

Request for Increase Form 1/18/26

1517 Portland Ave Apt 1J

1/18/2026 7:39:42 PM

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Time of Completion (Read only) *

1/18/2026 7:39:42 PM

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Applicant Name (Read only)

Robin Doroshow & Richard Kronfeld

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Applicant Email (Read only)

robinjd1063@icloud.com

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Applicant Phone (Read only)

6128041178

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Applicant Address (Read only)

4221 Beverly Avenue, Golden Valley, MN 55422

=

Company Represented (Read only)

self

=

Owner (Read only)

Robin Doroshow & Richard Kronfeld

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PIN (Read only)

032823230045

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Portion of the Building (Read only)

Multiple units

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Consistent Increases (Read only)

Yes

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Percent Increase Proposed (Read only)

10+

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Effective Date (Read only)

April 1, 2026

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Justification (Read only)

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

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Condition of Property (Read only)

No known code violations

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Added Information (Read only)

Info being sent to Demetrius per email conversation

=

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

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Current Year GSRI (Read only)

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Fair Net Operating Income (Read only)

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Allowed Increase Dollars (Read only)

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Property Address (Read only)

1517 Portland Avenue, St. Paul, 55104 - Apts A, B and D



Allowable Rent Increase (Read only)

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Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Last Fire CO inspection rated as a class B property. Renewal due 6/22/25. No open complaints.



Attachment (Read only)

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Completion Time (Read only)

1/18/2026 1:39 PM



Attachments

Landlord MNOI - Cap Improvement Worksheet 12.28.25.docx

MNOI - 1517 Portland Ave -- 2-27-2026.xlsx

Rent Roll Template 1.18.2026.xlsx



