

PRIME 8-UNIT MULTIFAMILY INVESTMENT PROPERTY

5733 Bossen Terrace | Minneapolis, MN 55417



Property Overview

Prime 8-unit multifamily investment in the heart of South Minneapolis with strong value-add upside. Rents are well below market, offering immediate potential to boost cash flow through updates and rent optimization. Convenient access to major highways and MSP Airport, plus close proximity to parks, shopping, and popular dining ensures strong, long-term rental demand. A rare opportunity to acquire a well-located multifamily asset offering both stability and growth in one of Minneapolis' most desirable rental markets.

Property Highlights

- High demand location in South Minneapolis
- Minutes from MSP Airport, Hwy 62, 494, Richfield Retail
- Strong tenant pool and stable operations
- Below market rents with immediate value add uplift
- Tenant paid electric lowers operating overhead
- Rare 8-Unit multifamily in a stable, supply-constrained area
- Seller would sell on contract for deed
- Six -2 bedrooms and Two-1 bedrooms
- Tenant storage available in building
- 10 off street parking plus street parking
- Updated electric service in 2025

Price:	\$990,000
Number of Units	8
Building SF:	6,383
ProForma NOI:	\$63,776.00
Occupancy:	Fully Rented
Lot Size:	9804 SF
Year Built:	1963
Zoning:	RM1

PROPERTY PHOTOS
5733 Bossen Terrace | Minneapolis, MN 55417

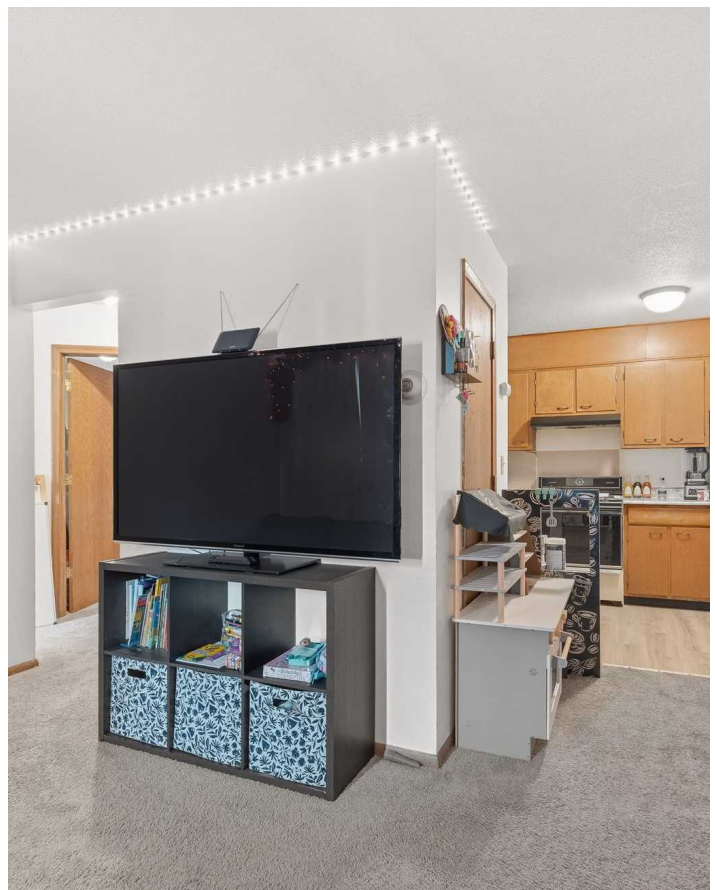
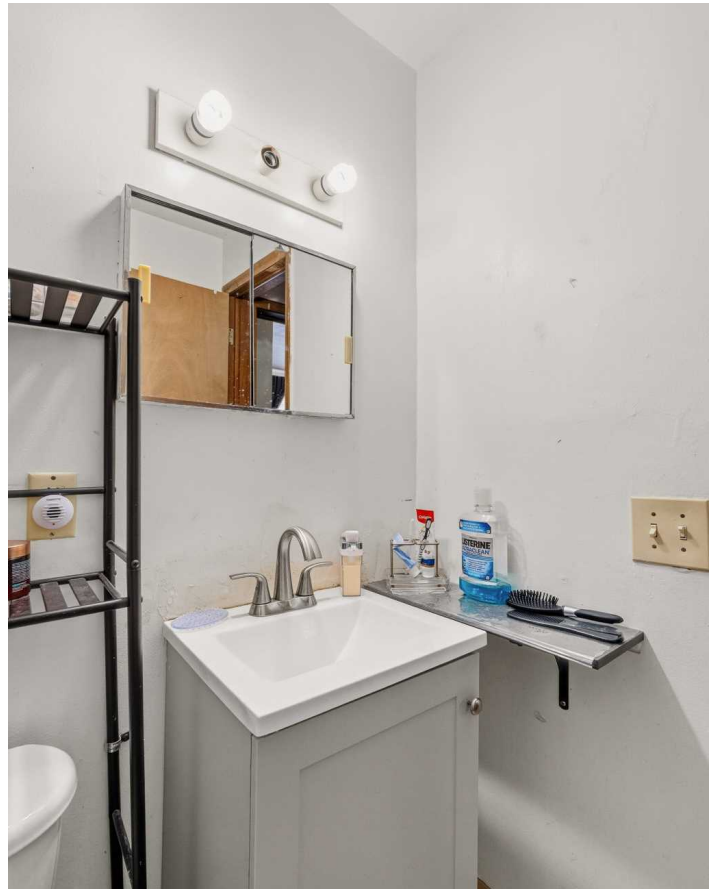


