



149 Morton St E

Well Maintained 12-Unit Apartment Building located within walking distance to both the Belvidere & Bluff Parks in St Paul, Minnesota.

This is an exceptional opportunity to acquire a solid, fully-occupied investment property in a desirable neighborhood of St. Paul. The property is clean and provides immediate cash flow. Includes on-site coin-operated laundry, updated vinyl windows and newer parking lot. This asset is stable and easy to rent with strong fundamentals in a mostly residential area.



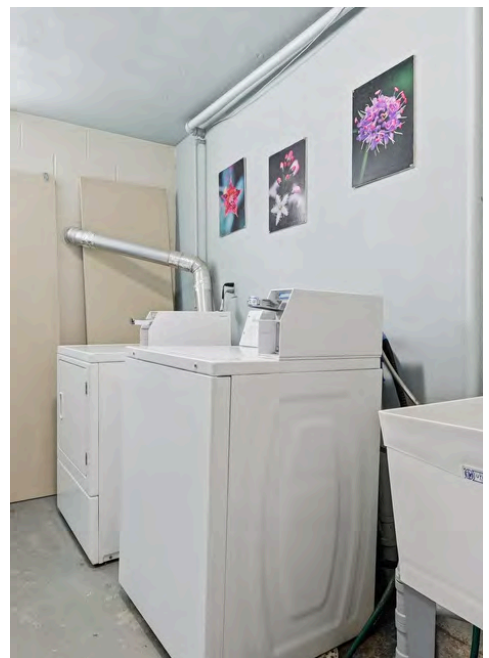
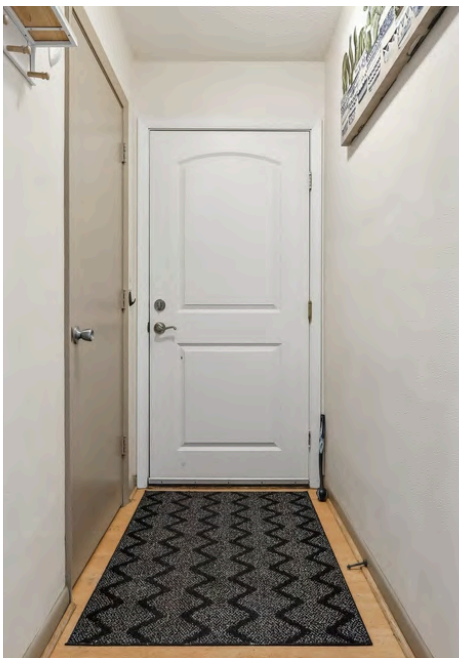
Nathan Opatz
Apartment Broker

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www.ApartmentCashFlow.com

PROPERTY DETAILS

149 Morton Street East, Saint Paul, MN 55107

Sales Price	\$1,295,000.00
Price Per Unit	\$ 107,917 / Unit
Unit Mix	11- One Bedroom, One Bath / Approx. 550+ SqFt. 1- Studio, One Bath / Approx. 450+ SqFt.
Property ID #	PID #08-28-22-31-0101 (Ramsey County)
Heating/AC	Hot Water Boiler System / Wall Air Conditioning Units
Roof	Pitched Roof / Asphalt Shingles / Recently Replaced
Property Type	Three Story Apartrtment Complex, Built in 1963 / Lot Size 0.39+ Acres
Parking	Off-Street Parking / 10-Surface Parking Spots
Laundry	Seller Owned Coin Operated Washers & Dryers
Utilities	Tenants All Pay For Their Unit Electric and Cable Owner Pays Gas For Heat, Water, and Rubbish



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.



PROFORMA STATEMENT - 2026

149 Morton St East., Saint Paul MN 55107

INCOME:

SCHEDULED ANNUAL INCOME	\$150,360.00	*Fully Occupied
LESS VACANCY (2.0%)	\$ 3,007.20-	
LAUNDRY INCOME	\$ 1,200.00	*Coin Laundry Owned
GROSS INCOME	\$148,552.80	

