



FOR SALE

Rum River Square Apartments

3040 BRIDGE STREET NORTHWEST

Saint Francis, MN 55070

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

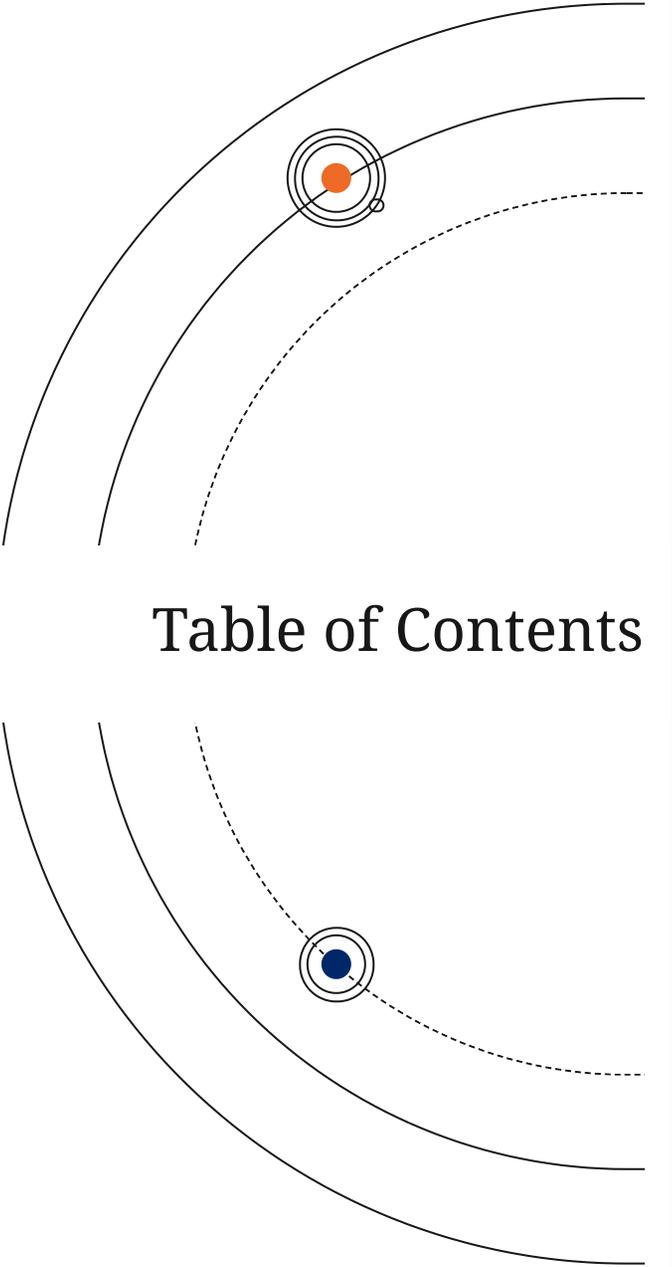


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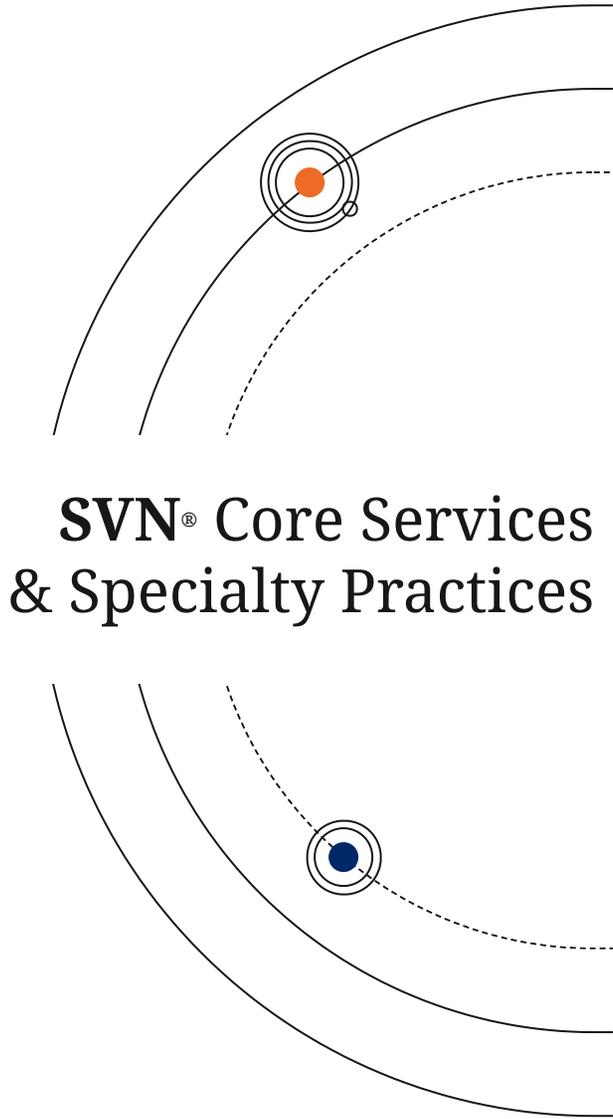
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SVN CORE SERVICES & SPECIALTY PRACTICES



