

644 Sherwood Avenue

Saint Paul, Minnesota 55106

5 Unit Multifamily Investment Opportunity

five-unit property with all two-bedroom units, offering immediate cash flow and clear upside through rent growth and value-add improvements. Solid foundation and strong bones for long-term ownership. Located near the Payne Avenue corridor — one of Saint Paul's most exciting growth areas, anchored by the Hamm's Brewery revitalization and the Latino Economic Development Center's multi-million-dollar renovation bringing a new event center, commercial kitchen, restaurants, and retail. A rare combination of stable income, a well-built asset, and strong long-term upside in a growing location.

Investment Highlights

- Fully occupied — all two-bedroom units with strong layouts | Garage amenity on one unit
- Strong in-place income of \$4,913/month with upside to market rents
- Near Payne Ave redevelopment — Hamm's Brewery & LEDC projects

Current Rent Roll

Unit	Monthly Rent	Move In Date	Notes
1	\$1,000	7/31/22	
2	\$1,033	6/1/16	
3	\$950	11/21/20	
4	\$1,030	11/12/24	Garage
5	\$900		

Income Summary & Key Annual Expenses (2025 P&L)

Income		Expense Category	Amount
Monthly Gross	\$4,913	Insurance	\$4,430.57
Annual Gross	\$58,956	Utilities	\$8,981.20
		Taxes – Property	\$11,362.00
		Total (Ins + Util + Tax)	\$24,773.77

Expenses source: RRH Holdings P&L, January–December 2025

List Price: \$435,000

Now reduced from \$565,000 to \$435,000 - making the numbers even more compelling.

644 Sherwood is a fully occupied

- Reduced to \$435,000 from \$565,000 - exceptional value

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