

105 Park St. East



The Park Apartments is a perfectly positioned multi-family asset with 12-units located in the heart of South St. Paul in Dakota County, MN. Built in 1978 this investment opportunity is in turnkey condition, sits on 0.49 acres and is at the end of a cul-de-sac. Unit mix is one 1-bd and eleven 2-bd, all with one bathroom. Brick and stucco exterior with 8 detached garages! Apartments feature a balcony or a patio and coin laundry room. Residents pay electric heat.



Nathan Opatz
Apartment Broker

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PROPERTY DETAILS

105 Park Street East, South St. Paul MN 55075

Sales Price	\$1,649,000.00
Price Per Unit	\$ 137,416 / Unit
Unit Mix	11 - Two Bedroom, One Bath / Approx. 800+ SqFt. 1 - One Bedroom, One Bath / Approx. 600+ SqFt
Property ID #	PID #36-65820-09-361 (Dakota County)
Heating	Each Unit Has Electric Baseboard / Tenants Pay
Air Conditioning	Wall Air Conditioning Units
Roof	Flat Roof on Apartments / Pitched Roof on Garages
Property Type	Three-Story Garden Style Apartment Complex Built in 1978 / Lot Size 0.49 Acres
Parking	4 Two-Car Garages / 14 Off-Street Spots
Laundry	Seller Owned Coin-Operated Washers & Dryers
Utilities	Tenants All pay for their unit Electric. Owner Pays Gas For Water Heater, Water & Sewer and Rubbish.



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PROFORMA STATEMENT

105 Park Street East, South St. Paul MN 55075

INCOME:	ANNUAL	NOTES
SCHEDULED ANNUAL INCOME	\$ 189,048.00	*Avg. 2BD \$1,329 / Avg. 1BD \$1,135
GARAGES / PARKING INCOME	\$ 7,200.00	*Monthly \$600
LAUNDRY INCOME	\$ 2,580.00	*Coin Laundry Owned
STORAGE LOCKERS	\$ 360.00	*Three Lockers at \$10 each
LESS VACANCY (3.0%)	\$ 5,975.64	*Market Vacancy

GROSS INCOME \$193,212.36

EXPENSES:	ANNUAL	SOURCE	% GOI
PROPERTY TAXES 2026	\$24,222.00	Dakota County	12.54 %
INSURANCE	\$ 7,443.00	Seller	3.85 %
MANAGEMENT	\$ 9,660.00	Estimated Market	5.00 %
UTILITIES (WATER & SEWER)	\$ 8,247.00	Trailing 12-Months	4.27 %
UTILITIES (GAS & ELECTRIC)	\$ 3,303.00	Trailing 12-Months	1.71 %
RUBBISH	\$ 3,814.00	Trailing 12-Months	1.97 %
MAINTENANCE / SUPPLIES	\$ 4,560.00	Estimated \$380/unit	2.36 %
CLEANING	\$ 2,400.00	\$200/Month	1.24 %
MARKETING / INTERNET	\$ 863.00	Trailing 12-Months	0.45 %
LAWN CARE / SNOW REMOVAL	\$ 2,435.00	Trailing 12-Months	1.26 %
SALT SOFTNER	\$ 825.00	Trailing 12-Months	0.43 %
APPLIANCE RESERVES	\$ 1,800.00	Estimated Market	0.93 %
RESERVES / BANK FEES	\$ 1,705.00	Estimated Market	0.88 %
TOTAL EXPENSES	\$71,277.00		36.89 %

NET OPERATING INCOME \$121,935.36

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AERIALS

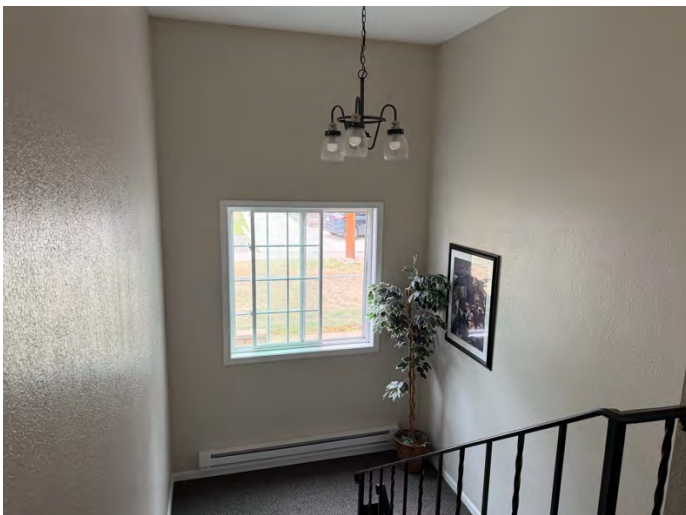


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INTERIOR PHOTOS



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