

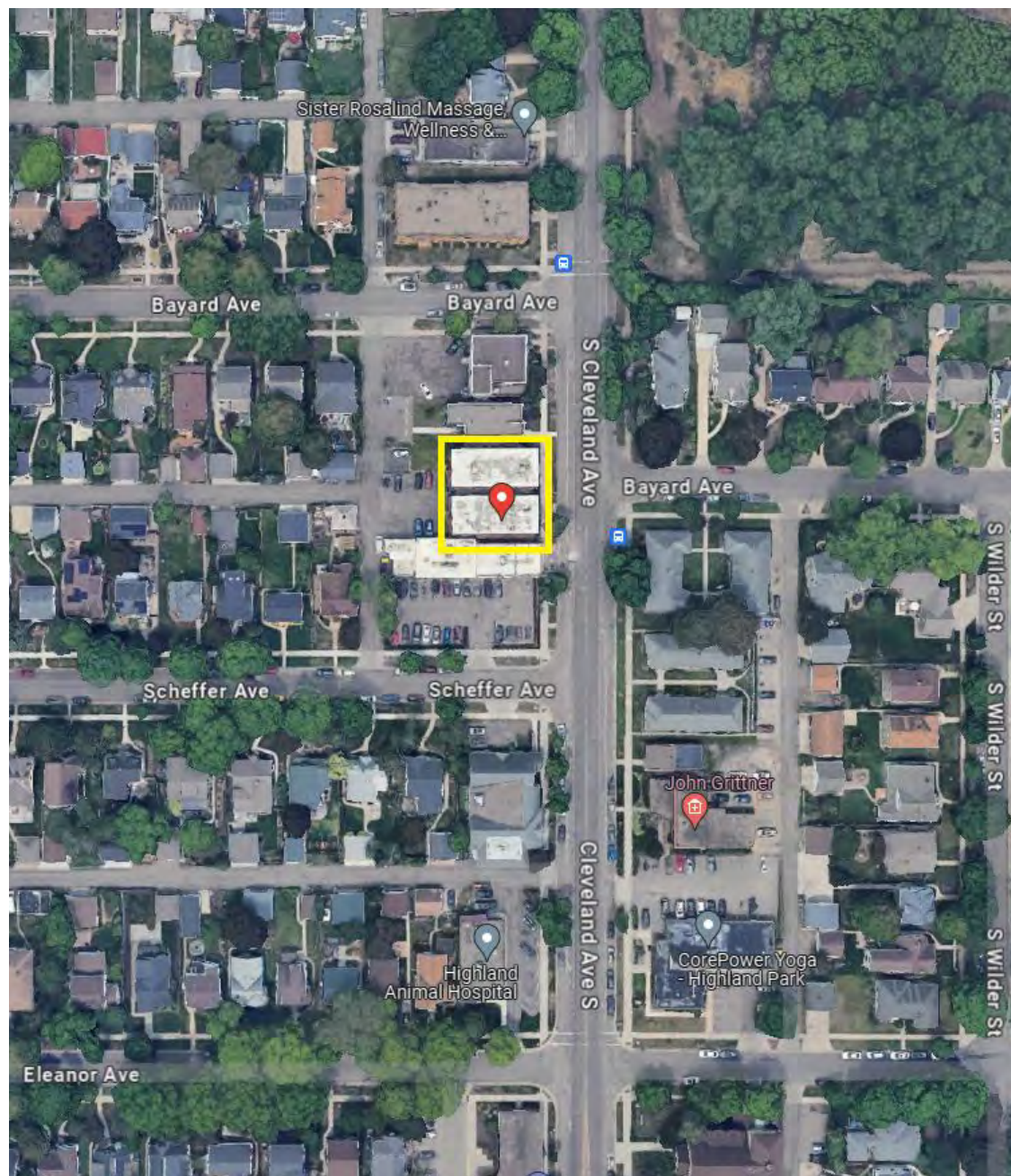
Two Multifamily Buildings for Sale

634 and 647 Cleveland Avenue
South, Saint Paul, 55116

Residents will appreciate the convenience and vibrancy of this urban location. Located steps away from St. Catherine University, close to the University of St. Thomas and Macalester College, and near Highland Village's retail and restaurants. These buildings offer an exceptional combination of urban living and natural beauty. This neighborhood boasts an idyllic setting for those seeking proximity to city amenities and a serene residential neighborhood.

Offered below replacement cost, this investment opportunity presents a unique opportunity to acquire well located apartment buildings for a low basis. The property offers immediate upside potential for investors interested in value and growth in a dense urban area. Property tours are available by appointment with the broker.

