



1910 Feronia Ave.

This is an amazing opportunity to acquire seven well-appointed apartments located in the heart of the Midway neighborhood of Saint Paul, MN. Every unit is unique in its own way accentuating remodeled kitchens and bathrooms, hardwood floors and luxury vinyl plank, and stainless-steel appliances. The unit mix is five 2-bedroom and two 3-bedroom. Well-constructed in 1890 and featuring newer roof, vinyl siding, and windows. Fully rented, on-site coin laundry, and balconies!



**Nathan Opatz**  
MULTI-FAMILY BROKER

☎ 651-263-3653  
✉ [nopatz@apartmentcashflow.com](mailto:nopatz@apartmentcashflow.com)  
[www.apartmentcashflow.com](http://www.apartmentcashflow.com)



## PROPERTY DETAILS

1910 Feronia Ave., Saint Paul MN 55104

Sales Price \$1,225,000.00

Price per Unit \$ 175,000 / Unit

Unit Mix  
2 – Three Bedroom, One Bath / Approx. 1,200+ SqFt.  
1 – Two Bedroom, One ½ Bath / Approx. 1,100+ SqFt  
4 – Two Bedroom, One Bath / Approx. 900+ SqFt

Property ID # PID #33-29-23-31-0068 (Ramsey County)

Heating/AC Individual Furnaces and Central Air Conditioning

Roof Pitched Roof / Newer Asphalt Shingled

Property Type Three Story Apartment Complex  
Built in 1890 / Lot Size 0.31+ Acres

Parking Off-Street Parking Spaces / 18 Total Spots

Laundry Seller Owned Coin-Operated Washers & Dryers

Utilities Tenants All pay for their unit Electric & Gas for Heat.  
Owner Pays 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.

## PROPERTY RENT ROLL – November 2025

1910 Feronia Ave., Saint Paul MN 55104

UNIT	TYPE	SQFT	RENT	LEASE	MARKET
1910- 1	2BD, 1.5BA	1,100 SQFT	\$1,329.00	04/30/2026	\$1,500
1910-11	2BD, 1BA	900 SQFT	\$1,189.00	Monthly	\$1,400
1910-12	3BD, 1BA	1,200 SQFT	\$1,679.00	05/31/2026	\$1,800
1910-21	3BD, 1BA	1,200 SQFT	\$1,679.00	03/31/2026	\$1,800
1910-22	2BD, 1BA	900 SQFT	\$1,339.00	08/31/2026	\$1,400
1910-31	2BD, 1BA	950 SQFT	\$1,259.00	04/30/2026	\$1,400
1910-32	2BD, 1BA	950 SQFT	\$1,225.00	08/31/2026	\$1,400

TOTALS	\$9,699	\$10,700
--------	---------	----------

## PROFORMA STATEMENT

### INCOME:

SCHEDULED ANNUAL INCOME	\$116,344.00	@ Current Rents
LESS VACANCY (1.5%)	\$ 1,745.82-	
LAUNDRY INCOME	\$ 1,872.00	*Coin Laundry

<b>GROSS INCOME</b>	<b>\$116,470.18</b>
---------------------	---------------------

<b>EXPENSES:</b>	<b>ANNUAL</b>	<b>SOURCE</b>	<b>% GOI</b>
PROPERTY TAXES 2025	\$20,966.00	Ramsey County	18.00 %
INSURANCE	\$ 5,550.00	Estimated Market	4.77 %
COMMON ELECTRIC	\$ 602.70	Trailing 12-Months	0.52 %
WATER & SEWER	\$ 3,987.45	Trailing 12-Months	3.42 %
GAS UTILITIES	\$ 711.01	Trailing 12-Months	0.61 %
RUBBISH	\$ 4,790.38	Trailing 12-Months	4.11 %
MAINTENANCE / SUPPLIES	\$ 2,275.00	Estimated \$325/unit	1.95 %
CLEANING	\$ 1,800.00	\$150/Month	1.55 %
MARKETING / ADVERTISING	\$ 500.00	Estimated	0.43 %
LAWN CARE / SNOW REMOVAL	\$ 1,625.00	Trailing 12-Months	1.39 %
<b>TOTAL EXPENSES</b>	<b>\$42,807.54</b>		<b>36.75 %</b>

<b>NET OPERATING INCOME</b>	<b>\$73,662.64</b>
-----------------------------	--------------------

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.

# PHOTOS



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.

# AERIALS



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.



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.