



195 Lexington Pkwy N

This is a unique opportunity to acquire thirteen well-appointed apartments located in the heart of the Summit and Union Park neighborhoods of Saint Paul, MN. Stunning curb appeal, featuring 100% all brick and stone exterior. All the roofs have recently been replaced. Unit mix is all one bedroom, one bath with original oak hardwood floors and trim. Newer hot water boiler system and water heaters. Large double corner lot with over 0.35+ acres, twelve detached garages and a patio area for residents. This asset is the perfect property to buy in your 1031 IRC Tax Exchange!!



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MULTI-FAMILY BROKER

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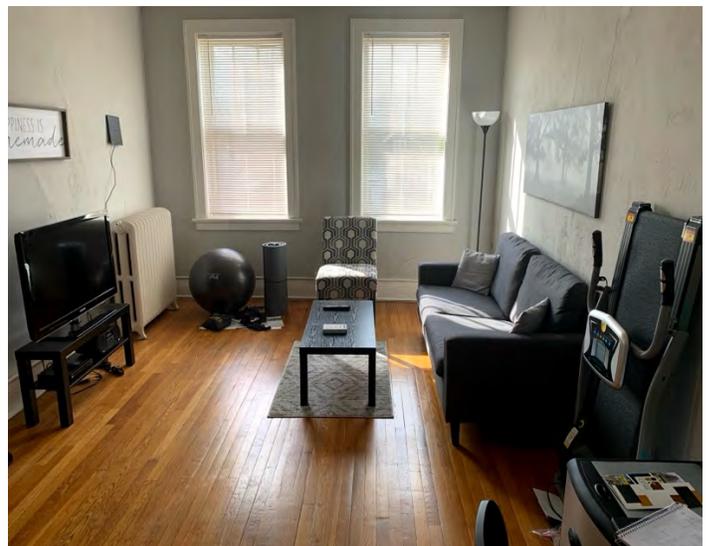
Investment Highlights:

- Built 1921
- Twelve detached garages
- Large corner lot 0.35 acres
- Four story all-brick exterior

PROPERTY DETAILS

195 Lexington Pkwy. N., Saint Paul MN 55104

Sales Price	\$1,495,000.00
Price per Unit	\$ 115,000 / Unit
Unit Mix	13 – One Bedroom, One Bath / Approx. 630+ SqFt. 12 – Detached Garages
Property ID #	PID #03-28-23-11-0083 (Ramsey County)
Heating/AC	Hot Water Boiler / Brand New in 2021 Tenant Owned Window A/C's
Roofs	Flat Rubber Roof / Brand New in 2021
Property Type	Four Story Apartment Complex Built in 1921 / Lot Size 0.35+ Acres
Parking	Off-Street Parking Spaces Twelve Car Detached Garages
Laundry	Seller Owned Coin-Operated Washers & Dryers
Utilities	Tenants All pay for their unit Electric, Cable, Phone. Owner Pays Water, Gas for Heat, and Rubbish.



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No legal obligation shall arise by reason of the distribution of this summary statement.

PROPERTY RENT ROLL – February 2026

195 Lexington Pkwy. N., Saint Paul MN 55104

UNIT	TYPE	SQFT	RENT	LEASE	MARKET
A	1BD, 1BA	630 SqFt	\$1,050.00	Monthly	\$1,080
1	1BD, 1BA	630 SqFt	\$1,010.00	Monthly	\$1,080
2	1BD, 1BA	630 SqFt	\$ 950.00	Monthly	\$1,080
3	1BD, 1BA	630 SqFt	\$ 950.00	Monthly	\$1,080
4	1BD, 1BA	630 SqFt	\$ 900.00	Monthly	\$1,080
5	1BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,080
6	1BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,080
7	2BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,080
8	3BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,080
9	1BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,080
10	1BD, 1BA	630 SqFt	\$ 950.00	Monthly	\$1,080
11	1BD, 1BA	630 SqFt	\$1,050.00	Monthly	\$1,080
12	1BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,080

TOTALS **\$12,860** **\$14,040**

**Avg. 1bd, 1ba Rent = \$989.23

PROFORMA STATEMENT

INCOME:

SCHEDULED ANNUAL INCOME	\$154,320.00	@ Current Rents
LESS VACANCY (1.5%)	\$ 2,314.80-	
LAUNDRY INCOME	\$ 1,560.00	*Coin Laundry

