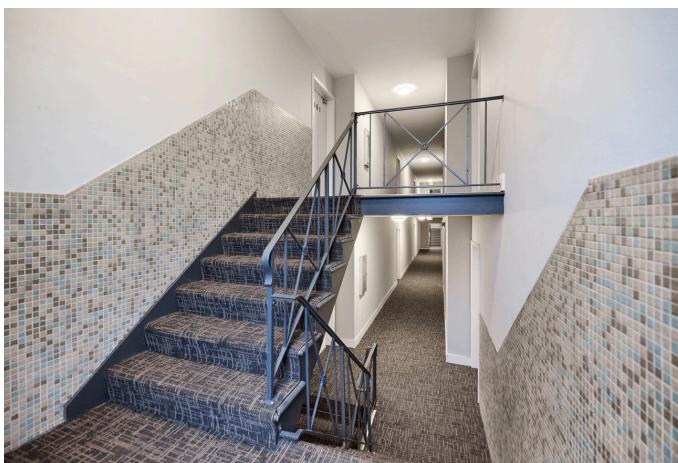
RM2 -Residence Office & Services
District

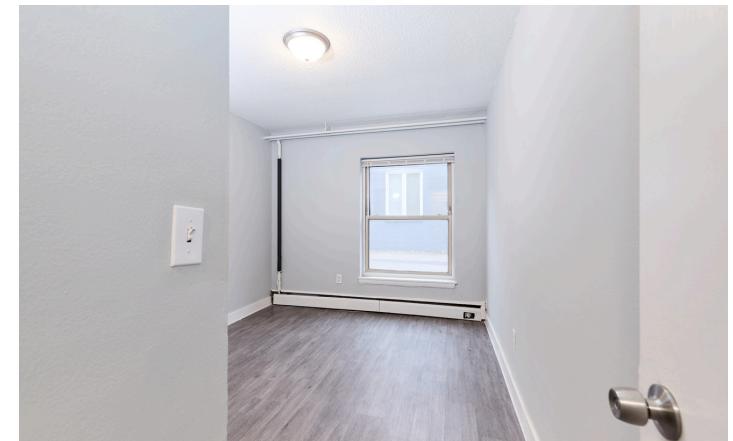
1 Mile Demographics

2024 Population	53,100
2025 Median HH Income	\$41,118
Average HH Size	1.8











Contact Us

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