



195 Lexington Pkwy N

*The Lexington*

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!!



**Nathan Opatz**  
MULTI-FAMILY BROKER

651-263-3653  
nopatz@apartmentcashflow.com  
www.apartmentcashflow.com



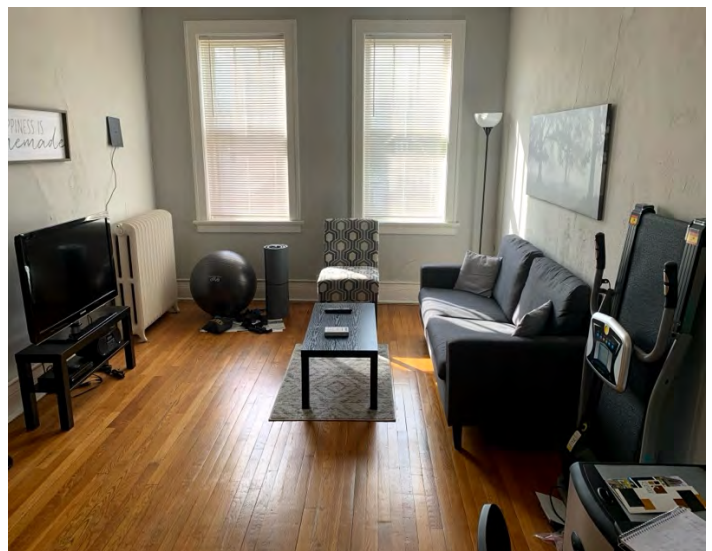
Investment Highlights:

- 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	\$1,300,000.00
Price per Unit	\$ 100,000 / 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.



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.

# PROPERTY RENT ROLL – April 2026

195 Lexington Pkwy. N., Saint Paul MN 55104

UNIT	TYPE	SQFT	RENT	LEASE	MARKET
A	1BD, 1BA	630 SqFt	\$1,050.00	Monthly	\$1,100
1	1BD, 1BA	630 SqFt	\$1,010.00	Monthly	\$1,100
2	1BD, 1BA	630 SqFt	\$ 950.00	Monthly	\$1,100
3	1BD, 1BA	630 SqFt	\$ 950.00	Monthly	\$1,100
4	1BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,100
5	1BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,100
6	1BD, 1BA	630 SqFt	\$1,050.00	Monthly	\$1,100
7	2BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,100
8	3BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,100
9	1BD, 1BA	630 SqFt	\$1,000.00	Monthly	\$1,100
10	1BD, 1BA	630 SqFt	\$ 950.00	Monthly	\$1,100
11	1BD, 1BA	630 SqFt	\$1,050.00	03/01/2027	\$1,100
12	1BD, 1BA	630 SqFt	\$1,050.00	Monthly	\$1,100

**TOTALS** **\$13,060** **\$14,300**

\*\*Avg. 1bd, 1ba Rent = \$1,004.62

## PROFORMA STATEMENT

### INCOME:

SCHEDULED ANNUAL INCOME	\$156,720.00	@ Current Rents
LESS VACANCY (1.5%)	<del>\$ 2,350.80-</del>	
LAUNDRY INCOME	\$ 1,560.00	*Coin Laundry

