

15 17 Portland Ave Apt D
Michael Smith Statement

On 1/15/2020 1517 Portland the building I rent from was sold from Ken Prawer to his Nephew Frank Prawer for 454,000. My rent was \$1030 with Frank and when he sold the building he started charging us for some of the utilities around the building to inflate our rent and try to sell the building. On 9/30/2022 He sold it to Robin Doroshov for 740,000. The listing agent inflated our rent to look like \$1348.00 to make the sale (proofs included). Since this time my rent has increased astronomically without any renovations to the unit or the building. My rent went as high as 1500 until I fought back on some of the ludicrous charges we were paying (testing fee and maintenance fee). After months of fighting I was able to get rent lowered to 1466. If you approve this new variance my rent will be 1661. So in six years my rent has increased from 1030 to 1661?? Why am I as the tenant being punished for a bad investment?? My electric bills have doubled since then with zero help from the landlord. I don't have a single energy efficient appliance, an out of date stove that barely functions, a refrigerator that's out of date, nothing has been done to help control these costs. I am not able to control the temperature of my unit as the only gauges are locked and not in my unit.

I've also included some similar buildings in the neighborhood to show that 1661 is way above market value for this type of apartment.

The taxes for the building in 2023 was 14,256, in 2026 its 15,434. So the tax increase does not justify raising my rent. The tax increase from 2023 to 2026 = \$1178. / 4 units = \$295 or \$24/month increase/ tenant. So there's absolutely no justification for any variance in the 3% raise.

This is one of the most dated and old buildings I've ever lived in. There's been zero renovation since the last sale and no maintenance on the building or my unit. If a 17.97% raise is allowed I will be homeless within a year. I work 40+ hours a week and pick up every shift at work I possibly can. What happens when the people who work in this beautiful city can't afford to live in it?? We all lose.

Michael Smith
1517 Portland Ave, Apt D
St Paul, MN, 55104

360 Property View

1517 Portland Avenue, Saint Paul, MN 55104-3470

Multi-Family
Four Plex

Seller Contribution: **\$15,000.00**

List #: **6154629**
Status: **Closed**

List Price: \$740,000
Orig List Pr: \$795,000
Close Price: **\$740,000**



Property ID: **032823230045**
Garage Stalls: **4**
Neighborhood: **Merriam Park/Lexington-Hamline**
Year Built: **1915**

Stories: **Two**
Constr Status: **Previously Owned**
Foundation Sz: **2,160**
Foundation Dim:
Abv Grd Fin SF: **4,320**
Bel Grd Fin SF: **0**
Total Fin SF: **4,320**

Units: **4**
Total Bed/Bath: **8/4**
Tax Year: **2022**
Tax Amount: **\$11,724**
Tax Assess Bal: **\$0**
Tax w/ Assess: **\$11,724**
Assess Pend: **No**
Homestead: **No**
Assoc Fee:
County: **Ramsey-MN**
Postal City: **Saint Paul**
Municipality: **Saint Paul**
Listing City: **Saint Paul**

School Dist: **625 - St. Paul ()**

Acres/Sqft: **0.160/6,970**
Lot Size: **45x150**
Year/Seasonal: **Yearly**
List Date: **03/25/2022**
Rcvd by MLS: **03/25/2022**

Water Name:
Water Type:

DOM: 109
CDOM/PDOM: 109/60

Directions: **From Snelling Ave head east on Portland Ave, home on left on cross section of Portland and N Margaret St**

Off Market Date: **08/30/2022**

Proj Close Date: **09/30/2022**

Date Closed: **09/30/2022**

Selling Agent: **Jacqueline Day and Partners 612-670-05**

Selling Office: **Edina Realty, Inc.**

General Information

Legal Desc: **LOT 12**
Section/Township/Range: **03/28/23**
Land Lease?: **No**
Fract Ownr: **No**
Comp/Dev/Sub: **Campbells Re-Arrangement**
Lot Desc: **Corner Lot**
Road Frontage: **City**
Rd Responsible: **Public Maintained Road**
Zoning: **Residential-Multi-Family**

Rental License: **Standard**

Accessibility: **None**

Remarks

Agent: **BACK on market, buyer's financing fell through at the last minute due to buyer. Text/call listing agent, Adam Widder, with questions/offers. Information deemed reliable but not guaranteed, buyer's agent to verify all measurements. 24 hours notice to see all 4 units, showings from 10-7pm daily. Please wear a mask in Apt A.**

Public: **BACK ON THE MARKET, buyer's financing feel through last minute. Beautifully maintained 4-plex in super location! Walk to many colleges or places to eat! All units are 2 beds, 1 Bath, 1 den, full of natural light. Many updates completed over the years, newer windows throughout, some new appliances, woodwork and floors maintained, and some baths modernized. Roof is a built up, in great condition. 4 car garage, included in rent payment at \$100/month. 4 sets of washer and dryers. 2 boilers, 1 water heater. Tenants pay all utilities through rent. 3/4 units rented at \$1448, \$1448, \$1348/ month, the 3 leased are month to month. The vacant unit's market rent is \$1700+utilities+garage rent. Incredible opportunity to owner occupy or add to your portfolio!**

Structure Information

Heat: **Boiler**
Fuel: **Natural Gas**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**
Garage: **4**
Parking: **Detached Garage, Driveway - Concrete**
Pool: **None**
Construct: **Block, Brick**

of Ranges: **Four**
of Refrig: **Four**
Basement: **Concrete Block, Stone**
Exterior: **Brick/Stone**
Fencing: **Wood**
Roof: **Flat**

