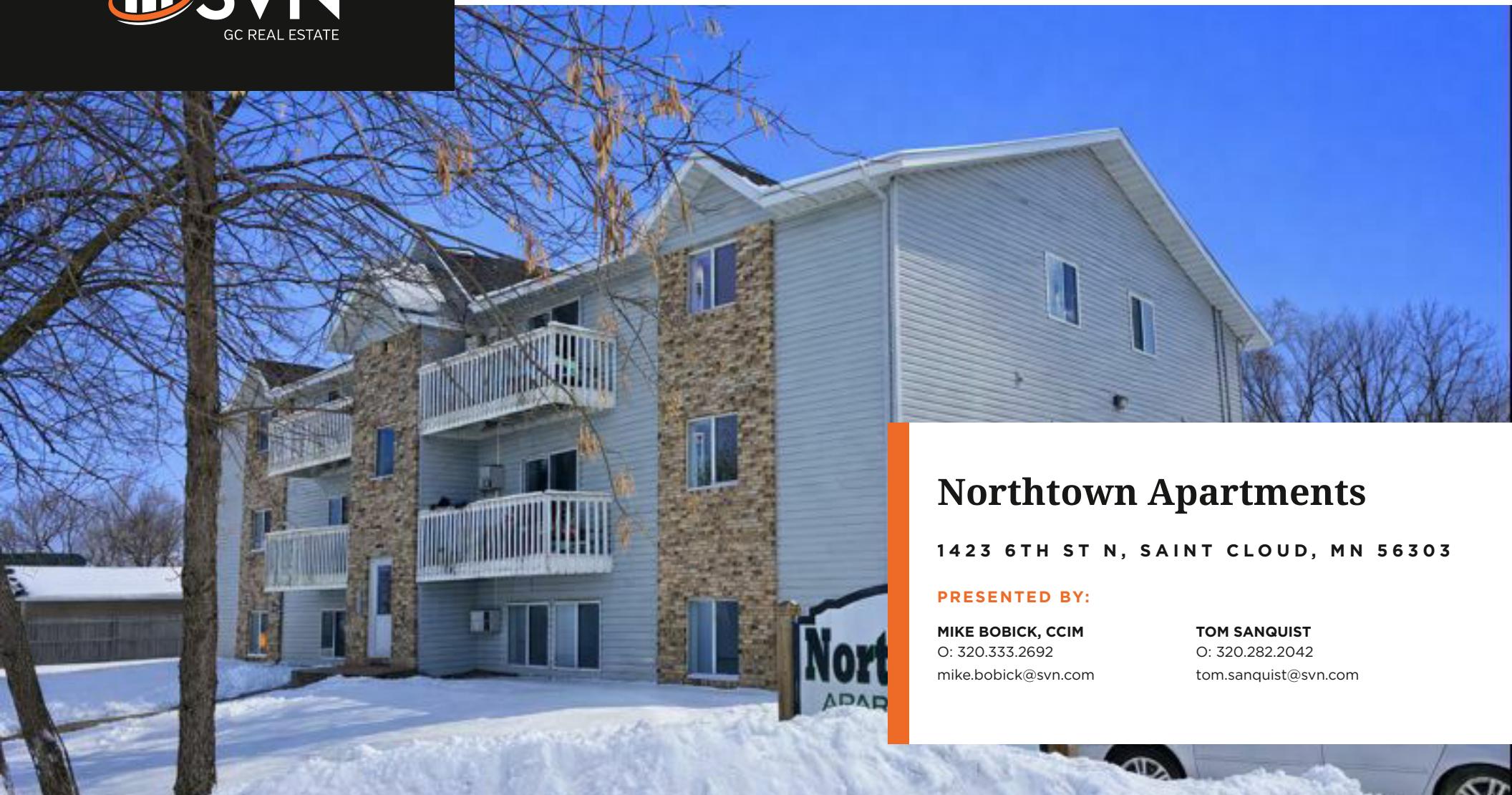




Offering Memorandum



Northtown Apartments

1423 6TH ST N, SAINT CLOUD, MN 56303

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MEET THE TEAM



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PROPERTY SUMMARY

NORTHTOWN APARTMENTS

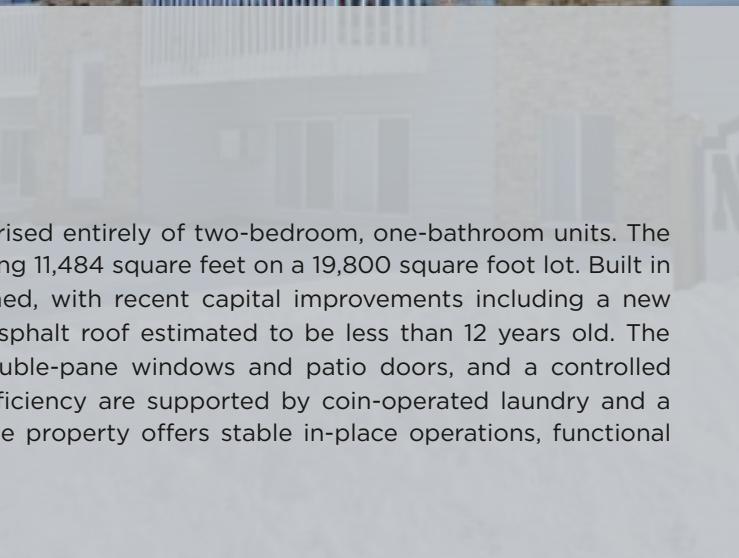
1423 6TH ST N
SAINT CLOUD, MN 56303

OFFERING SUMMARY

SALE PRICE:	\$1,140,000
BUILDING SIZE:	11,484 SF
TYPE:	Multifamily/Market Rate
PRICE / SF:	\$99.27
CAP RATE:	7.85%
OPERATING INCOME:	\$130,200
OPERATING EXPENSE:	\$40,704
NOI:	\$89,496

PROPERTY SUMMARY

Northtown Apartments is a 12-unit multifamily property comprised entirely of two-bedroom, one-bathroom units. The property consists of one free-standing, 2.5-story building totaling 11,484 square feet on a 19,800 square foot lot. Built in 1990, the asset is fully occupied and has been well maintained, with recent capital improvements including a new asphalt parking lot completed in 2025 and an architectural asphalt roof estimated to be less than 12 years old. The building features durable steel siding with brick accents, double-pane windows and patio doors, and a controlled intercom entry system. Additional income and operational efficiency are supported by coin-operated laundry and a detached nine-stall garage with individual electric service. The property offers stable in-place operations, functional unit layouts, and consistent tenant demand.



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 12-unit multifamily property consisting of all two-bedroom, one-bathroom units
- One free-standing 2.5-story low-rise building
- 11,484 SF building on a 19,800 SF lot
- Built in 1990; well maintained
- 100% occupied
- Architectural asphalt pitched roof (estimated under 12 years old)
- Steel siding with brick accents
- New asphalt parking lot (2024)
- 24 surface parking spaces
- Detached 9-stall garage with electric service to each stall
- Intercom-controlled building access
- Exterior security lighting
- Metal soffit and fascia
- Functional and efficient unit layouts
- Large walk-in closets in units
- Additional entry/coat storage closets in each unit
- Spacious kitchens with dishwashers, peninsula cabinetry, and range hoods
- Wall A/C units in all apartments
- Double-pane windows and patio doors
- Clean, well-maintained interiors
- Breaker panels and subpanels in each unit
- Natural gas boiler heating system
- Newer natural gas water heater
- Separately metered electric for each unit
- In-building coin-operated laundry (2 washers / 2 dryers)

