



PROPERTY MANAGEMENT
COMMERCIAL BROKERAGE

CLOUDHAVEN APARTMENTS

28-UNIT MULTIFAMILY
INVESTMENT OPPORTUNITY



605 15TH ST S
1420 6TH AVE S
1416 6TH AVE S

OFFERING MEMORANDUM

\$2,590,000

ASKING PRICE



STABLE INCOME. STRONG LOCATION. VALUE-ADD UPSIDE.

CLOUDHAVEN APARTMENTS

28-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY
ST. CLOUD, MINNESOTA

PROPERTY OVERVIEW

Cloudhaven Apartments presents the opportunity to acquire a well-maintained 28-unit multifamily investment community consisting of three apartment buildings in St. Cloud, Minnesota. The property offers a mix of one- and two-bedroom apartments with stable in-place cash flow and additional upside through continued operational efficiencies and future rent growth. Residents enjoy on-site laundry, ample surface parking, and individually metered electric service.

INVESTMENT HIGHLIGHTS



28 UNITS
Well-maintained
apartment community



9.1% IN-PLACE CAP RATE
Strong cash flow
at today's rents



SEPARATELY METERED ELECTRIC
Tenants pay electric
directly



HEAT, WATER & TRASH INCLUDED
Competitive utility
package for residents



ON-SITE LAUNDRY
Additional income
opportunity



PROFESSIONALLY MAINTAINED
Extensive boiler
component upgrades



VALUE-ADD OPPORTUNITY
Interior renovations and
rent growth potential



THREE-BUILDING PORTFOLIO
Excellent unit mix and
operational efficiency

605 15TH ST S, ST CLOUD, MN 56301



Parcel	82.44694.0000
Year Built	1987
Exterior	Steel/Brick
Units	8
SF/Unit (Roughly)	1,380
Bldg Gross SF	10,314
Parking Spaces	12
Taxes 2026	\$13,976.00

1420 6TH AVE S, ST CLOUD, MN 56301



Parcel	82.44703.0000
Year Built	1988
Exterior	Steel/Brick
Units	12
SF/Unit (Roughly)	1,380
Bldg Gross SF	15,112
Parking Spaces	12
Taxes 2026	\$20,006.00

1416 6TH AVE S, ST CLOUD, MN 56301



Parcel	82.44703.0001
Year Built	1988
Exterior	Steel/Brick
Units	8
SF/Unit (Roughly)	1,380
Bldg Gross SF	10,396
Parking Spaces	28
Taxes 2026	\$13,976.00

PROPERTY SNAPSHOT

Units	28	Building Size (Total)	35,822 SF
Asking Price	\$2,590,000	Parking	52 Surface Spaces
Price Per Unit	\$92,500	Laundry	On-Site
In-Place Cap Rate	9.1%	Occupancy	96%+
Annual Rent (Gross)	\$467,000	Lot Size	1.23 AC
Year Built	1987-1988	Taxes 2026 (Total)	\$47,958

PORTFOLIO SUMMARY

ADDRESS	UNITS	SF	PARKING	TAXES 2026
605 15th St S	8	10,314 SF	12	\$13,976
1420 6th Ave S	12	15,112 SF	12	\$20,006
1416 6th Ave S	8	10,396 SF	28	\$13,976
PORTFOLIO TOTAL	28	35,822 SF	52	\$47,958

UTILITIES

- TENANT PAYS**
- Electricity (Xcel Energy)
- OWNER PAYS**
- Heat (Natural Gas - Xcel Energy)
 - Water & Sewer (City of St. Cloud)
 - Trash
 - Common area utilities



PROPERTY FEATURES

Cloudhaven Apartments offers residents comfortable living with well-appointed interiors and desirable community amenities. The property is well-maintained and supported by strong on-site features that contribute to tenant satisfaction and retention.