Finished SqFt	Total SqFt
Abv Gd: 4,320	Abv Gd: 4,320
Blw Gd: 0	Main Fl: 2,160
	Blw Gd: 0
Total: 4,320	Total: 4,320

Garage: **4**
Garage SF: **1,000**

Features

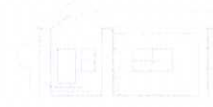
Amenities-Shared: **Patio**
Electric: **Circuit Breakers**

Unit Type 1	
Units Like This: 2	
Total Rooms: 7	
Total Beds: 2	
Total Baths: 1 Full:1 3/4:0 1/2:0 1/4:0	
Bath Char: 	
Fireplaces: 	

Unit Leased: Yes	Lease Expiration Date:
Monthly Expense: \$0	
Monthly Rent: \$1,448	
Annual Rent: \$17,376	
Finished SqFt: 1,080	
Oth Park Spaces: 	

1517 Portland Ave, Saint Paul, MN 55104, Ramsey County

APN: 03-28-23-23-0045 CLIP: 8967834153



MLS Beds 8	MLS Full Baths 4	Half Baths N/A	MLS Sale Price \$740,000	MLS Sale Date 09/30/2022
MLS Sq Ft 4,320	Lot Sq Ft 6,984	MLS Yr Built 1915	Type APT	

OWNER INFORMATION

Owner Name	Doroshow Robin J	Taxpayer City and State	Saint Paul, MN
Owner Name 2	Kronfeld Richard A	Taxpayer Zip	55104
Taxpayer Address	1517 Portland Ave	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	\$549,887	School District	SAINT PAUL PUBLIC SCHOOLS
Median Home Value Rating	7 / 10	Family Friendly Score	35 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	34 / 100	Walkable Score	94 / 100
Total Incidents (1 yr)	78	Q1 Home Price Forecast	\$548,666
Standardized Test Rank	45 / 100	Last 2 Yr Home Appreciation	6%

LOCATION INFORMATION

Municipality	Saint Paul	School District	625
Zip Code	55104	Section #	03
Carrier Route	C039	Township #	28
Census Tract	352.00	Range #	23
Subdivision	Campbells Re-Arrangement	Location	Neighborhood / Spot
Lot	12	Neighborhood Name	Lexington-Hamline
School District Name	St Paul	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

PID	<u>03-28-23-23-0045</u>	% Improved	88%
PID#	032823230045		
Legal Description	CAMPBELLS RE ARRANGEMENT LOT 12		
Total Assessment	\$662,700		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Estimated Mkt. Value - Total	\$662,700	\$725,500	\$725,500
Estimated Mkt. Value - Land	\$80,000	\$80,000	\$80,000
Estimated Mkt. Value - Building	\$582,700	\$645,500	\$645,500
Taxable Mkt. Value - Total	\$662,700	\$725,500	\$725,500
Taxable Mkt. Value - Land	\$80,000	\$80,000	\$80,000
Taxable Mkt. Value - Building	\$582,700	\$645,500	\$645,500
YOY Taxable Mkt. Value Chg (\$)	-\$62,800	\$0	
YOY Taxable Mkt. Value Chg (%)	-8.66%	0%	
Payable Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$14,256		
2024	\$14,032	-\$224	-1.57%
2025	\$14,266	\$234	1.67%

CHARACTERISTICS

Lot Acres	0.1603	Total Baths	MLS: 4
Lot Sq Ft	6,984	MLS Total Baths	4
Lot Shape	U	Full Baths	MLS: 4
Land Use - County	Apartments 1-9 Rental Units	Garage Type	Detached Garage
Land Use - CoreLogic	Apartment	Parking Type	Detached Garage
# of Buildings	1	Garage Sq Ft	800
Total Units	4	Garage Capacity	MLS: 4
Stories	MLS: 2	No. Parking Spaces	MLS: 4
Year Built	1915	Interior Wall	Interior Wall
Effective Year Built	1982	Construction	Wood Frame/Cb

Finished Bldg Sq Ft
Total Building Sq Ft- Gross
Bedrooms

Tax: 6,948
MLS: 4,320
6,948
MLS: 8

Heat Type
Location Type

Hot Air
Neighborhood / Spot

SELL SCORE

Value As Of 2026-03-22 06:32:53

LISTING INFORMATION

MLS Listing Number	6154629	MLS Sale Date	09/30/2022
MLS Status	Closed	MLS Listing Agent	506018075-Adam Widder
MLS Listing Date	03/25/2022	MLS Listing Broker	KELLER WILLIAMS INTEGRITY REALTY
MLS Current List Price	\$740,000	MLS Selling Agent	502007332-Jacqueline Day And Partners
MLS Orig. List Price	\$795,000	MLS Selling Broker	EDINA REALTY, INC.
MLS Sale Price	\$740,000		

LAST MARKET SALE & SALES HISTORY

Recording Date	10/14/2022	Deed Type	Warranty Deed
Sale Date	09/30/2022	Owner Name	Doroshow Robin J
Sale Price	\$740,000	Owner Name 2	Kronfeld Richard A
Price Per Square Feet	\$106.51	Seller	Prawer Frank M

