

Rent Stabili... > Request for... > **Item properties**

Abc Title

Enter value here

Abc Completion time

5/18/2022 7:54 PM

Abc Applicant information Name

James and Matthew Lindquist

Abc Applicant Information Email

matthewelindquist@gmail.com

Abc Applicant Information Phone

507-779-5170

Abc Applicant Information Address of Applicant

439 Jefferson Ave. - North Mankato, MN - 56003

Abc Company Applicant Represents

Iron Range Holdings LLC

Abc Owner of Record for the Property

Iron Range Holdings LLC

Abc Address of Property Requesting Exception to Raise Rent Over 3%

1029 Raymond Ave St. Paul MN 55114

Abc Property Identification Number

292923130049

Abc What portion of the building are you requesting an exception?

Entire building

Abc Are the increases the same across all units?

Yes

☐ Percentage Increase Requested

15%

☐ What date are the increases proposed to take effect?

7/1/2022

☐ Which of the following factors are you using to support your application? (Rules explaining each of these elements can be found HERE) This would be used to tell applicants in an auto-email, which ...

["An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit", "An increase in living space, furniture, furnishings, or equipment"]

☐ Condition of the habitability of the property (referred to as 'warranty of habitability' in the ordinance) Applications for exception to the 3% cap must include consideration of the habitability o...

No known code violations

☐ The information entered above will be used to send you the appropriate documents for your rent increase request. Is there any other information you would like to provide the City at this time?

No, but happy to discuss it further. My number is 507-779-5170. We just purchased the building from an owner who inherited it debt-free from a parent. It was under invested in and rented for less than comparable one bedrooms located two doors down because the trustees had no debt service.

See more

☐ Are you self-certifying the increase or requesting a city staff determination? (answer given will generate specific email upon submission)

Requesting City staff determination

☒ Application Status

Denied

☒ Appeal Status

Scheduled

☐ Income Adjusted by CPI

Enter value here

☐ Allowable Rent Increase

Enter value here

**Allowable Increase/Unit/Month**

Enter value here

**Staff Notes**

Wiese, Angie (CI-StPaul) (6/10/2022 1:17 PM): AWiese 6/10/2022 - Last CO approved on 04/17/2021 as an A property. No current issues

**Factors Supporting your Application**

Select an option

**Attachments**

ML-Landlord Increases in Tenants Worksheet.pdf

ML-Landlord MNOI - Cap Improvement Worksheet.pdf

ML-Landlord Percent Increase Requested Worksheet 4-28-22.pdf