



Rent Stabili... > 2023 Reque... > 5/6/2023 4:35:03 PM



Time of Completion *

5/6/2023 4:35:03 PM



Applicant Name

Christine Carragee



Applicant Email

Christine@carragee.com



Applicant Phone

610-955-7334



Applicant Address

2265 Harvard St Palo Alto CA 94306



Company Represented

JMC Properties LLC



Owner

JMC Properties LLC



PIN

012823220012



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Portion of the Building

A single unit

Abc

Consistent Increases

Enter value here

Abc

Percent Increase Proposed

8%

Abc

Effective Date

July 1, 2023

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Justification

["A capital improvement project", "An unavoidable increase in operating expenses", "An increase in real property taxes", "An increase in housing services"]

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Condition of Property

Fire Certificate of Occupancy inspection in progress

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Added Information

Tenant in this unit has an upgraded kitchen and now has exclusive usage of the garage which not previously provided to tenants in this unit. A tree fell in the backyard which required removal and was not covered by insurance. Landlord used to preform maintenance & snow removal unpaid and second floor resident/owner occupier. A water leak (from a continuously running toilet) went undetected for a full quarter which increase

See more

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Staff or Self Determination

Self-certifying: available for increases between 3 and 8 percent

Abc

Current Year GSRI

22200



Fair Net Operating Income

11870



Missed Fair Revenue

3518



Property Address

549 Dayton Ave Unit 1, Saint Paul MN 55102



Allowable Rent Increase

15.84



Application Status

Approved - Notified



Appeal Status

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Staff Notes

Enter value here



Attachment

Enter value here



Completion Time

5/6/2023 11:35 AM



Attachments

Rent Increase 549 Dayton Ave 1 July 2023.pdf

Rent Roll Template.xlsx

SC Determination - 549 Dayton Ave Unit 1 - 5-19-2023.pdf