Recording Date	10/14/2022	10/14/2022	01/22/2020	05/24/1974
Sale/Settlement Date	09/30/2022	09/30/2022	01/15/2020	
Sale Price	\$740,000	\$454,000	\$454,000	
Buyer Name	Doroshow Robin J	Prawer Frank M	Prawer Frank M	Prawer Kenneth F
Buyer Name 2	Kronfeld Richard A	Unzelman Mary J	Unzelman Mary J	
Seller Name	Prawer Frank M	Prawer Kenneth F & Bonita R	Prawer Kenneth F & Bonita R	
Document Type	Warranty Deed	Warranty Deed	Contract Of Sale	Deed (Reg)

CERTIFICATES OF REAL ESTATE VALUE

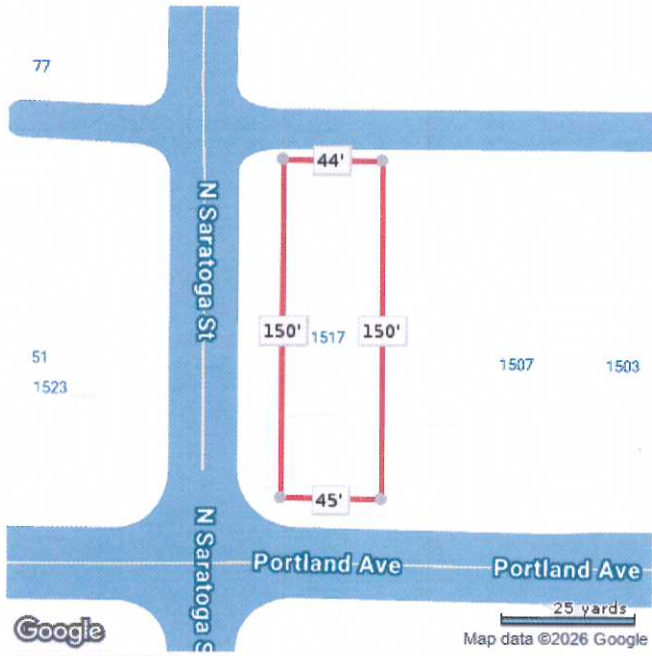
CREV Sale Date	Buyer Name	CREV Sale Price	CREV #	CREV ID	Filing Date
09/30/2022	Doroshow Robin J/Kronfeld Richard A	\$740,000	1474538	5333137	01/01/2022
01/15/2020	Prawer Frank M/Unzelman Mary J	\$454,000	1057516	4908536	01/01/2020

CREV Sale Date	09/30/2022	01/15/2020
CREV Sale Price	\$740,000	\$454,000
Buyer Name	Doroshow Robin J/Kronfeld Richard A	Prawer Frank M/Unzelman Mary J
Buyer Address	1517 Portland Ave	16400 Kangaroo St
Buyer City/State/ZIP	Saint Paul, MN, 55104	Ramsey, MN, 55303
Seller Name	Prawer Frank M/Unzelman Mary J	Prawer Kenneth F & Bonita R
Seller Address	16400 Kangaroo St	7100 Sunset Way W #609 W
Seller City/State/ZIP	Ramsey, MN, 55303	St. Pete Beach, FL, 33706
Down Payment	\$148,000	\$166,000
CREV Seller Contribution	15000	
CREV Planned Use	Residential: Single Family	
Planned Use Desc	Singlefam	Resapt4
Acquisition Type 1		Relatives/Related Businesses

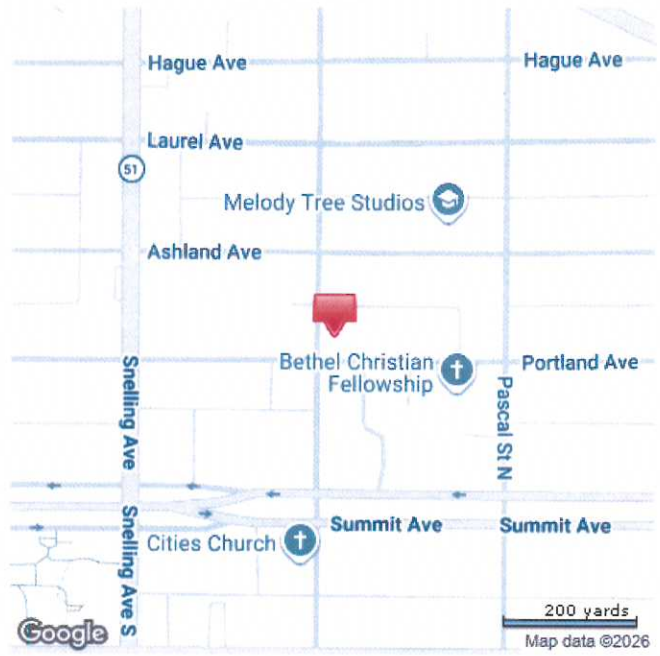
MORTGAGE HISTORY

Mortgage Date	10/14/2022
Mortgage Amount	\$592,000
Mortgage Lender	Lake Elmo Bk
Borrower Name	Doroshow Robin J
Borrower Name 2	Kronfeld Richard A
Mortgage Type	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