- Charming brownstones located in a densely populated area.
- Amenity rich area with fine dining, fast casual restaurants, retailers, residential neighborhoods, offices and Universities.
- Well-lit dedicated parking and ample street parking available.
- Well-maintained and security buildings.
- Cash flowing opportunity with the ability to add additional value.
- 5 minute walk to Highland Village shopping destination.



For Sale Price	\$2.5 M for both buildings sold as a portfolio
Price Per Unit	\$113,636
Property Type	2 Multifamily Buildings with 22 Units
Property Status	63.6% Occupied
Total Floors	3
Year Built	1959
Tenancy Type	Multifamily
Class	B
Parking Spaces	14 dedicated spaces, ample street parking
Land Area	Combined .248 acre
Zoning	Residential
Cross Street	Scheffer Avenue

AREA TENANTS

Talbots	Cecil's	Macalester College
Patina	Highland Grill	University of Minnesota
Pacifier	Vina	
Lunds and Byerly's	Concordia University	
LifeTime Fitness	St. Catherine University	
Massage Envy	University of St. Thomas	





Virtual Walkthrough

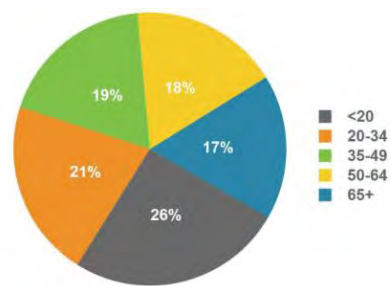
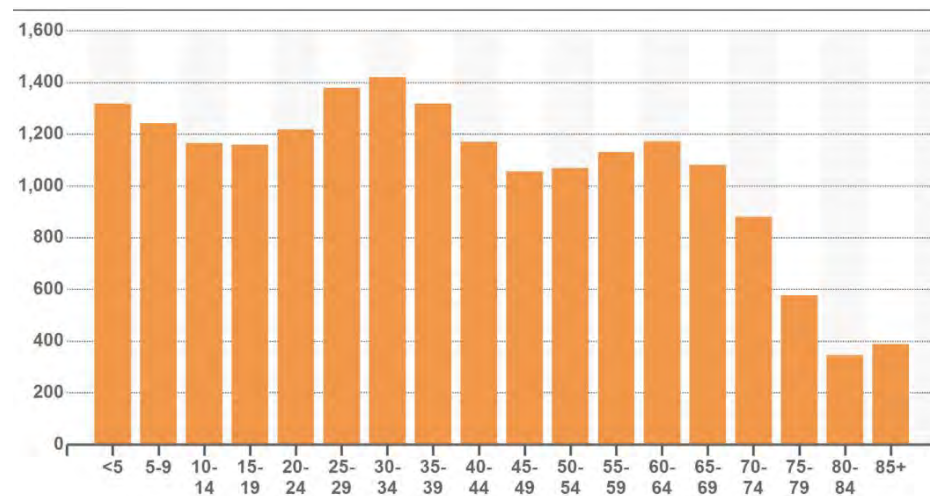


19,094 Population (1mi) **2.2** Avg. HH Size (1 mi) **39** Avg. Age (1mi) **\$91,829** Med. HH Inc. (1mi)

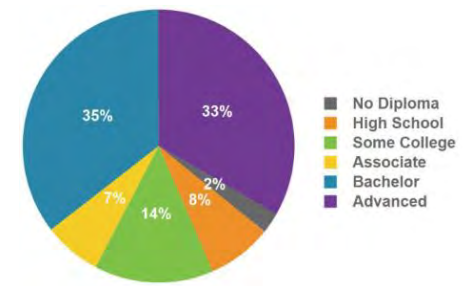
Population	3 miles	5 miles
2023 Population	138,009	401,294
2028 Population	137,295	402,809
Pop Growth 2023 - 2028	(0.5%)	(0.4%)
2023 Average Age	39	37

Households	3 miles	5 miles
2023 Households	59,203	162,451
2028 Households	58,800	162,884
HH Growth 2023 - 2028	(0.7%)	0.3%
Median HH Income	\$79,033	\$69,342
Average HH Size	2.2	2.3
Average HH Vehicles	2	1