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

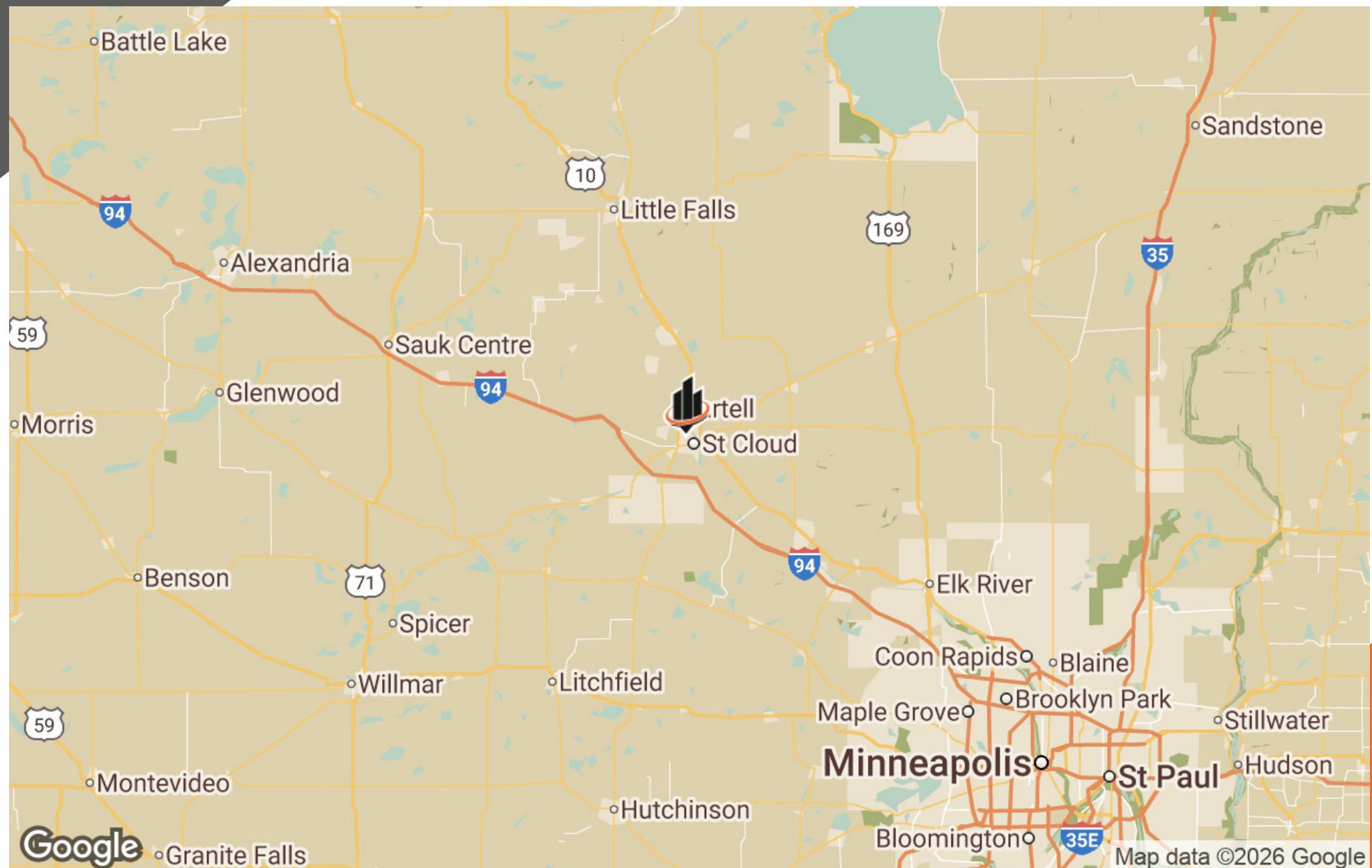


LOCATION DESCRIPTION



The property is located in north Saint Cloud within the St. Cloud MSA, a regional employment and service center for Central Minnesota. The surrounding area is primarily residential with a mix of multifamily and single-family housing, supporting steady rental demand. The location provides convenient access to major roadways, employment centers, retail, dining, and public services throughout Saint Cloud and surrounding communities.

