

2637 PLEASANT AVE



ATTRACTIVE 21-UNIT MULTI-FAMILY ASSET CONSTRUCTED IN 1966! UNIT MIX IS TWO WELL APPOINTED 2-BEDROOMS, FIFTEEN 1-BEDROOMS, AND 4-STUDIOS. CLOSE TO MCAD, MINNEAPOLIS INSTITUTE OF ARTS, & WALKING DISTANCE TO WHITTIER PARK. MANY UPGRADES INCLUDE NEWER BATHS AND KITCHENS, NEWER APPLIANCES WITH MICROWAVES, LUXURY VINYL FLOORING, NEWER WINDOWS, BOILERS, & LAUNDRY!



ACF Apartment
— CASH FLOW, INC. —

Nathan Opatz
MULTI-FAMILY BROKER

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www.apartmentcashflow.com



PROPERTY DETAILS

2637 Pleasant Ave. S., Mpls. MN 55408

Sales Price	Market
Unit Mix	2 - Two BD, One BA / Average Rent \$1,225.00 15 - One BD, One BA / Average Rent \$1,113.43 4 - Studio, One BA / Average Rent \$768.75
Property ID #	PID #34-029-24-31-0047 (Hennepin County) / 0.32 Acres
Heating	Two - Efficient Hot Water Boilers / Newer in Age
Roof	Flat Pitch and Gravel / Older in Age
Property Type	Two and a Half Story / Brick & Stucco / Built 1966
Parking	Parking Lot w/19 - Parking Spaces / No Garages
Laundry	Two Sets of Coin Operated Washers & Dryers Owned / Maytag Brand / Each Load Set at \$1.25



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.
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PROPERTY RENT ROLL

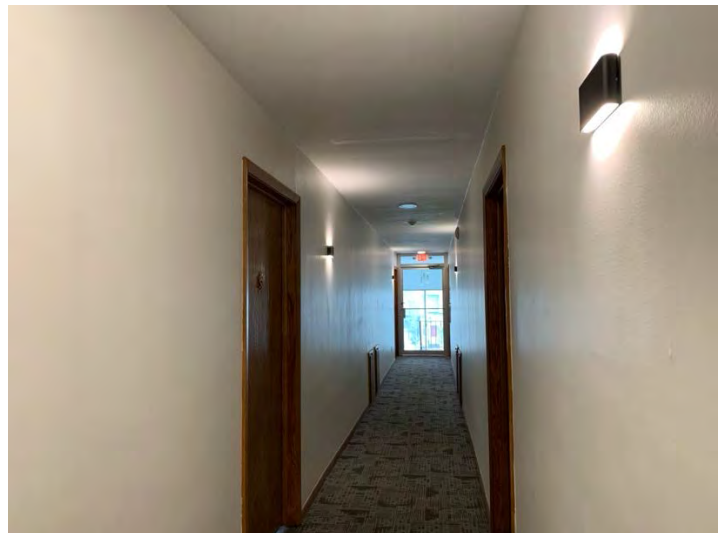
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UNIT	TYPE	SQFT	RENT	LEASE	MARKET
01	1BD, 1BA	750 SQFT	\$1,010.00	04/30/25	\$1,250.00
02	1BD, 1BA	750 SQFT	VACANT		\$1,250.00
03	2BD, 1BA	975 SQFT	\$1,140.00	MONTHLY	\$1,350.00
04	1BD, 1BA	750 SQFT	\$1,250.00	06/30/25	\$1,250.00
05	2BD, 1BA	975 SQFT	\$1,310.00	MONTHLY	\$1,350.00
06	1BD, 1BA	750 SQFT	\$1,250.00	08/31/25	\$1,250.00
07	1BD, 1BA	750 SQFT	\$1,050.00	08/31/25	\$1,250.00
08	1BD, 1BA	750 SQFT	\$1,050.00	08/31/25	\$1,250.00
09	1BD, 1BA	750 SQFT	\$ 890.00	MONTHLY	\$1,250.00
10	1BD, 1BA	750 SQFT	\$1,250.00	07/31/25	\$1,250.00
11	STU, 1BA	535 SQFT	\$ 825.00	MONTHLY	\$ 950.00
12	STU, 1BA	535 SQFT	\$ 795.00	MONTHLY	\$ 950.00
13	1BD, 1BA	750 SQFT	\$1,050.00	02/28/25	\$1,250.00
14	1BD, 1BA	750 SQFT	\$1,095.00	01/31/25	\$1,250.00
15	1BD, 1BA	750 SQFT	\$1,199.00	6/30/25	\$1,250.00
16	1BD, 1BA	750 SQFT	\$1,119.00	4/30/25	\$1,250.00
17	1BD, 1BA	750 SQFT	\$1,195.00	MONTHLY	\$1,250.00
18	STU, 1BA	535 SQFT	\$ 630.00	8/31/25	\$ 950.00
19	STU, 1BA	535 SQFT	\$ 825.00	7/31/25	\$ 950.00
20	1BD, 1BA	750 SQFT	\$ 985.00	5/31/25	\$1,250.00
21	1BD, 1BA	750 SQFT	\$1,195.00	9/30/25	\$1,250.00

TOTALS

\$21,113

\$25,250



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PROPERTY FINANCIALS – 2023 & YTD 2024

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AMB Properties

	Current Period 10 Month Period Ended		Previous Year 12 Month Period Ended		
	Oct-24		Dec-23		% of Gross
Rent	220,188		276,898		
Return	(7,174)		(11,483)		
Rental Income	213,014		265,415		
Vacancy 2%	(4,260)		(5,308)		
Rent	208,754		260,107		
Laundry	1,233		1570		
Gross income	209,987		261,677		
Appliances	5,253	2.5%	1,387	0.5%	
cleaning and housekeeping	2,336	1.1%	3,415	1.3%	
Common Area Electricity	3,240	1.5%	7,843	3.0%	
Commission			500	0.2%	
Computer & Internet	6,600	3.1%	7,210	2.8%	
Gas-Heating	6,712	3.2%	9,749	3.7%	
Insurance	9,167	4.4%	11,000	4.2%	
Legal & Professional	4,365	2.1%	4,115	1.6%	
Meals	221	0.1%	212	0.1%	
Miscellaneous	144	0.1%	1,920	0.7%	
Office Expenses	3,500	1.7%			
Property Taxes	29,266	13.9%	36,000	13.8%	
Rent	4,548	2.2%	2,500	1.0%	
Repairs & Maintenance	16,862	8.0%	23,100	8.8%	
Snow Ploughing	3,000	1.4%	3,000		
Trash	2,733	1.3%	6,616	2.5%	
Water Bill	19,335	9.2%	25,100	9.6%	
Total Expenses	117,281	55.9%	143,667	54.9%	
Net Operating Income	92,707	44.1%	118,010	45.1%	
Jan-Oct Debt(Mortgage)	64,675	3.25% 19 yrs. To Go Amort(Capital Portion)			
Annual Cash flow	28,031	Cashflow			

AERIALS



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