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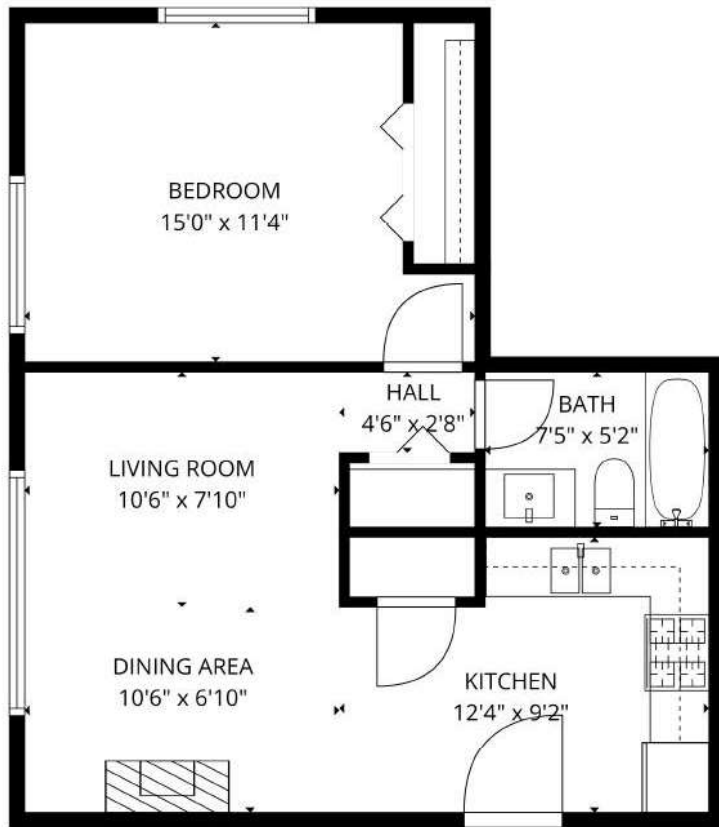