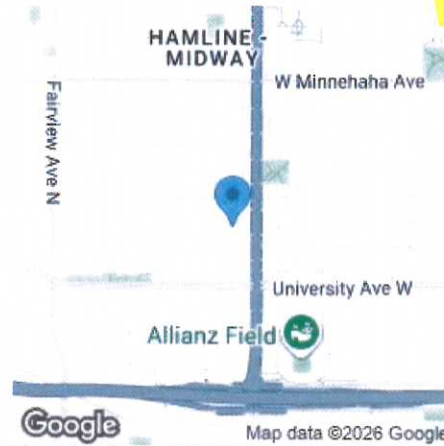


1605 Charles Avenue, Saint Paul, MN 55104-6392

Multi-Family
Four Plex
 Seller Contribution: **\$0.00**

List #: **6653224**
 Status: **Closed**

List Price: \$499,900
 Orig List Pr: \$535,000
 Close Price: **\$499,900**



Map Coordinate: **107/D3**
 Directions: **Snelling Ave to Charles, West to property**

Property ID: [332923140036](#)
 Garage Stalls: **2**
 Neighborhood: **Hamline-Midway**
 Year Built: **1921**

Units: **4**
 Total Bed/Bath: **4/4**

Stories: **Two**
 Constr Status: **Previously Owned**
 Foundation Sz: **1,656**
 Foundation Dim:
 Abv Grd Fin SF: **3,312**
 Bel Grd Fin SF: **0**
 Total Fin SF: **3,312**

Tax Year: **2024**
 Tax Amount: **\$10,626**
 Tax Assess Bal: **\$921**
 Tax w/ Assess: **\$10,626**
 Assess Pend: **No**
 Homestead: **No**
 Assoc Fee:
 County: **Ramsey-MN**
 Postal City: **Saint Paul**
 Municipality: **Saint Paul**
 Listing City: **Saint Paul**

School Dist: **625 - St. Paul ()**

Acres/Sqft: **0.173/7,536**
 Lot Size: **60x125**
 Year/Seasonal: **Yearly**
 List Date: **01/27/2025**
 Rcvd by MLS: **01/27/2025**
 Off Market Date: **05/02/2025**

Proj Close Date: **06/06/2025** Date Closed: **05/28/2025**

Selling Agent: [Julia Wang 651-808-1997](#)

Water Name:
 Water Type:
 DOM: **95**
 CDOM:/PDOM: **95/7**
 Selling Office: [Keller Williams Classic Realty](#)

General Information

Legal Desc: **STIERLE MCCONVILLE SEEGERS E 1/2 OF LOT 11 AND ALL OF LOT 10 BLK 1**
 Section/Township/Range: **33/29/23**
 Land Lease?: **No** Rental License: **Standard**
 Fract Ownr: **No**
 Comp/Dev/Sub: **Stierle, Mcconville &, Seegers**
 Lot Desc: **Public Transit (w/in 6 blks), Tree Coverage - Light**
 Road Frontage: **City**
 Rd Responsible: **Public Maintained Road**
 Zoning: **Residential-Multi-Family** Accessibility: **None**
 Power Company: **Xcel Energy**

Remarks

Public: **24 hour notice required for all showings . Beautiful brick four plex with very nice units. Original charming and spacious 1 bedroom apartments with oak built-ins, formal dining rooms with hardwood floors, large closets, and updated kitchens and tiled baths. Great tenants in the building. Just a couple blocks to the light rail and soccer stadium. Easy access to 94.**

Structure Information

Heat: **Boiler, Radiant, Radiator** # of Ranges: **Four**
 Fuel: **Natural Gas** # of Refrig: **Four**
 Water: **City Water/Connected** Basement: **Daylight/Lookout Windows, Full, Shared Access**
 Sewer: **City Sewer/Connected** Exterior: **Brick/Stone**
 Garage: **2**
 Parking: **Parking Lot, Detached Garage**

Finished SqFt	Total SqFt
Abv Gd: 3,312	Abv Gd: 3,312
Blw Gd: 0	Main Fl: 1,656
	Blw Gd: 1,656
Total: 3,312	Total: 4,968

Garage: **2**
 Garage Dim: **20x24**
 Garage SF: **480**

Features

Amenities-Shared:
Electric:

Coin-op Laundry Owned
Circuit Breakers

Unit Information

Unit Type 1	Units Like This: 1	Unit Leased: Yes	Lease Expiration Date: 05/31/2025
Total Rooms: 5	Total Beds: 1	Monthly Expense: \$0	
Total Baths: 1	Total Baths: 1 Full:1 3/4:0 1/2:0 1/4:0	Monthly Rent: \$1,165	
Bath Char: Main Floor Full Bath	Fireplaces:	Annual Rent: \$13,980	
Fireplaces:	Fireplace Char:	Finished SqFt: 750	
Appliances: Range, Refrigerator	Family Room:	Oth Park Spaces:	
Amenities:	Special Search:	Air Conditioning:	
Dining Room: Separate/Formal Dining Room			

Unit Type 2	Units Like This: 1	Unit Leased: Yes	Lease Expiration Date: 05/31/2025
Total Rooms: 5	Total Beds: 1	Monthly Expense: \$0	
Total Baths: 1	Total Baths: 1 Full:1 3/4:0 1/2:0 1/4:0	Monthly Rent: \$1,085	
Bath Char: Main Floor Full Bath	Fireplaces:	Annual Rent: \$13,020	
Fireplaces:	Fireplace Char:	Finished SqFt: 750	
Appliances: Range, Refrigerator	Family Room:	Oth Park Spaces:	
Amenities:	Special Search:	Air Conditioning:	
Dining Room: Separate/Formal Dining Room			