SVN® Core Services & Specialty Practices

THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE / PER UNIT:	\$2,400,000
NUMBER OF UNITS:	21
UNIT MIX:	All 1 Bedroom
NOI / CAP RATE:	\$161,785/ 6.74%
BUILDING SIZE:	16,192 SF
LOT SIZE:	1.85 Acres
YEAR BUILT:	1990
ZONING:	R3

PROPERTY SUMMARY

This 21-unit apartment building offers stable income and strong rental appeal in the heart of a growing community. Built in 1990 with quality construction, the building features all 1-bedroom units with large walk-in closets, separate electric meters, and electric subpanels. Tenants enjoy controlled access, an intercom entry system, and handicap accessibility with elevator service and auto door openers.

Amenities include a community room with a full kitchen, a lounge, cabana, grill and picnic area, and a private green space. On-site conveniences such as in-building coin laundry on both levels, a fire panel monitoring system, mailboxes, a manager's office, and individual storage lockers for each unit add to tenant satisfaction.

PROPERTY HIGHLIGHTS



CITY INFORMATION

St. Francis, MN, a growing ex-urban city of about 8,142 people, offers multifamily investors a compelling market driven by strong housing demand and limited competition. With the population projected to reach roughly 8,200 by 2025 and household counts growing nearly 8% since 2017, demand is broadening beyond single-family homes. The city's housing study indicates a need for 173 rental units by 2030 and another 345 by 2040—far outpacing current supply and highlighting a clear market gap. Local development is already responding, with a proposed 120-unit market-rate and income-qualified community under review on Bridge Street. Meanwhile, entry-level home values—around \$340,000 to \$350,000—remain attainable, supporting rental price points attractive to workforce renters.

PROPERTY DESCRIPTION

21-unit brick apartment building at 3040 Bridge St NW, St. Francis, MN. Built in 1990, it features all 1-bedroom units, in-building coin laundry, 12 detached garage spaces, and 25 surface parking spaces. Well-maintained with a mix of asphalt roofing and lap siding, offering strong rental appeal in a growing community.

PROPERTY HIGHLIGHTS

- 21 well-maintained 1-bedroom units
- Built in 1990 with quality brick construction
- Separate electric meters and electric subpanels in each unit
- Large walk-in closets in all units
- Boiler heat in units; forced-air heat in hallways
- Tenant-owned wall A/C units

