



1619 Hubbard Ave

This is a remarkable opportunity to acquire nine well-appointed apartments located in the heart of the Midway neighborhood of Saint Paul, MN. Every unit is unique in its own way featuring remodeled kitchens and bathrooms. The roofs and windows throughout have been recently replaced and the exterior siding is maintenance free. Some of the apartments feature hardwood floors, stainless steel appliances, original french doors, walk in closets, and quartz countertops.



ACF Apartment
— CASH FLOW, INC. —

Nathan Opatz
MULTI-FAMILY BROKER

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 **MLS** 



PROPERTY DETAILS

1619 Hubbard Ave., Saint Paul MN 55104

Sales Price \$1,099,000.00

Price per Unit \$ 122,111 / Unit

Unit Mix
7 – One Bedroom, One Bath / Approx. 650+ SqFt.
1 – Two Bedroom, One Bath / Approx. 1200+ SqFt
1 – Three Bedroom, One Bath / Approx. 1310+ SqFt

Property ID # PID #28-29-23-44-0014 (Ramsey County)

Heating/AC Hot Water Boiler / Tenant Owned Window A/C's

Roof Pitched Roofs / Newer Asphalt Shingled

Property Type Three Story Apartment Complex
Built in 1900 / Lot Size 0.34+ Acres

Parking Off-Street Parking Spaces / 9 Total Spots
Five-Car Detached Garage

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.
No legal obligation shall arise by reason of the distribution of this summary statement.

PROPERTY RENT ROLL – April 2026

1619 Hubbard Ave, Saint Paul MN 55104

<u>UNIT</u>	<u>TYPE</u>	<u>SQFT</u>	<u>RENT</u>	<u>LEASE</u>	<u>MARKET</u>
1	1BD, 1BA	600 SQFT	\$ 995.00	05/31/2026	\$1,050
2	1BD, 1BA	650 SQFT	\$ 979.00	08/31/2026	\$1,050
3	1BD, 1BA	600 SQFT	\$ 939.00	08/31/2026	\$1,050
4	1BD, 1BA	600 SQFT	\$1,009.00	06/20/2026	\$1,100
5	1BD, 1BA	650 SQFT	\$ 979.00	06/30/2026	\$1,100
6	1BD, 1BA	650 SQFT	\$ 939.00	08/31/2026	\$1,100
7	2BD, 1BA	1,200 SQFT	\$1,289.00	06/30/2026	\$1,450
8	3BD, 1BA	1,310 SQFT	\$1,629.00	Monthly	\$1,800
9	1BD, 1BA	600 SQFT	\$ 979.00	06/30/2026	\$1,050

TOTALS

\$9,737

\$10,750

PROFORMA STATEMENT

INCOME:

SCHEDULED ANNUAL INCOME	\$116,844.00	@ Current Rents
LESS VACANCY (1.0%)	\$ 1,168.44-	
LAUNDRY INCOME	\$ 1,872.00	*Coin Laundry

GROSS INCOME

\$117,547.56

EXPENSES:

<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2026	Ramsey County	21.65 %
INSURANCE	Estimated Market	3.87 %
COMMON ELECTRIC	Trailing 12-Months	0.84 %
WATER & SEWER	Trailing 12-Months	4.05 %
GAS UTILITIES	Trailing 12-Months	4.62 %
RUBBISH	Trailing 12-Months	2.27 %
MAINTENANCE / SUPPLIES	Estimated \$325/unit	2.49 %
CLEANING	\$150/Month	1.53 %
LAWN CARE / SNOW REMOVAL	Estimated	1.02 %
TOTAL EXPENSES	\$49,775.51	42.34 %

NET OPERATING INCOME \$67,772.05

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PHOTOS

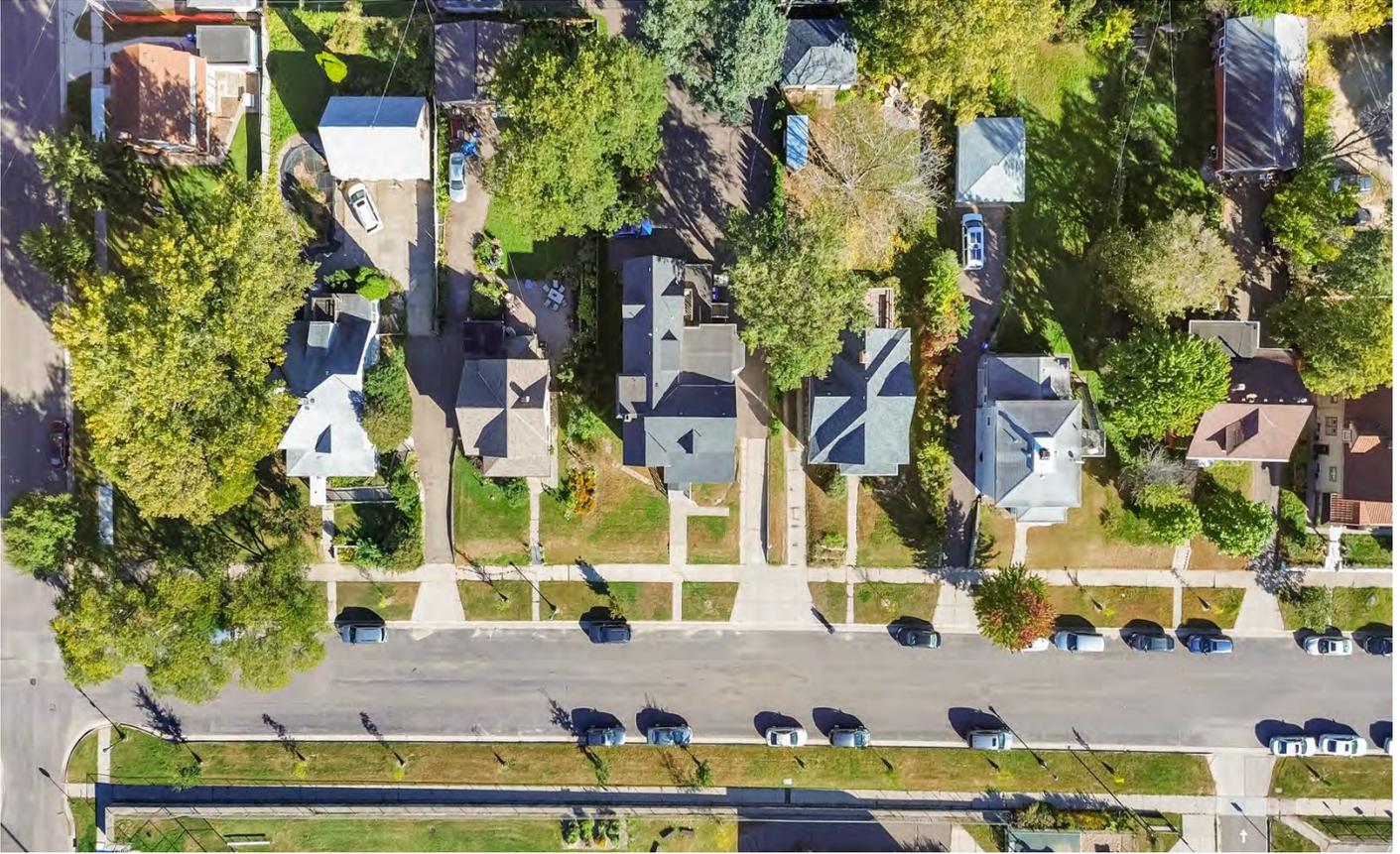


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AERIALS



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