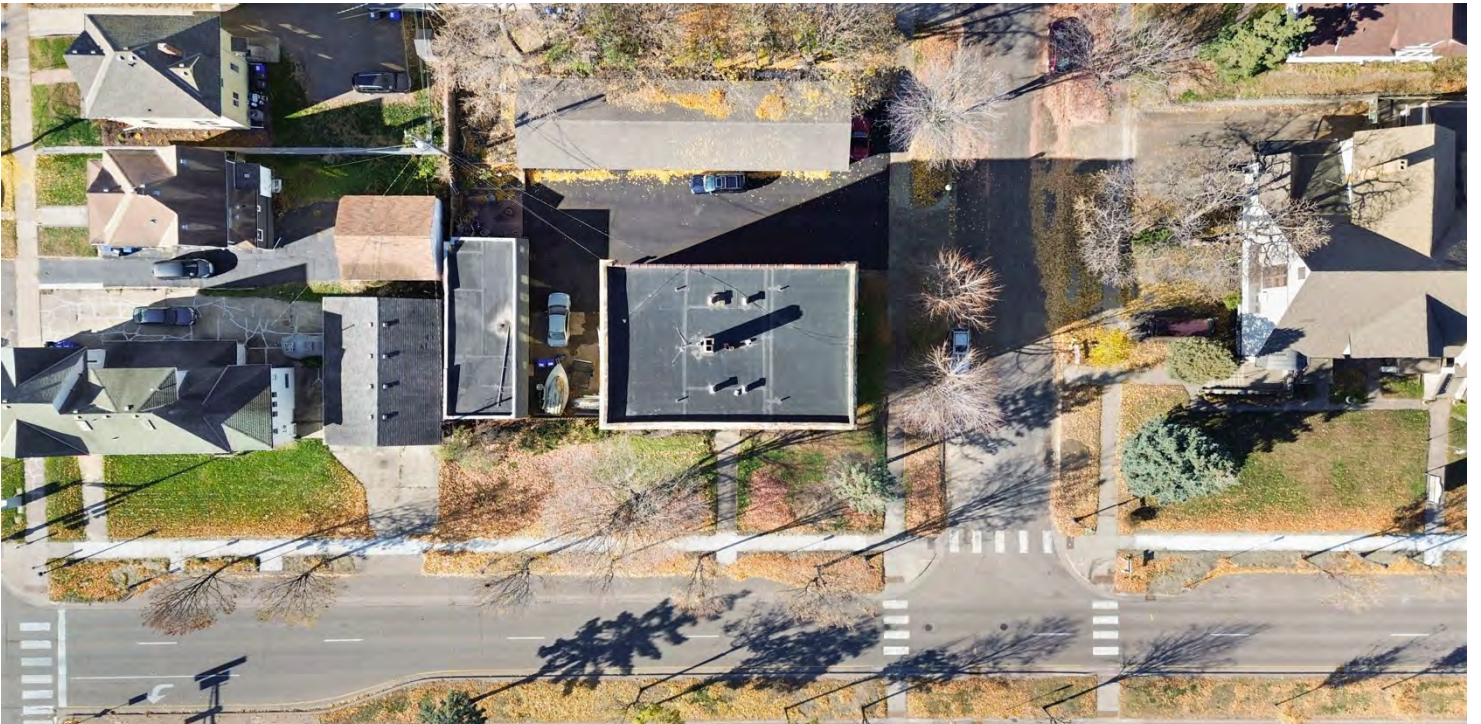
**GROSS INCOME** **\$155,929.20**

<u>EXPENSES:</u>	<u>ANNUAL</u>	<u>SOURCE</u>	<u>% GOI</u>
PROPERTY TAXES 2026	\$28,058.00	Ramsey County	18.00 %
INSURANCE	\$ 6,500.00	Estimated Market	4.17 %
WATER & SEWER	\$ 5,200.00	12-Month Avg.	3.33 %
GAS & ELECTRIC UTILITIES	\$ 4,300.00	12-Month Avg.	2.76 %
RUBBISH	\$ 2,004.00	12-Month Avg.	1.29 %
MAINTENANCE / SUPPLIES	\$ 3,000.00	Estimated	1.92 %
CLEANING	\$ 1,800.00	\$150/Month	1.15 %
MARKETING / ADVERTISING	\$ 500.00	Estimated	0.32 %
<u>LAWN CARE / SNOW REMOVAL</u>	<u>\$ 1,500.00</u>	<u>Estimated</u>	<u>0.96 %</u>
<b>TOTAL EXPENSES</b>	<b>\$52,862.00</b>		<b>33.90 %</b>

**NET OPERATING INCOME** **\$103,067.20**

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.

# PHOTOS



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.

# AERIALS



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.