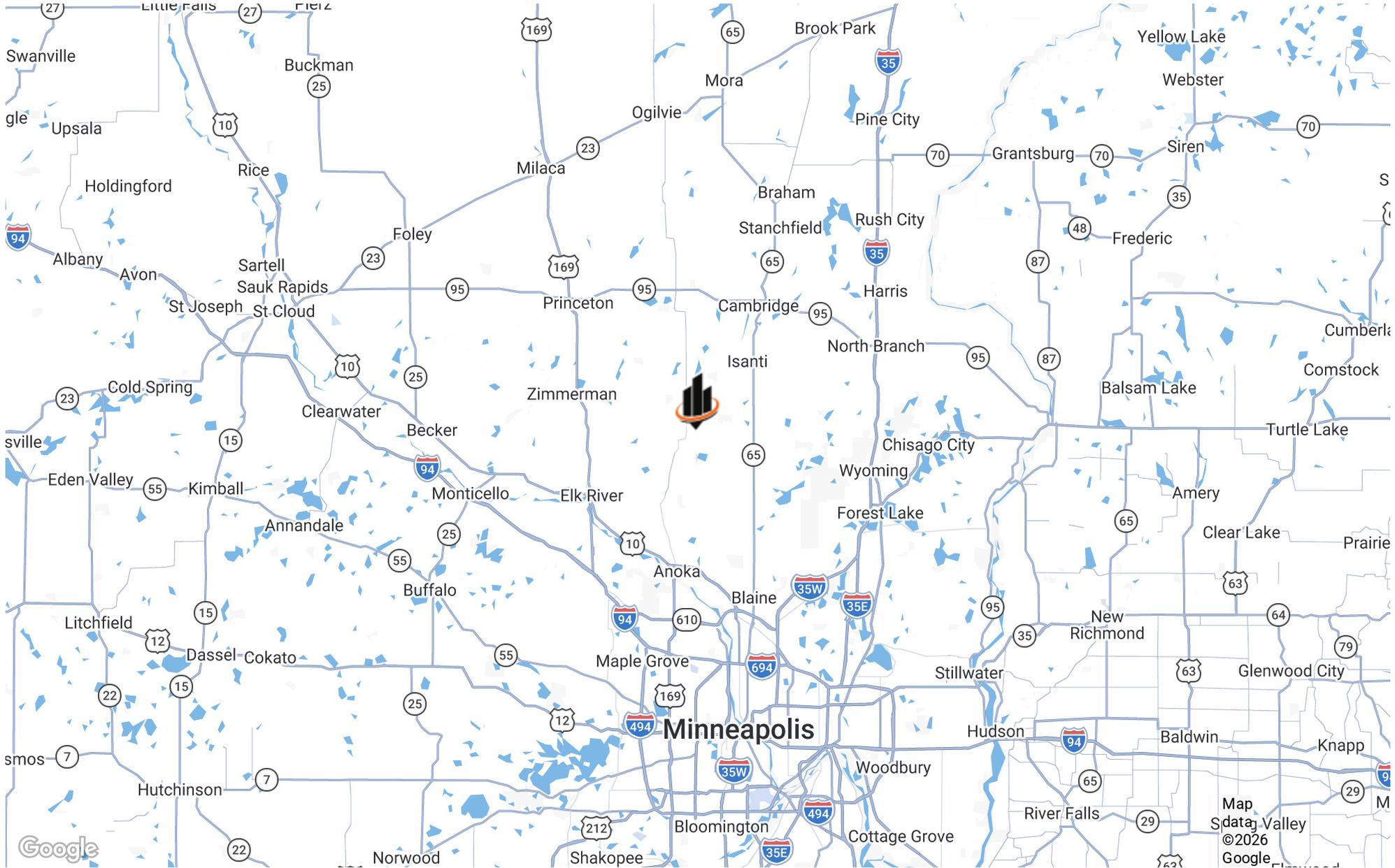
EXTERIOR PHOTOS



COMMON AREA PHOTOS



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

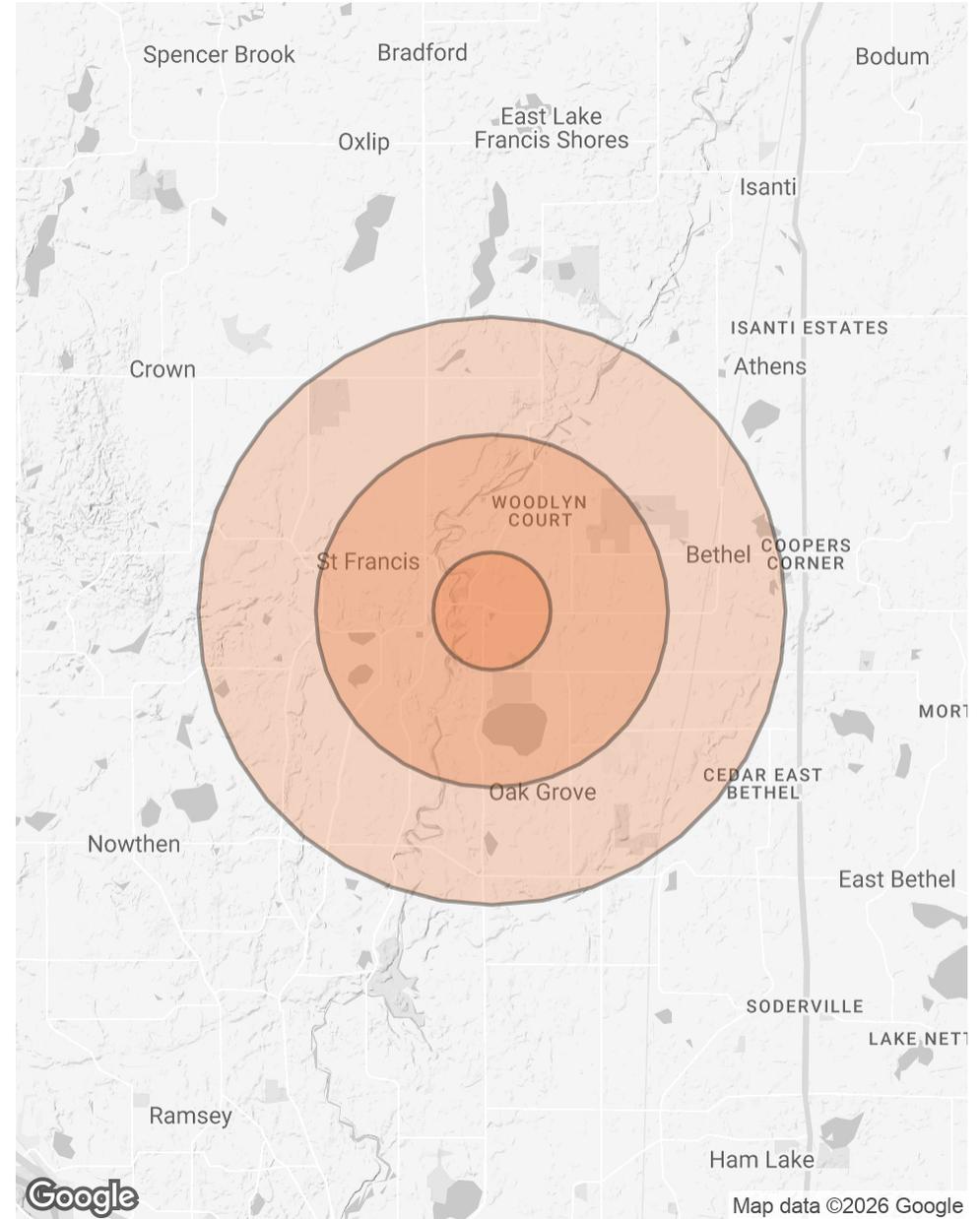
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,649	11,924	21,029
AVERAGE AGE	37	38	39
AVERAGE AGE (MALE)	36	37	39
AVERAGE AGE (FEMALE)	37	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,296	4,186	7,393
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$119,529	\$121,503	\$127,086
AVERAGE HOUSE VALUE	\$354,155	\$369,411	\$392,855

Demographics data derived from AlphaMap





SECTION 2
Advisor Bios

ADVISOR BIO 1



MIKE BOBICK, CCIM

Senior Advisor

mike.bobick@svn.com

Direct: **320.333.2692**

PROFESSIONAL BACKGROUND

Mike is a senior Commercial Broker and Partner at SVN GC Real Estate, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike's 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$500 million in property sales and approximately 250,000 square feet of commercial lease transactions.

EDUCATION

Bachelor of Science degree in Business Administration – St. John's University, Collegeville, Minnesota.
A multitude of industry related seminars and programs including CCIM courses totaling more than 200 hours.

MEMBERSHIPS

Presently the Chairperson of the Minnesota Commercial Association of Realtors. (MNCAR Board of Realtors)
Past President of the St. Cloud Area Association of Realtors (SCAAR)
Condemnation Hearing Commissioner for Stearns, Benton Counties as well as numerous Central Minnesota cities and municipalities
Minnwest Bank Advisory Board Member

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3345 W St. Germain St.
St. Cloud, MN 56301

ADVISOR BIO 2



TOM SANQUIST

Advisor

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PROFESSIONAL BACKGROUND

Tom Sanquist is a Commercial Advisor with SVN | GC Real Estate specializing in commercial and multifamily brokerage across Minnesota. He advises clients on acquisitions, dispositions, leasing, valuation, and financial analysis. With over 20 years of combined experience in brokerage, property management, construction, and direct ownership, Tom brings a comprehensive, investor-minded perspective to every transaction. His background includes underwriting, asset repositioning, capital planning, and transaction negotiation across multifamily, industrial, office, retail, and land assets.

EDUCATION

Licensed Minnesota Real Estate Agent (#40795096)

Licensed Minnesota General Contractor (#BC718302)

Tom combines brokerage expertise with hands-on construction and ownership experience. As a licensed general contractor and active investor since 2013, he has acquired, renovated, managed, and sold residential and small commercial properties, completing over 50 renovation projects and multiple investment transactions.

MEMBERSHIPS

CCIM Candidate — Certified Commercial Investment Member

MNCAR — Minnesota Commercial Association of Realtors

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