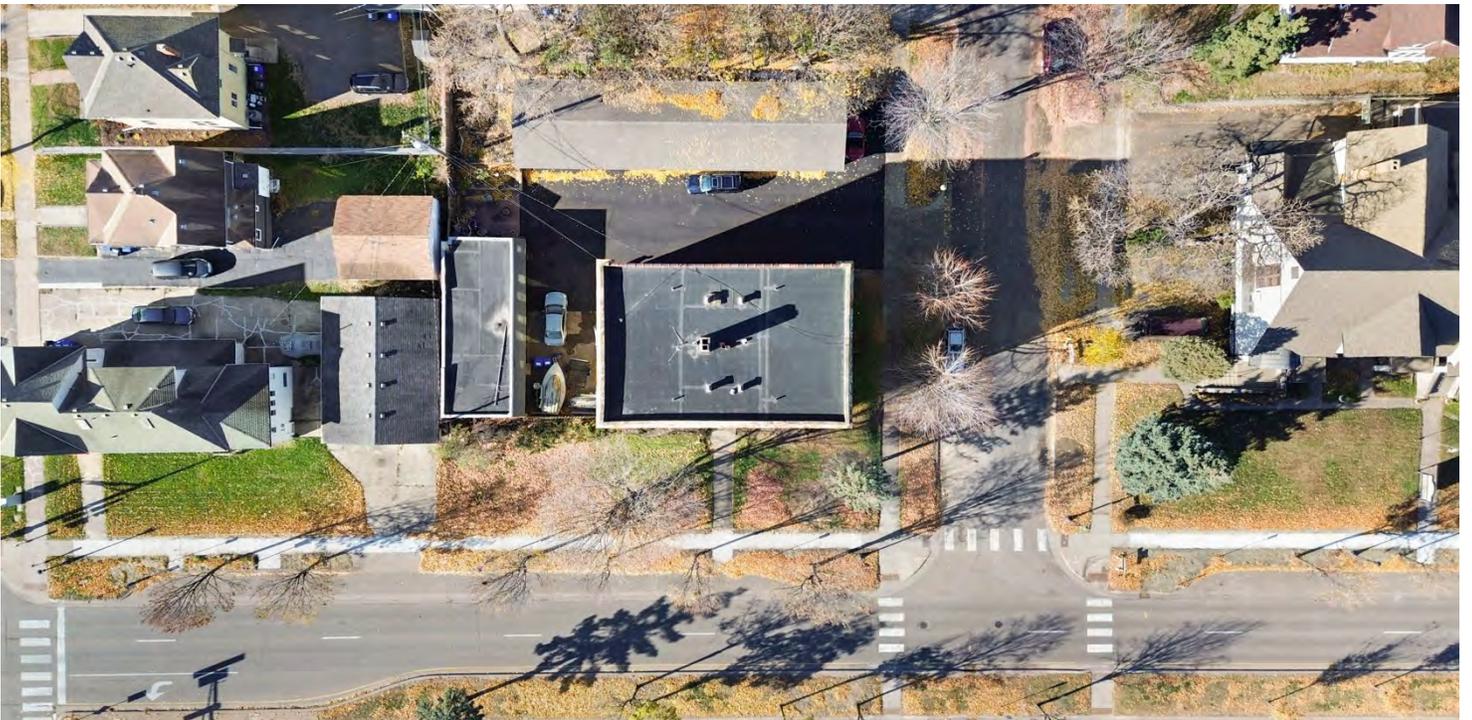
GROSS INCOME **\$153,565.20**

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2025	\$25,682.00	Ramsey County	16.72 %
INSURANCE	\$ 6,500.00	Estimated Market	4.23 %
WATER & SEWER	\$ 5,200.00	12-Month Avg.	3.39 %
GAS & ELECRCIC UTILITIES	\$ 4,300.00	12-Month Avg.	2.80 %
RUBBISH	\$ 2,004.00	12-Month Avg.	1.30 %
MAINTENANCE / SUPPLIES	\$ 3,000.00	Estimated	1.95 %
CLEANING	\$ 1,800.00	\$150/Month	1.17 %
MARKETING / ADVERTISING	\$ 500.00	Estimated	0.33 %
<u>LAWN CARE / SNOW REMOVAL</u>	<u>\$ 1,500.00</u>	<u>Estimated</u>	<u>0.98 %</u>
TOTAL EXPENSES	\$50,486.00		32.87 %