Unit Type 3	Units Like This: 1	Unit Leased: Yes	Lease Expiration Date: 08/22/2025
Total Rooms: 5	Total Beds: 1	Monthly Expense: \$0	
Total Baths: 1	Total Baths: 1 Full:1 3/4:0 1/2:0 1/4:0	Monthly Rent: \$1,135	
Bath Char: Main Floor Full Bath	Fireplaces:	Annual Rent: \$13,620	
Fireplaces:	Fireplace Char:	Finished SqFt: 750	
Appliances: Range, Refrigerator	Family Room:	Oth Park Spaces:	
Amenities:	Special Search:	Air Conditioning:	
Dining Room: Separate/Formal Dining Room			

Unit Type 4	Units Like This: 1	Unit Leased: Yes	Lease Expiration Date: 08/31/2025
Total Rooms: 5	Total Beds: 1	Monthly Expense: \$0	
Total Baths: 1	Total Baths: 1 Full:1 3/4:0 1/2:0 1/4:0	Monthly Rent: \$1,004	
Bath Char: Main Floor Full Bath	Fireplaces:	Annual Rent: \$12,048	
Fireplaces:	Fireplace Char:	Finished SqFt: 750	
Appliances: Range, Refrigerator	Family Room:	Oth Park Spaces:	
Amenities:	Special Search:	Air Conditioning:	
Dining Room: Separate/Formal Dining Room			

Financial

List Type: Exclusive Right	Lockbox Type: Combo	Lockbox Source:
Sellers Terms: Cash, Conventional, Exchange/Trade, FHA, VA	Sale Loan Amt:	Seller Cont: \$0
Sale Finance Trm: Conventional	Listing Conditions: Owner is an Agent	

Expenses & Income

Owner Expense: Insurance, Lawn, Maintenance/Repair, Sewer, Snow, Taxes	
Tenant Expense: Broadband, Cable T.V., Electric, Gas, Trash	
Annual Expenses	
Electric: \$1,311	Fuel: \$1,311
Repair: \$0	Trash: \$996
Gross Expense: \$9,382	Insurance: \$3,134
	Water/Sewer: \$880
	Operating Expense: \$9,382
	Maintenance: \$1,750
	Manager: \$1
Annual Income	
Annual Gross Inc: \$52,668	Monthly Misc: \$100
Annual Net Inc: \$49,286	Annual Misc: \$1,200

Agent/Office Information

Listing Agent: Daniel R. Fowlds 651-428-7162	Appointments: ShowingTime
Listing Office: Grand Realty, LLC	Appoint Phone: 651-428-7162
CoList Agent: James L. Irving 651-408-2790	Office Phone: 651-489-5200
CoList Office: Grand Realty, LLC	Office Phone: 651-489-5200

20,000 = 32,460 - mo 1 - CAR 8% 408,250 - CR 7% = 408,250
690 = 544,333

Property Full w/ Map

1665 Dayton Avenue, Saint Paul, MN 55104-2518

Multi-Family
Four Plex

List #: **6809766**
Status: **Active**

List Price: **\$850,000**
Orig List Price: **\$850,000**



Map data ©2026 Google

Map Coordinate: **107/D4**

Directions: **From Snelling, west on Dayton to property.**

Property ID: **042823110086**
Garage Stalls: **2**
Neighborhood: **Merriam Park/Lexington-Hamline**
Year Built: **1914**

Stories: **Two**
Constr Status: **Previously Owned**
Foundation Sz: **2,069**
Foundation Dim:
Abv Grd Fin SF: **4,138**
Bel Grd Fin SF: **0**
Total Fin SF: **4,138**

School Dist: **625 - St. Paul ()**

Acres/Sqft: **0.171/7,449**
Lot Size: **138x54x138x54**
Year/Seasonal: **Yearly**
List Date: **10/28/2025**
Rcvd by MLS: **10/28/2025**

Units: **4**
Total Bed/Bath: **8/4**

Tax Year: **2025**
Tax Amount: **\$15,163**
Tax Assess Bal: **\$1,129**
Tax w/ Assess: **\$16,292**
Assess Pend: **Yes**
Homestead: **No**
Assoc Fee:
County: **Ramsey-MN**
Postal City: **Saint Paul**
Municipality: **Saint Paul**
Listing City: **Saint Paul**

Water Name:
Water Type:
DOM: **150**
CDOM:/PDOM: **150/150**

General Information

Legal Desc: **OAKLAND PARK ADDITION TO THE C LOT 18 BLK 2**
Section/Township/Range: **04/28/23**
Land Lease?: **No** Rental License:
Fract Ownr: **No**
Comp/Dev/Sub: **Oakland Park Addition, To The C**
Road Frontage: **City**
Zoning: Accessibility: **None**

Remarks

Agent: **All four units are occupied by tenants. 36 hour notice required. Listing agent will attend all showings. Please send all questions and offers to sara@cedarhavenmn.com (612-280-7983). Buyer or buyer's agent to verify all measurements. Information deemed reliable but not guaranteed.**

Public: **Fantastic investment opportunity in the heart of St. Paul's Merriam Park! This fully occupied fourplex features four identical 2-bedroom units with classic 1914 charm, including original built-ins and hardwood details. Tenants enjoy a shared outdoor common area, lower-level laundry, separate storage units, and a detached 2-car garage. Prime location near Macalester College, University of St. Thomas, Concordia University, and local shops and restaurants. Easy access to I-94, I-35E, and public transit makes it ideal for commuters and students alike. Steady rental history and strong tenant demand make this a turnkey addition to any investment portfolio.**