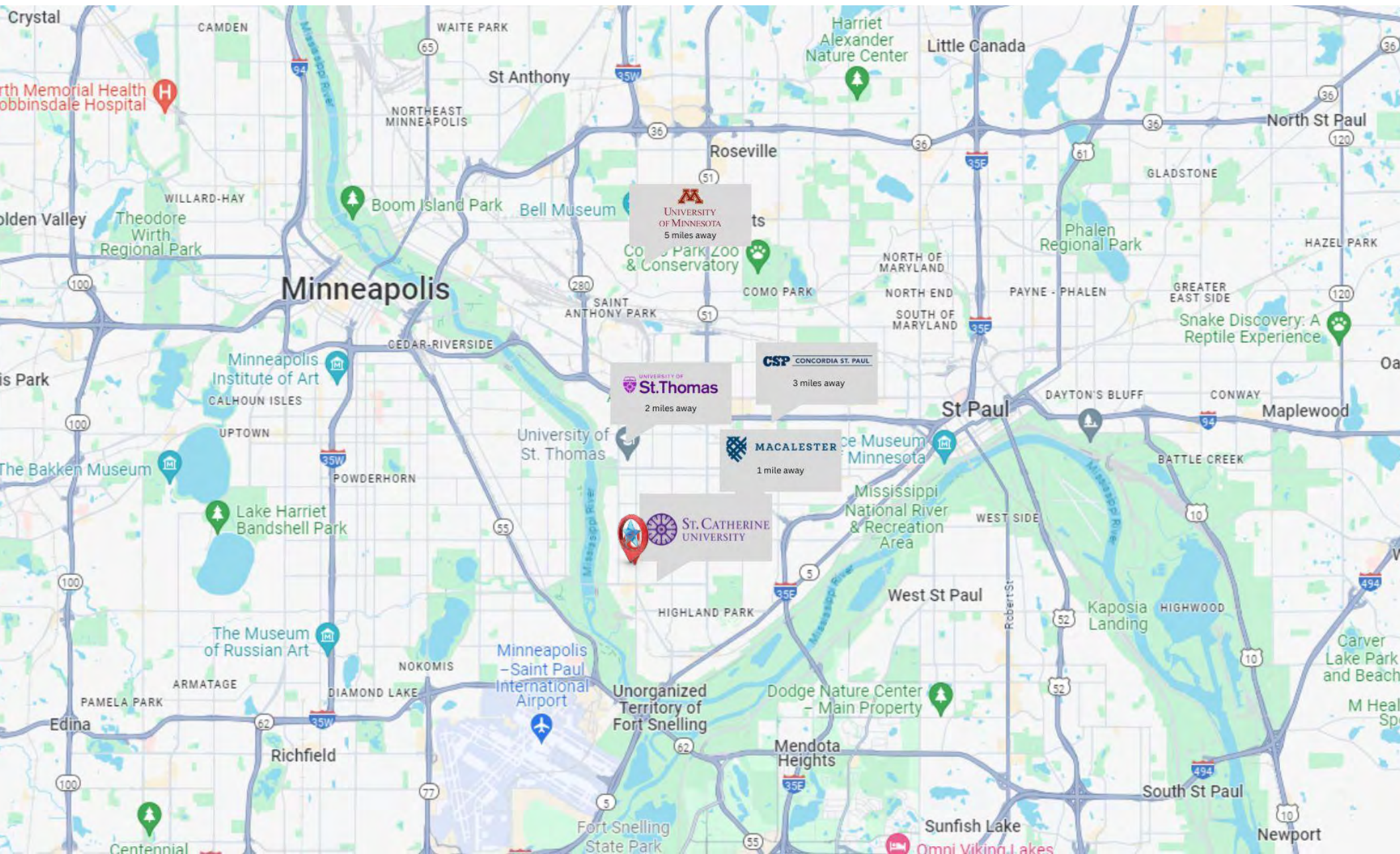
Housing	3 miles	5 miles
Median Home Value	\$301,317	\$286,319
Median Year Built	1947	1949



POPULATION BY AGE IN 1 MILE RADIUS



POPULATION BY EDUCATION IN 1 MILE RADIUS



Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



ANGIE FRANDRUP, LEED AP | Director



angie@caspianrealty.com



612-387-3618

To view financials and the full OM, please sign the CA and return to us.

This Agreement is made on August 2nd, 2024 (the “Effective Date”) by and between Caspian Group, and any of their respective affiliates, subsidiaries, successors or assigns (collectively, the “Disclosing Party”), whose address is 7401 Bush Lake Road, Edina, MN, 55439 and the “Receiving Party”).

