

SALE

OAKVIEW DR MULTI-FAMILY PORTFOLIO

1097, 1112, 1160, 1260, 1224 Oakview Drive Saint Charles, MN 55972



OFFERING SUMMARY

Sale Price:	\$4,500,000
Buildings	5
Available SF:	34,000 SF
Lot Size:	3.54 Acres
Number of Units:	44
Price / Unit	\$102,273
Cap Rate:	7.63%
NOI:	\$343,489
Year Built:	1979
Renovated:	2025
Zoning:	Multi family District R-2
Market:	Multifamily
Submarket:	Rochester/Winona

PROPERTY OVERVIEW

Presenting an exclusive opportunity to acquire a meticulously maintained portfolio comprising 5 properties, all strategically positioned along the same block. This diverse collection features a total of 30 two-bedroom, 6 one-bedroom, and 8 three-bedroom units, offering a balanced mix to cater to various tenant demographics.

While easy to maintain not all units are currently optimized to their full market rental potential, recent capital investments totaling more than \$160,000 (2023/2024) have been dedicated to enhancing the portfolio's appeal. These upgrades include comprehensive flooring and appliance enhancements, underscoring a commitment to elevating the tenant experience and maximizing value.

With a proven track record of strong historically low occupancy rates, and the lack of rental property in a 25 mile radius, these properties support that rents could be increased while representing a stable and lucrative investment opportunity. Their prime location further adds to their allure, with a mere 30-minute commute to two major employment hubs: Winona, renowned for its prestigious universities and captivating Mississippi River attractions, and Rochester, the dynamic second-largest city in Minnesota boasting an array of shopping, dining, entertainment options, and Internationally known Mayo Clinic.

Cathy Fox
(608) 386-8115



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LOCATION DESCRIPTION

Welcome to St. Charles, where the best of both worlds converge! Nestled amidst the picturesque landscape of southeastern Minnesota, this vibrant community offers the perfect blend of big city amenities and small-town charm.

Conveniently situated just off of I -90 and 20 miles West of Winona and 20 miles East of Rochester which ranks inside the top 20 across all 390 Midwest metros for percent annual non farm payroll growth. Rochester's steady multifamily demand is fueled by its status as a healthcare hub centered around the globally renowned Mayo Clinic, Which attracts medical professionals and patients seeking extended stay options. Furthermore, the metros commitment to the Destination Medical Center (DMC) initiative, aiming to transform Rochester into a global destination for health and wellness, helps drive demand for multifamily housing to accommodate its expanding workforce and visitor base, Rochester's apartment market also benefits from its educational institutions, including the Mayo Clinic School of Medicine and the University of Minnesota Rochester.

HIGHLIGHTS

- Located between Rochester, MN and Winona MN
- Strong Historical Occupancy
- \$195,000 in recent capital improvements
- 7.63% cap rate
- 9.36% GRM
- 10% rent increase 2025
- 1224- 4 unit rent increase 25%-50% to \$1100/unit
- 44 units = 3 -12 unit properties, 2- 4 unit properties
- Mix of 30 Two bedrooms, 6 one bedrooms and 8 three bedrooms
- Electric separately metered
- Baseboard heat and wall A/C units
- Surface off street parking for all units plus one garage



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