NET OPERATING INCOME **\$103,079.20**

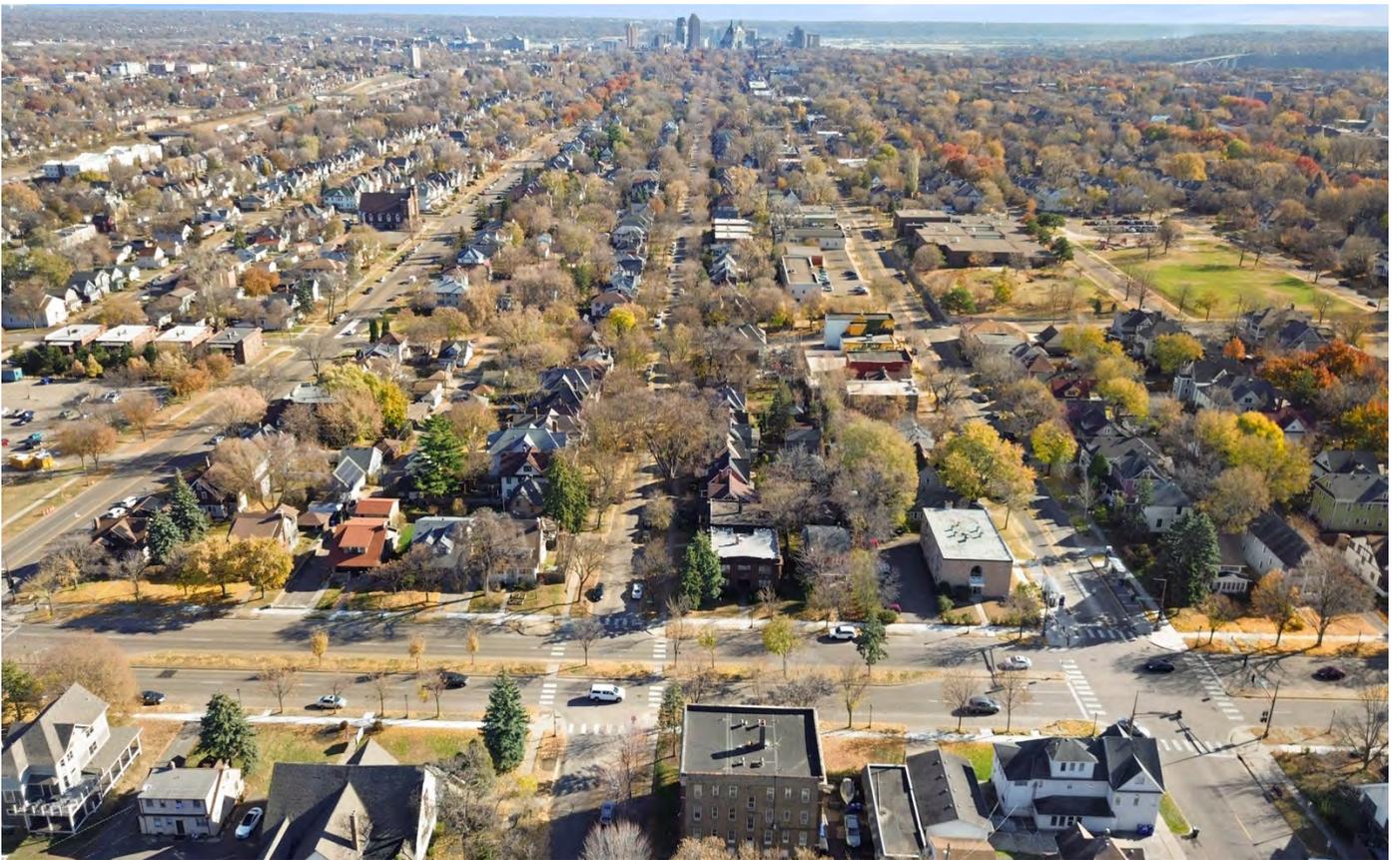
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PHOTOS



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AERIALS



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