



3606 34th St. East

Spectacular six unit recently renovated with all new kitchens and bathrooms. Unit mix has five one-bedroom and one studio, all with one full bathroom. Three story all-brick exterior, sitting on 0.13+ acres with off street parking lot. 100% fully rented with on-site coin operated laundry and a newer water heater and high efficiency boiler. Average one-bedroom rents are \$1,296 and the studio is at \$1,195. This asset is in turn-key condition with a stabilized in place cap rate of 8.63% along with a 7.94 gross rent multiplier



ACF Apartment
CASH FLOW, INC.

Nathan Opatz
MULTI-FAMILY BROKER

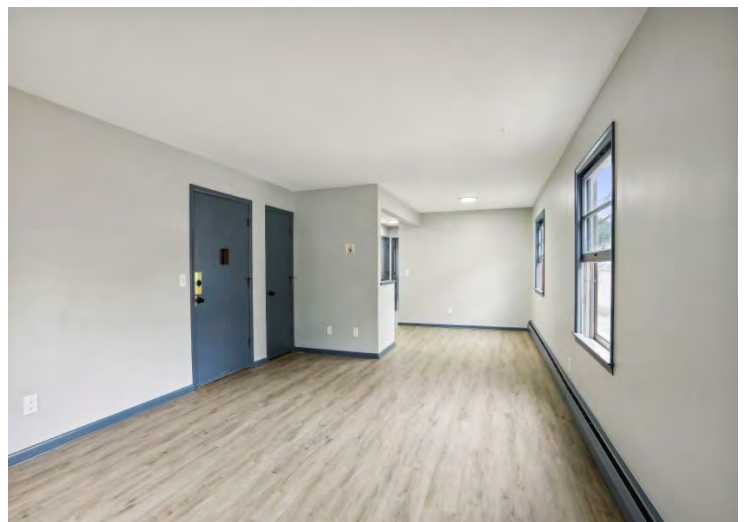
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PROPERTY DETAILS

3606 34th Street East, Minneapolis MN 55406

Sales Price	\$750,000.00
Price Per Unit	\$ 125,000 / Unit
Unit Mix	5 – One Bedroom, One Bath / Approx. 700+ SqFt. 1 – Studio, One Bath / Approx. 550+ SqFt
Property ID #	PID #06-028-23-24-0229 (Hennepin County)
Heating/AC	Hot Water Boiler System / Wall Air Conditioning Units
Roof	Flat Roof / Replaced Approximately 10-11 Years Ago
Property Type	Three-Story Apartment Complex Built in 1963 / Lot Size 0.13+ Acres
Parking	Off-Street Parking Spaces
Laundry	Seller Owned Coin-Operated Washer & Dryer
Utilities	Tenants All pay for their unit Electric. Owner Pays Gas For Heat, Water and Rubbish.



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PROFORMA STATEMENT

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INCOME:

SCHEDULED ANNUAL INCOME	\$92,100.00	*Avg. 1BD \$1,296 / Avg. STU \$1,195
LESS VACANCY (0.0%)	\$ 0.00-	*Fully Stabilized
LAUNDRY INCOME	\$ 2,400.00	*Coin Laundry

GROSS INCOME \$94,500.00

EXPENSES:

<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2026	Hennepin County	11.63 %
INSURANCE	Estimated Market	7.36 %
WATER & SEWER	Trailing 12-Months	2.92 %
GAS UTILITIES	Trailing 12-Months	2.16 %
RUBBISH	Trailing 12-Months	4.82 %
REPAIRS & MAINTENANCE	Estimated Market	2.54 %
MARKETING / ADVERTISING	Estimated Market	0.00 %
TOTAL EXPENSES		31.43 %

NET OPERATING INCOME \$64,791.72

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PHOTOS



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