

1230 W. 7th Street



TURN-KEY FOUR PLEX IN THE HEART OF SAINT PAUL OFFERING THREE 2-BD AND ONE 1-BD UNITS. NEWER WINDOWS & ROOF. THE ONSITE COIN LAUNDRY IS OWNED. FRONT EXTERIOR IS ALL BRICK WITH GREAT CURB APPEAL. CLOSE TO BOTH DOWNTOWNS, THE MALL OF AMERICA, SHOPPING, & THE AIRPORT.



**ACF Apartment**  
— CASH FLOW, INC. —

**Nathan Opatz**  
MULTI-FAMILY BROKER

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 **MLS** 



## **PROPERTY DETAILS**

**1230 7<sup>th</sup> Street W., St.Paul MN 55102**

<b>Sales Price</b>	\$629,900.00 (\$157,475 /per unit)
<b>Year Built</b>	Constructed in 1964 / Block Foundation / 3,328+ Total SqFt
<b>Unit Mix</b>	Three 2-Bedroom, 1-Bath Units / Approx. 775+ SqFt. One 1-Bedroom, 1-Bath Unit / Approx. 650+ SqFt
<b>Property ID #</b>	PID #11-28-23-43-0049 – Ramsey County
<b>Roof</b>	Flat Roof / Approx. 8-9 years old & in Great Condition!
<b>Heating</b>	High Efficiency Hot Water Boiler for all Apartments
<b>Water Heater</b>	Newer Hot Water Heater that services all Apartments.
<b>Utilities</b>	Residents pay their Electric for Lights and Appliances & Wall A/C Owner's Expenses include Taxes, Insurance, Water & Sewer, Gas for Boiler and Water Heater, Common area Electric, and Trash.
<b>Laundry</b>	Coin Operated Washer & Dryer / Owned
<b>Lot</b>	Sits on a Beautiful City Lot Close to Downtown / 0.09 Acres
<b>Amenities</b>	100% Smoke Free Living! Secured Entry! 4 - Off-Street Parking Spaces



No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein.  
No legal obligation shall arise by reason of the distribution of this summary statement.

# RENT SCHEDULE

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<u>UNIT</u>	<u>BED/BA</u>	<u>SQFT</u>	<u>RENT</u>	<u>LEASE</u>	<u>MARKET</u>
1	1BD / 1BA	650 SqFt	\$1,064.00	5/31/2025	\$1,150.00
2	2BD / 1BA	775 SqFt	\$1,242.00	6/30/2025	\$1,350.00
3	2BD / 1BA	775 SqFt	\$1,234.00	5/31/2025	\$1,350.00
4	2BD / 1BA	775 SqFt	\$1,281.00	Monthly	\$1,350.00

**Totals**                      **\$4,821.00**                      **\$5,200.00**

**\*\*100% Leased    \*\*Unit 4 can be Owner Occupied w/ 60-Day Notice**

# OPERATING STATEMENT

1230 7<sup>th</sup> Street W., St.Paul MN 55102

## INCOME:

SCHEDULED ANNUAL INCOME	\$57,852.00	@ Current Rents
LESS VACANCY (0%)	\$ 0.00-	*Historically Low
LAUNDRY INCOME	\$ 600.00	*Washer & Dryer Owned
<b>GROSS INCOME</b>	<b>\$58,452.00</b>	

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2024	\$6,392.00	RAMSEY COUNTY	10.94 %
INSURANCE	\$2,800.00	MARKET	4.79 %
GAS & ELECTRIC UTILITIES	\$3,384.00	2024 AVERAGE	5.79 %
WATER & SEWER UTILITIES	\$2,200.00	2024 AVERAGE	3.76 %
RUBBISH	\$ 950.00	2024 AVERAGE	1.63 %
MAINTENANCE / SUPPLIES	\$2,500.00	ESTIMATED	4.27 %
LAWN CARE / SNOW REMOVAL	\$1,050.00	ESTIMATED	1.79 %
ADVERTISING	\$ 0.00	SIGNS/ZILLOW	0.00 %
<b>TOTAL EXPENSES</b>	<b>\$19,276.00</b>		<b>32.97 %</b>

**NET OPERATING INCOME    \$39,176.00**

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## ADDITIONAL PHOTOS:



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