Structure Information

Heat: **Boiler, Radiator** # of Ranges: **Four**
Fuel: **Natural Gas** # of Refrig: **Four**
Water: **City Water/Connected** Basement: **Full, Storage Space, Unfinished**
Sewer: **City Sewer/Connected** Exterior: **Stucco**
Garage: **2** Roof: **Tar/Gravel**
Parking: **Detached Garage, On-Street Parking Only**

Finished SqFt **Total SqFt**
Abv Gd: **4,138** Abv Gd: **4,138**
Blw Gd: **0** Main Fl: **2,069**

Garage: **2**
Garage SF: **572**

Total: **4,138** Blw Gd: **1,840**
 Total: **5,978**

Features

Unit Information

Unit Type 1		Unit Leased:	Yes	Lease Expiration Date:	
Units Like This:	4	Monthly Expense:	\$0		
Total Rooms:	6	Monthly Rent:	\$1,235		
Total Beds:	2	Annual Rent:	\$14,820		
Total Baths:	1 Full:1 3/4:0 1/2:0 1/4:0	Finished SqFt:	972		
Bath Char:	Main Floor Full Bath	Oth Park Spaces:			
Fireplaces:		Air Conditioning:	Window		
Fireplace Char:					
Appliances:	Range, Refrigerator				
Family Room:	Main Level				
Amenities:	Sun Room				
Special Search:					
Dining Room:	Living/Dining Room				

Room	Level	Dimen	Room	Level	Dimen
Kitchen	Main	8x10	Dining Room	Main	13x10
Living Room	Main	15x11	Bedroom 1	Main	10x9
Bedroom 2	Main	10x9	Sun Room	Main	10x9

Financial

List Type: **Exclusive Right** Lockbox Type: Lockbox Source:
 Existing Financing: **Cash, Conventional**
 Sellers Terms: **Cash, Conventional**
 Assume Loan: Listing Conditions: **Standard**

Expenses & Income

Expenses
 Owner Expense: **Trash, Water**
 Tenant Expense: **Electric, Gas**

Annual Expenses
 Electric: **\$2,219** Fuel: **\$486** Insurance: **\$3,336** Maintenance: **\$11,642**
 Repair: **\$0** Trash: **\$1,888** Water/Sewer: **\$1,985** Manager: **\$4,141**
 Gross Expense: **\$15,811** Operating Expense: **\$15,811**

Annual Income
 Annual Gross Inc: **\$59,164**

Agent/Office Information *NOI 43,352 = 8% CAB = value (541,912)*

Listing Agent: **Sara Anderson 612-280-7983** Appointments: **ShowingTime**
 Listing Office: **Keller Williams Preferred Rlty** Office Phone: **952-746-9696**

MLS #: **6809766** [1665 Dayton Ave., Saint Paul, MN 55104-2518](#)

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NOI 43,352 ÷ 7% = 619,314
NOI 43,352 ÷ 6% = 722,533

NOI 59,164 - 15,811 = 43,352 ÷ 8% = 541,912
43,352 ÷ 7% = 619,314
43,352 ÷ 6% = 722,533

184 Saratoga Street N, Saint Paul, MN 55104-0003

Multi-Family

Four Plex

Seller Contribution: **\$6,000.00**

List #: **6702604**

Status: **Closed**

List Price: \$499,900

Orig List Pr: \$550,000

Close Price: **\$495,000**



Map Coordinate: **107/D4**
Directions: **Hwy. 94 to Snelling Exit / South to Selby / East to Saratoga / North to Building**

Property ID: **032823220036**
Garage Stalls: **0**
Neighborhood: **Merriam Park/Lexington-Hamline**
Year Built: **1917**

Stories: **Two**
Constr Status: **Previously Owned**
Foundation Sz: **1,632**
Foundation Dim: **24 x 68**
Abv Grd Fin SF: **3,440**
Bel Grd Fin SF: **0**
Total Fin SF: **3,440**

Units: **4**
Total Bed/Bath: **8/4**

Tax Year: **2024**
Tax Amount: **\$14,032**
Tax Assess Bal: **\$0**
Tax w/ Assess: **\$14,032**
Assess Pend: **No**
Homestead: **No**
Assoc Fee:
County: **Ramsey-MN**
Postal City: **Saint Paul**
Municipality: **Saint Paul**
Listing City: **Saint Paul**

School Dist: **625 - St. Paul (651-767-8100)**

Acres/Sqft: **0.090/3,920**
Lot Size: **51x79x52x79**
Year/Seasonal: **Yearly**
List Date: **04/28/2025**
Rcvd by MLS: **04/28/2025**
Off Market Date: **11/06/2025**
Selling Agent: **Colin V Miller 651-245-6518**

Proj Close Date: **12/03/2025** Date Closed: **12/03/2025**

Water Name:
Water Type:
DOM: **192**
CDOM:/PDOM: **192/51**
Selling Office: **RE/MAX Results**

General Information

Legal Desc: **BOULEVARD ADDITION N 49 16/100 FT OF LOTS 7 AND LOT 8 BLK 5**
Section/Township/Range: **03/28/23**
Land Lease?: **No** Rental License:
Fract Ownr: **No**
Comp/Dev/Sub: **Boulevard Add**
Zoning: Accessibility: **None**