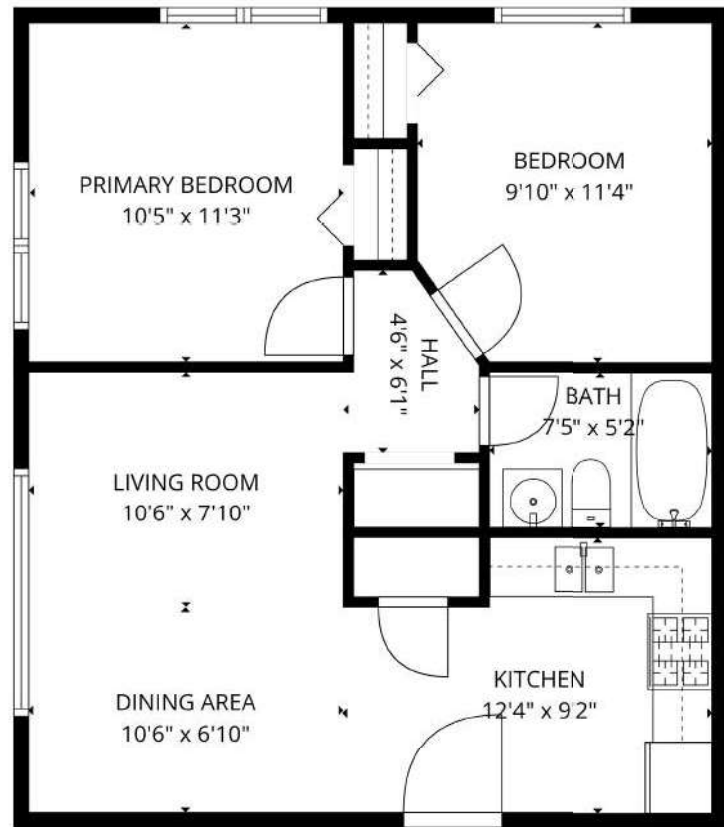
1 & 2 BEDROOM FLOORPLANS

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1 bedroom 1 bathroom, 509 sq.ft
2 units like this in the building



2 bedroom 1 bathroom, 600 sq.ft
6 units like this in the building

2025 FINANCIAL-RENT ROLL

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5733 Bossen Terrace	
2025 Operating Income & Expense	
Income	
RENTS	
Rent Income	\$ 78,180.00
Expense	
Total Management Fees	\$ 4,800.00
Total Repairs And Maintenance	\$ 5,285.00
Total Utilities	\$ 14,339.00
Property Insurance	\$ 5,500.00
Property Taxes	\$ 13,014.44
Total Expenses	\$ 42,938.44
Net Income	\$ 35,241.56

5733 Bossen Terrace - Rent Roll 1/1/2026					
Unit	Size	Start date	End date	Rent/Mo	
5733 Bossen Terrace - 1	2 BR	10/1/22	Mo to Mo	\$ 805.00	
5733 Bossen Terrace - 2	2 BR	1/1/12	Mo to Mo	\$ 765.00	
5733 Bossen Terrace - 3	2 BR	8/1/19	Mo to Mo	\$ 765.00	
5733 Bossen Terrace - 4	2 BR	10/1/22	5/31/26	\$ 850.00	
5733 Bossen Terrace - 5	2 BR	7/1/23	Mo to Mo	\$ 900.00	
5733 Bossen Terrace - 6	2 BR	8/1/21	Mo to Mo	\$ 900.00	
5733 Bossen Terrace - 7	1 BR	9/23/19	Mo to Mo	\$ 765.00	
5733 Bossen Terrace - 8	1 BR	9/23/19	Mo to Mo	\$ 765.00	
				\$ 6,515.00	Total/Mo
				\$ 78,180.00	Total/Yr

PRO FORMA

5733 Bossen Terrace

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5733 Bossen Terrace**PRO FORMA****Income****RENTS**

Rent Income	\$ 110,400.00
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Expense

