



149 Morton St E

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

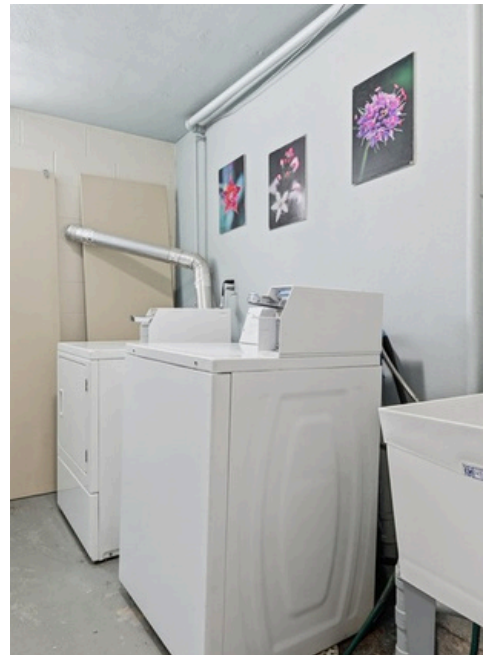
This is an exceptional opportunity to acquire a solid, fully-occupied investment property in a desirable neighborhood of St. Paul. The property is clean and provides immediate cash flow. Includes on-site coin-operated laundry, updated vinyl windows and newer parking lot. This asset is stable and easy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



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 Apartment 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



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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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