Remarks

Agent: **Showing blocks on specific days ONLY. MAY 10th 2:00 to 4:00 PM, and May 17th from 2:00 to 4:00 PM - Part of a large portfolio and trying not to disturb the tenants as little as possible. Please call or email nlabatt@twincitiesluxury.com (612) 743-2975. Buyer and buyers agent to verify all information and measurements. Seller reserves the right to negotiate concessions.**

Public: **184 Saratoga is an exceptional 4 unit building near the corner of Saratoga Street and Selby Avenue in St. Paul. Each of the 4 units includes 2 bedrooms and 1 bathroom. The building is very easy to fill and generally has zero vacancies. Proximity to St. Thomas, St. Catherine, Hamline, and Macalester. This is a 1 property of a portfolio. See 382 Fry St - MLS #6702960 / 386 Fry St - MLS #6702957 / 423 Fry St - MLS# 6702947 / 429 Fry St - MLS #6702936 / 412, 418, 422 Pierce St - MLS #6702882. Seller prefers to sell these as a package. Willing to look at individual offers on each property. They offer immediate cash flow and long-term upside potential. Creating a rare chance to acquire largely renovated, stabilized assets in a prime urban location.**

Structure Information

Heat: **Steam** Basement: **Full**
Fuel: **Natural Gas** Exterior: **Brick/Stone, Stucco**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**
Garage: **0**

Finished SqFt **Total SqFt**
Abv Gd: **3,440** Abv Gd: **3,440**
Blw Gd: **0** Main Fl: **1,632**

Garage: **0**

Total: **3,440** Blw Gd: **0**
 Total: **3,440**

Features

Unit Information

Unit Type 1	Unit Leased: Yes	Lease Expiration Date:
Units Like This: 4	Monthly Expense: \$212	
Total Rooms: 6	Monthly Rent: \$1,100	
Total Beds: 2	Annual Rent: \$13,200	
Total Baths: 1 Full:1 3/4:0 1/2:0 1/4:0	Finished SqFt: 860	
Bath Char:	Oth Park Spaces:	
Fireplaces:	Air Conditioning:	
Fireplace Char:		
Appliances:		
Family Room:		
Amenities:		
Special Search:		
Dining Room:		

Financial

List Type: Exclusive Right	Lockbox Type: None	Lockbox Source:
Sellers Terms: Cash, Conventional	Sale Loan Amt:	Seller Cont: \$6,000
Sale Finance Trm: Conventional	Listing Conditions: Standard	
Assume Loan:		

Expenses & Income

Expenses

Annual Expenses

Electric: \$0	Fuel: \$0	Insurance: \$3,110	Maintenance: \$12,862
Repair: \$999	Trash: \$0	Water/Sewer: \$0	Manager: \$4,568
Gross Expense: \$21,529		Operating Expense: \$21,529	

Annual Income

Annual Gross Inc: \$48,520	Monthly Misc:
Annual Net Inc:	Annual Misc: \$550

Agent/Office Information

Listing Agent: Nathan J Labatt 612-743-2975	Appointments: ShowingTime
Listing Office: eXp Realty	Office Phone: 320-500-4397
CoList Agent: Pemberton Homes 612-260-8777	
CoList Office: eXp Realty	Office Phone: 320-500-4397

MLS #: **6702604** [184 Saratoga St N., Saint Paul, MN 55104-0003](#)

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NOI 26,991 ÷ 8% CAP = 337,387
26,991 ÷ 7% CAP = 385,586
- 26,991 ÷ 6% CAP = 449,850

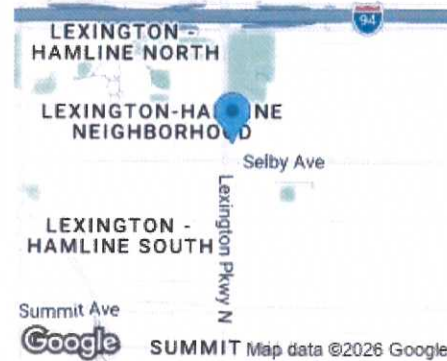
Taxes
 $48,520 - 21,529 - 14,032 = 12,939 = 154,113 \text{ } 8\%$
 $= 184,843 \text{ } 7\%$
 $= 214,660 \text{ } 6\%$

194 Lexington Parkway N, Saint Paul, MN 55104-6407

**Multi-Family
Four Plex**

List #: **7031938**
Status: **Pending**

List Price: **\$499,999**
Orig List Pr: **\$499,999**



Map Coordinate: **107/E4**
Directions: **94 to Lexington, S., to property**

Property ID: **022823220069**
Garage Stalls: **0**
Neighborhood: **Summit-University**
Year Built: **1922**

Stories: **Two**
Constr Status: **Previously Owned**
Foundation Sz: **1,616**
Foundation Dim:
Abv Grd Fin SF: **4,848**
Bel Grd Fin SF: **0**
Total Fin SF: **4,848**

School Dist: **625 - St. Paul (651-767-8100)**

Acres/Sqft: **0.061/2,614**
Lot Size: **Irregular**
Year/Seasonal: **Yearly**
List Date: **03/06/2026**
Rcvd by MLS: **03/06/2026**
Off Market Date: **03/12/2026**