Total Management Fees	\$ 6,624.00
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Total Repairs And Maintenance	\$ 5,500.00
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Total Utilities	\$ 15,000.00
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Property Insurance	\$ 5,500.00
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Property Taxes	\$ 14,000.00
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Total Expenses	\$ 46,624.00
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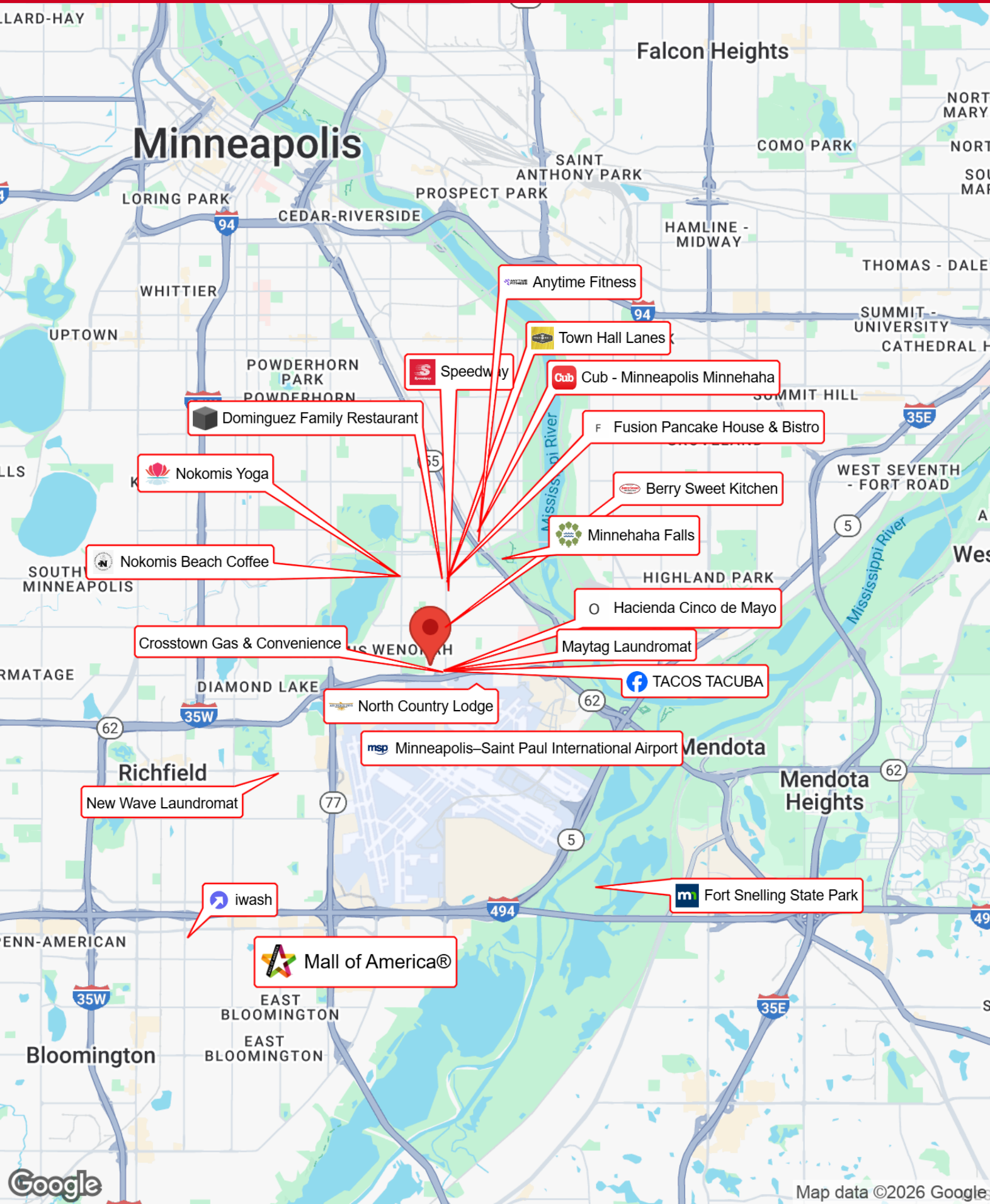
Net Income	\$ 63,776.00
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5733 Bossen Terrace - Pro Forma Rent Roll

Unit	Size	Rent/Mo	
5733 Bossen Terrace - 1	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 2	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 3	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 4	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 5	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 6	2 BR	\$ 1,200.00	
5733 Bossen Terrace - 7	1 BR	\$ 1,000.00	
5733 Bossen Terrace - 8	1 BR	\$ 1,000.00	
		\$ 9,200.00	Total/Mo
		\$ 110,400.00	Total/Yr

BUSINESS MAP

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LOCATION MAPS

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