
Rent Stabili... > Request for... > **Item properties**

 **Title**

Enter value here

 **Completion time**

5/13/2022 3:37 PM

 **Applicant information Name**

Chelsea Dorval

 **Applicant Information Email**

Rayettemgr@cushwake.com

 **Applicant Information Phone**

651-224-0314

 **Applicant Information Address of Applicant**

261 5th Street E, St. Paul 55101

 **Company Applicant Represents**

Cushman & Wakefield

 **Owner of Record for the Property**

Bradbury Apartment Limited Partnership

 **Address of Property Requesting Exception to Raise Rent Over 3%**

261 5th Street E, St. Paul 55101

 **Property Identification Number**

312922440090

What portion of the building are you requesting an exception?

Entire building

Are the increases the same across all units?

No

Percentage Increase Requested

Enter value here

What date are the increases proposed to take effect?

Upon lease renewal or move-out when pre leasing the unit.

Which of the following factors are you using to support your application? (Rules explaining each of these elements can be found [HERE](#)) This would be used to tell applicants in an auto-email, which ...

["An increase in living space, furniture, furnishings, or equipment","A pattern of recent rent increases","A capital improvement project"]

Condition of the habitability of the property (referred to as 'warranty of habitability' in the ordinance) Applications for exception to the 3% cap must include consideration of the habitability o...

No known code violations

The information entered above will be used to send you the appropriate documents for your rent increase request. Is there any other information you would like to provide the City at this time?

At the time the building was purchased in 2020, ownership saw a gap in market place and demand for higher end units (quartz countertop and other in-unit upgrade furnishings). Ownership purchased the property with the intent with satisfying that demand and completed all in-unit renovations. At this point 75% of the units have been rented at the anticipated market rent. The property has to now simply complete the lease up phase to hit the anticipated reasonable return on investments on the remaining units.

See less

Are you self-certifying the increase or requesting a city staff determination? (answer given will generate specific email upon submission)

Requesting City staff determination

Application Status

Waiting on Information

Appeal Status

No Action

Income Adjusted by CPI

Enter value here

Allowable Rent Increase

Enter value here

Allowable Increase/Unit/Month

Enter value here

Staff Notes

Wiese, Angie (CI-StPaul) (6/10/2022 1:39 PM): 6/6 at 2:25p: Owner emailed to ask about status of application. Replied that there is a double entry and will need to check with DSI management to determine next steps and that we would follow up. AWiese 6/10/2022 - Last CO approved on 09/16/2016 as an A property. 8 complaints since then, mostly interior, no current issues. AWiese 6/10/2022 - emailed offering supporting materials. they asked about an alternate base year and I gave them guidance on how to request one.

Factors Supporting your Application

Select an option

Attachments

Add or remove attachments