

10/16/2024 8:27:33 PM

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Time of Completion \*

10/16/2024 8:27:33 PM

Applicant Name

Penelope A. Brown

Applicant Email

pennybrown744@gmail.com

Applicant Phone

7635374527

Applicant Address

4819 Azelia Ave N, Unit 11

Company Represented

Hazelwood Street Prop Llc

Owner

Hazelwood Street Prop Llc

PIN

222922310004, 222922310003

Portion of the Building

Entire building

Consistent Increases

Yes

Percent Increase Proposed

8

Effective Date

Upon change in tenancy

Justification

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



**Condition of Property**

No known code violations



**Added Information**

No



**Staff or Self Determination**

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



**Current Year GSRI**

265132



**Fair Net Operating Income**

152200.02



**Missed Fair Revenue**

26135.41



**Property Address**

1391 and 1399 Hazelwood St., Saint Paul, MN 55106



**Allowable Rent Increase**

9.86



**Application Status**

Approved - Notified



**Appeal Status**



**Staff Notes**

Last Fire CO inspection 4/27/2023 rated as a class A property.



**Attachment**

Enter value here



**Completion Time**

10/16/2024 3:27 PM



**Attachments**

SC Determination - 1391 and 1399 Hazelwood St. -- 10-18-2024.pdf

MNOI.xlsx

Landlord MNOI - Paper -- ORIGINAL.pdf

Landlord MNOI - Digital -- FINAL.pdf