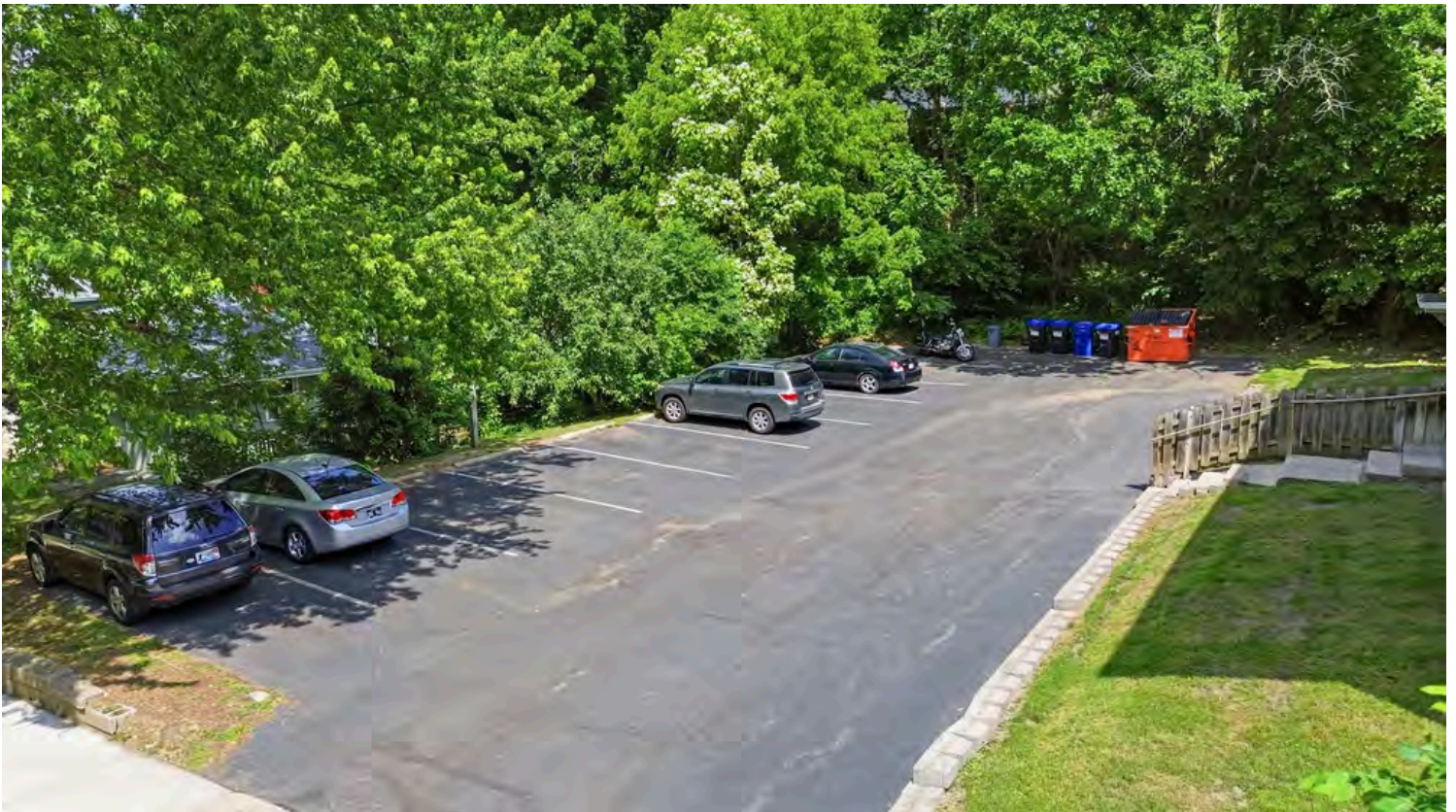
EXPENSES:

	ANNUAL	SOURCE	%GOI
PROPERTY TAXES 2025	\$19,036.00	Ramsey County	12.81 %
INSURANCE	\$ 5,000.00	Estimated Market	3.37 %
GAS & ELECTRIC UTILITIES	\$ 6,393.00	2025 Actuals	4.30 %
CLEANING & MANAGEMENT	\$ 7,427.64	Estimated Market	5.00 %
RUBBISH	\$ 2,940.00	2025 Actuals Estimated	1.98 %
SNOW/LAWN	\$ 1,800.00	Market	1.21 %
REPAIRS & LABOR	\$ 4,800.00	\$400 / Unit	3.23 %
SUPPLIES & MATERIAL	\$ 3,000.00	Estimated Market	2.02 %
ADVERTISING	\$ 1,500.00	Estimated Market	1.01 %
RENTAL LICENSE	\$ 500.00	Estimated Market	0.34 %
LEGAL & PROFESSIONAL	\$ 1,000.00	Estimated Market	0.67 %
TOTAL EXPENSES	\$53,396.64		35.94%

NET OPERATING INCOME \$95,156.16

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Aerials



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Photos