SPACIOUS FLOOR PLANS

One- and two-bedroom layouts



ON-SITE LAUNDRY

Convenient laundry facility for residents



AMPLE PARKING

Surface parking for residents and guests



PROFESSIONALLY MANAGED

Experienced management with 24/7 maintenance support



WELL-MAINTAINED

Pride of ownership throughout the community



DESIRABLE LOCATION

Close to shopping, dining, schools, and major employers



LIVING ROOM



KITCHEN



BEDROOM



BATHROOM



ON-SITE LAUNDRY



WELL-MAINTAINED EXTERIOR



28
UNITS



BUILT
1987-1988



BUILDING SIZE
35,822 SF



LOT SIZE
1.23 ACRES



PARKING
SURFACE PARKING



LOCATION
ST. CLOUD, MN

FINANCIAL SUMMARY



\$2.59M
ASKING PRICE



28
UNITS



\$467K
ANNUAL RENT



9.1%
IN-PLACE CAP RATE

INCOME SUMMARY

DESCRIPTION	ANNUAL	PER UNIT
Scheduled Gross Income	\$ 467,000	\$ 16,679
Less: Vacancy (5%)	(23,350)	(834)
Effective Gross Income	\$ 443,650	\$ 15,845
Other Income	\$ 0	\$ 0
TOTAL OPERATING INCOME	\$ 443,650	\$ 15,845

PROPERTY OVERVIEW



28
TOTAL UNITS



1.23 ACRES
LOT SIZE



1987
YEAR BUILT



SURFACE
PARKING



23,760 SF
BUILDING SIZE



ON-SITE
LAUNDRY

EXPENSE SUMMARY

DESCRIPTION	ANNUAL	PER UNIT
Real Estate Taxes	\$ 43,048	\$ 1,537
Insurance	\$ 33,170	\$ 1,185
Trash	\$ 16,782	\$ 599
Internet / Phone	\$ 2,924	\$ 104
Lawn / Snow	\$ 2,476	\$ 88
Cleaning	\$ 4,422	\$ 158
Gas & Electric	\$ 19,148	\$ 684
Water / Sewer	\$ 36,408	\$ 1,300
Repairs & Maintenance	\$ 26,470	\$ 945
Management Fee (5%)	\$ 22,183	\$ 792
TOTAL OPERATING EXPENSES	\$ 207,031	\$ 7,394

NET OPERATING INCOME (NOI)	\$ 236,619
IN-PLACE CAP RATE	9.1%
PRICE PER UNIT	\$ 92,500

INVESTMENT HIGHLIGHTS

- ✓ Well-maintained 28-unit apartment community
- ✓ Stable in-place income with value-add potential
- ✓ On-site laundry and ample surface parking
- ✓ Strong rental demand in St. Cloud, MN
- ✓ Professionally managed for operational efficiency
- ✓ Built in 1987 with long-term upside potential



DISCLAIMER

The information contained herein has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

EXCLUSIVELY LISTED BY:

