

250 6th Street East (the Cosmopolitan Apartments)

On March 27, 2023, the department received a self-certification application for an exception to the 3% rent increase cap per ordinance 193A. The application is for 250 6th Street East (the Cosmopolitan Apartments).

The intake form is part of the record and Olga Trimmer from AEW Capital Management is listed as the applicant. Ms. Trimmer submitted the application on behalf of OLY IDA Cosmopolitan LLC, which is listed as the owner of the property.

The application notes that it comprises a consistent increase of 8% for the entire building. The increase was proposed to take effect on April 1, 2023. The reasons for the increase listed in the application include:

- An unavoidable increase in operating expenses.
- A decrease in rental income.

For self-certification, applicants are required to provide three pieces of information from the worksheet used to calculate Maintenance of Net Operating Income or “MNOI”:

- Current Year Gross Scheduled Rental Income (GSRI): \$4,416,900
- Fair Net Operating Income: \$3,618,029
- Missed Fair Revenue: \$1,231,635

The applicant calculated an Allowable Rent Increase of 27.8%:

Missed Fair Revenue / Current Year Gross Scheduled Rental Income (GSRI)

Per the self-certification process, the application was automatically approved. On April 12, 2023, an approval letter was sent to Ms. Trimmer and letters were mailed to the units identified in the rent roll provided by the applicant during the application process.

There are no known code violations for this property.