



# Rent Stabili... > 2023 Reque... > 1/30/2023 8:58:49 PM

**Time of Completion \***

1/30/2023 8:58:49 PM

**Applicant Name**

Victoria Koegel and Michelle Evenson

**Applicant Email**

theblair@reacor.com

**Applicant Phone**

651-222-6880

**Applicant Address**

400 Selby Ave, St. Paul, MN

**Company Represented**

Reacor, LTD / Selby Ave Realty, LLC

**Owner**

Selby Ave Realty, LLC

**PIN**

012823210400

**Portion of the Building**

Entire building

**Consistent Increases**

No

**Percent Increase Proposed**

Enter value here

**Effective Date**

April 1, 2023

**Justification**

["An increase in real property taxes","An unavoidable increase in operating expenses"]

**Condition of Property**

No known code violations

**Added Information**

Increases will vary based on where the current rent stands in comparison to the market, but not to exceed 8%.

**Staff or Self Determination**

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

**Gross Income**

1868620.46

**Net Operating Income**

1308142.44

**Gross RROI**

213420.52

**Property Address**

400 Selby Ave, St Paul

**Allowable Rent Increase**

195.44

**Application Status**

Approved - Notified

 Appeal Status

 Staff Notes

Enter value here

 Attachment

Enter value here

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 Attachments

224 Lease.pdf

224 NTV.png

400 Selby Determination.pdf

411 NTV.png

416 Lease.pdf

416 NTV.pdf

Landlord MNOI - Cap Improvement Worksheet 1.30.23.pdf

The Blair Rent Roll Template\_Rent Control 1.30.23.xlsx