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CLOUDHAVEN APARTMENTS

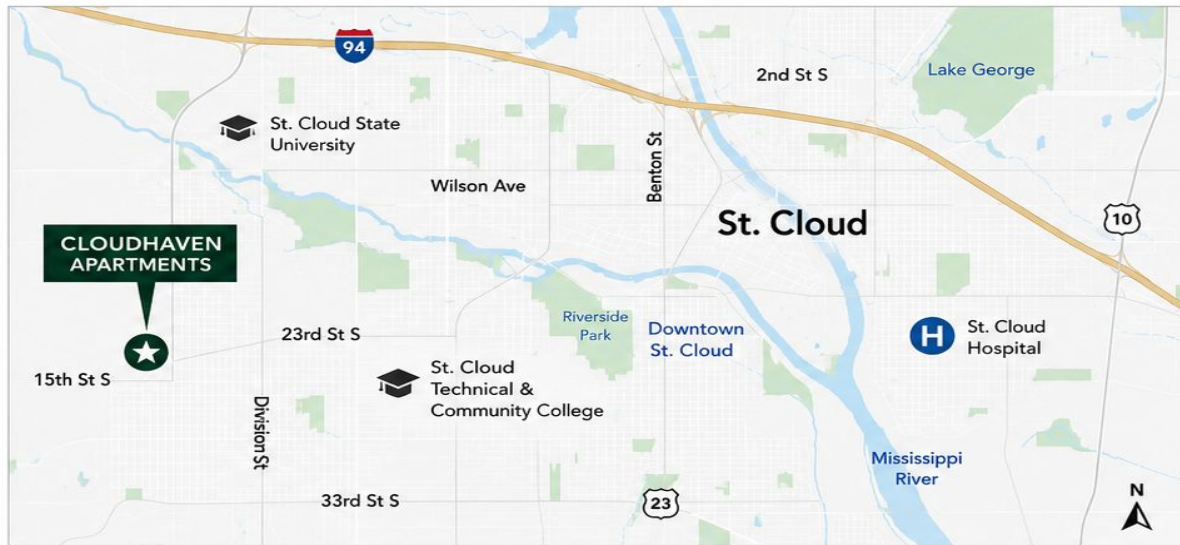
28-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

R I C Properties

PROPERTY MANAGEMENT
COMMERCIAL BROKERAGE

PRIME LOCATION IN ST. CLOUD, MN

Cloudhaven Apartments is strategically located in St. Cloud, Minnesota—one of Central Minnesota's most dynamic and fast-growing markets. The property offers residents easy access to major employment centers, quality schools, retail, dining, and outdoor recreation, making it an ideal location for long-term rental demand.



MARKET HIGHLIGHTS

- Central location in the heart of Minnesota with excellent regional connectivity
- Strong and diverse local economy driven by healthcare, education, and manufacturing
- Growing population with consistent rental demand
- Close proximity to schools, parks, shopping, and entertainment

DEMOGRAPHICS (5-MILE RADIUS)

79,127	32,443	\$68,722	1.1%
POPULATION	HOUSEHOLDS	AVG. HH INCOME	PROJECTED GROWTH (2024-2029)

TRAFFIC COUNTS

West St. Germain St (Hwy 23)
21,500 VPD

Division St
12,300 VPD

NEARBY AMENITIES

RETAIL & SHOPPING 0.8 MILES	RESTAURANTS 0.8 MILES	PARKS & RECREATION 1.2 MILES	SCHOOLS 1.0 MILES	HEALTHCARE 2.1 MILES

MAJOR EMPLOYERS



CLOUDHAVEN APARTMENTS

28-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY
ST. CLOUD, MINNESOTA

Cloudhaven Apartments offers well-maintained interiors, practical amenities, and a solid building in one of St. Cloud's most convenient locations.



WELL-MAINTAINED PROPERTY

Clean, professionally managed community with pride of ownership throughout.



SPACIOUS FLOOR PLANS

One- and two-bedroom layouts with comfortable living spaces.



ON-SITE LAUNDRY

Convenient laundry facilities for resident use.



AMPLE PARKING

Plenty of off-street surface parking for residents and guests.



GREAT LOCATION

Close to schools, parks, shopping, dining, and major employers.



CONTACT INFORMATION

Thank you for your interest in Clouthaven Apartments, a well-maintained 28-unit multifamily community located in St. Cloud, Minnesota.

For additional information, to request the full offering memorandum, or to schedule a property tour, please contact the exclusive listing team.

EXCLUSIVELY LISTED BY:



Nik Anderson



651-497-7222



Nik@ricproperty.com



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OFFERING MEMORANDUM

Detailed financials, rent roll, and additional property information available upon request.



PROPERTY TOURS

Please contact the listing team to schedule a tour of the property at your convenience.



725 Third Ave SE, Ste 113
Cambridge, MN. 55008



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