REGIONAL MAP

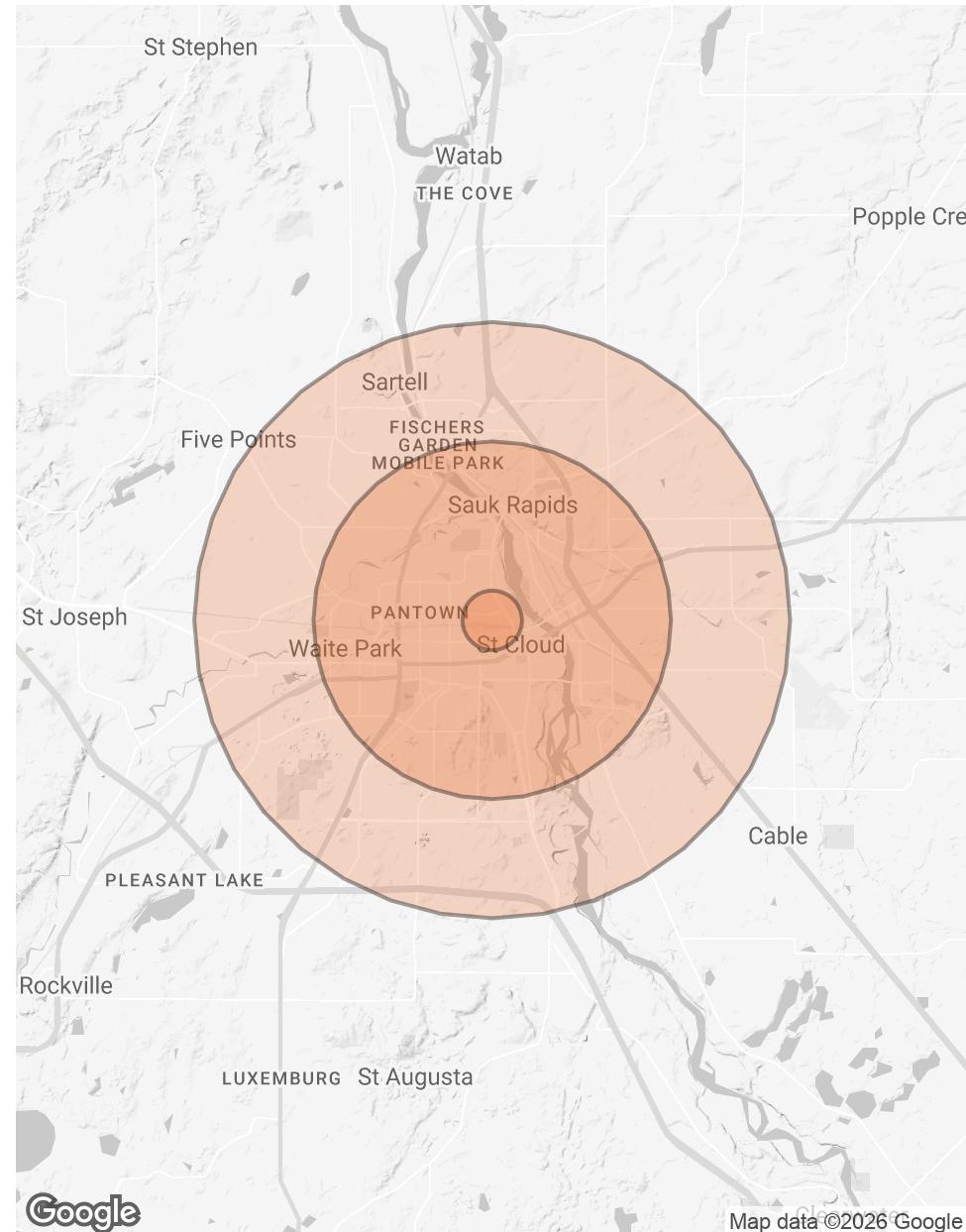




DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	3 MILES	5 MILES
TOTAL POPULATION	3,941	73,625	107,353
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	37	36	37
AVERAGE AGE (FEMALE)	38	38	39
HOUSEHOLDS & INCOME			
	0.5 MILES	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,595	29,456	43,055
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$62,827	\$73,054	\$78,717
AVERAGE HOUSE VALUE	\$172,064	\$229,960	\$253,764

Demographics data derived from AlphaMap





DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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Northtown
APARTMENTS