THE PARTIES HEREBY AGREE AS FOLLOWS: In its sole discretion, the Disclosing Party will provide to the Receiving Party certain confidential and proprietary information for the limited purpose of allowing the Receiving Party to evaluate its interest in acquiring that certain real property located at 643 and 647 Cleveland Avenue, Saint Paul, MN 55114 all in accordance with the following terms and conditions:

1. **Definition** For purposes of this Agreement. “Confidential Information” shall mean any and all information, data and knowledge received by the Receiving Party from the Disclosing Party and/or marked as “Confidential” and/or “Proprietary” or which would logically be considered “Confidential” and/or “Proprietary” in view of its relationship to the whole disclosure. Information furnished orally, in writing, by visual or electronic means, or by any other means which is delivered or disclosed by the Disclosing Party or which the Receiving Party learns or obtains orally from the Disclosing Party through observation or through analysis of such information, data or knowledge, shall be treated by the Receiving Party as Confidential Information.

2. **Protection and Purpose.** All Confidential Information shall be maintained in confidence by the Receiving Party and shall not be disclosed to any third party and shall be protected with the same degree of care as the Receiving Party normally uses in the protection of its own

confidential and proprietary information, but in no case with any less degree than reasonable care. The Receiving Party shall not use any Confidential Information received from the Disclosing Party except for the evaluation purposes set forth above.

3. Restrictions. The restrictions herein provided shall not apply with respect to Confidential Information which: (A) is known by the Receiving Party at the time of receipt; or (B) is or becomes a part of the public domain without breach of this Agreement by the Receiving Party; or (C) is legitimately obtained by the Receiving Party without a commitment of confidentiality from a third party; or (D) is disclosed by the Disclosing Party to a third party without a commitment of confidentiality by the third party; or (E) is independently developed by the Receiving Party so long as it can be shown that such material was developed without the use of or reference to any Confidential Information; or (F) is disclosed pursuant to judicial action or government regulations, provided the Receiving Party notifies the Disclosing Party prior to such disclosure and cooperates with the Disclosing Party in the event the Disclosing Party elects to legally contest and avoid such disclosure.

4. Rights and Licenses. This Agreement and the furnishing of Confidential Information as provided herein shall not be construed as establishing, either expressly or by implication, any grant of rights or licenses to the Receiving Party or any relationship between the parties.

5. Ownership. All tangible information, including drawings, specifications and other information submitted hereunder by the Disclosing Party to the Receiving Party, shall remain the property of the Disclosing Party. If either party elects not to pursue any further business undertaking or upon written request of the Disclosing Party, the Receiving Party shall promptly return to the Disclosing Party all Confidential Information, and all copies thereof, related to Confidential Information.

6. Remedy for Breach. The Receiving Party agrees that if any of its agreements in this Agreement are breached, a remedy at law may be inadequate and therefore, without excluding any other remedy available at law or in equity, an injunction, specific performance or other forms of equitable relief or monetary damages or any combination thereof shall be available to the Disclosing Party. In the event that any of the agreements in this Agreement are breached by the Receiving Party, the Disclosing Party shall be entitled to recover the cost (including reasonable attorney's fees) of enforcing the understandings and agreements of the Receiving Party as reflected in this Agreement.

7. Waiver. The Receiving Party further understands and agrees that no failure or delay by the Disclosing Party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or future exercise thereof, or the exercise of any right, power or privilege.

8. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their subsidiaries and affiliates. The agreements entered into by the Receiving Party hereunder, shall, in addition to being on its behalf, be on behalf of its affiliates and advisors, and, in addition, the Confidential Information shall be treated by such persons with the same degree of care and subject to the same restrictions as their own confidential information.

9. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be effective upon delivery and, thereafter, shall be deemed to be an original, and all of which shall be taken as one and the same instrument with the same effect as if each party had signed on the same signature page. This Agreement may be transmitted by fax or by electronic mail in Word (.doc) or portable document format (.pdf) and signatures appearing on faxed instruments and/or electronic mail instruments shall be treated as original signatures.

10. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Minnesota. The parties hereto agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated exclusively in the State and Federal courts located in the County of Hennepin, State of Minnesota. Each party stipulates that the State and Federal courts located in the County of Hennepin, State of Minnesota shall have in personal jurisdiction and venue over each of them for the purpose of litigating any dispute, controversy, or proceeding arising out of or related to this Agreement.

11. Headings. The headings of this Agreement are for convenience and reference only and shall not define or limit the provisions hereof.

12. Term. This Agreement shall continue until either party elects not to pursue any further business undertaking.

Sign the CA at the end of this flyer and return for full OM with financials.

DISCLOSING PARTY:**RECEIVING PARTY: Broker****RECEIVING PARTY: Principal**

By: _____

By: _____

By: _____

Address: 7401 Bush Lake Road
Edina, MN 55439

Name: _____

Name: _____

Title: _____

Title: _____