Selling Agent: **James Faillettaz 612-323-9332**

Units: **4**
Total Bed/Bath: **4/4**

Tax Year: **2026**
Tax Amount: **\$9,591**
Tax Assess Bal: **\$865**
Tax w/ Assess: **\$10,456**
Assess Pend: **Yes**
Homestead: **No**
Assoc Fee:
County: **Ramsey-MN**
Postal City: **Saint Paul**
Municipality: **Saint Paul**
Listing City: **Saint Paul**

Water Name:
Water Type:
DOM: **6**
CDOM:/PDOM: **6/6**
Date Closed:

Selling Office: **Keller Williams Premier Realty**

General Information

Legal Desc: **ROGERS ADDITION TO ST PAUL SUBJ TO PKWY AND EX S 40 FT LOT 14 AND WITH ESMTS AND EX S 40 THE W 34 FT OF LOT 13 BLK 3**
Section/Township/Range: **02/28/23**
Land Lease?: **No** Rental License:
Fract Ownr: **No**
Comp/Dev/Sub: **Rogers Add To, St Paul**
Road Frontage: **City**
Rd Responsible: **Public Maintained Road**
Zoning: **Residential-Multi-Family** Accessibility: **None**

Remarks

Agent: **MULTIPLE OFFERS RECEIVED, SHOWINGS/OFFERS DUE BY 5:00 ON WED MARCH 11TH. Information is deemed reliable but not guaranteed. Leases are on month to month. All units are occupied.**
Public: **Well-maintained 4-plex in Saint Paul located at 194 Lexington Pkwy N, featuring four 1-bedroom, 1-bath units. All units are currently occupied, offering immediate rental income and a strong opportunity for an investor looking to add a fully leased multi-family property to their portfolio. Great opportunity to own an income-producing asset in a desirable Saint Paul location.**

Structure Information

Heat: **Hot Water** # of Ranges: **Four**
Fuel: **Natural Gas** # of Refrig: **Four**
Water: **City Water/Connected** Basement: **Full**
Sewer: **City Sewer/Connected** Exterior: **Brick/Stone**
Garage: **0**
Parking: **On-Street Parking Only**
Construct: **Brick, Stone**

Finished SqFt **Total SqFt**
Abv Gd: **4,848** Abv Gd: **4,848**
Blw Gd: **0** Main Fl: **1,616**
Blw Gd: **0**

Garage: **0**
Garage SF: **0**

Total: **4,848** Total: **4,848**

Features

Amenities-Shared: **Coin-op Laundry Owned**
 Laundry Features: **In Basement, Common Area**

Unit Information

Unit Type 1		Unit Leased: Yes	Lease Expiration Date:
Units Like This:	1	Monthly Expense:	\$0
Total Rooms:	4	Monthly Rent:	\$1,100
Total Beds:	1	Annual Rent:	\$13,200
Total Baths:	1 Full:1 3/4:0 1/2:0 1/4:0	Finished SqFt:	900
Bath Char:		Oth Park Spaces:	
Fireplaces:		Air Conditioning:	
Fireplace Char:			
Appliances:	Range, Refrigerator		
Family Room:			
Amenities:			
Special Search:			
Dining Room:			

Unit Type 2		Unit Leased: Yes	Lease Expiration Date:
Units Like This:	1	Monthly Expense:	\$0
Total Rooms:	4	Monthly Rent:	\$1,108
Total Beds:	1	Annual Rent:	\$13,296
Total Baths:	1 Full:1 3/4:0 1/2:0 1/4:0	Finished SqFt:	900
Bath Char:		Oth Park Spaces:	
Fireplaces:		Air Conditioning:	
Fireplace Char:			
Appliances:	Range, Refrigerator		
Family Room:			
Amenities:			
Special Search:			
Dining Room:			

Unit Type 3		Unit Leased: Yes	Lease Expiration Date:
Units Like This:	1	Monthly Expense:	\$0
Total Rooms:	4	Monthly Rent:	\$1,000
Total Beds:	1	Annual Rent:	\$12,000
Total Baths:	1 Full:1 3/4:0 1/2:0 1/4:0	Finished SqFt:	900
Bath Char:		Oth Park Spaces:	
Fireplaces:		Air Conditioning:	
Fireplace Char:			
Appliances:	Range, Refrigerator		
Family Room:			
Amenities:			
Special Search:			
Dining Room:			

Unit Type 4		Unit Leased: Yes	Lease Expiration Date:
Units Like This:	1	Monthly Expense:	\$0
Total Rooms:	4	Monthly Rent:	\$1,100
Total Beds:	1	Annual Rent:	\$13,200
Total Baths:	1 Full:1 3/4:0 1/2:0 1/4:0	Finished SqFt:	900
Bath Char:		Oth Park Spaces:	
Fireplaces:		Air Conditioning:	
Fireplace Char:			
Appliances:	Range, Refrigerator		
Family Room:			
Amenities:			
Special Search:			
Dining Room:			

Handwritten notes:
 1040. 51,695 - 10,462 - 22,500 = 18,743 / 8% = 234,288
 216,267,750
 6% = 312,383

Financial

List Type: **Exclusive Right** Lockbox Type: Lockbox Source:
 Sellers Terms: **Cash, Conventional**
 Assume Loan: Listing Conditions: **Standard**

Expenses & Income

Expenses
 Owner Expense: **Gas, Lawn, Maintenance/Repair, Sewer, Snow, Water**
 Tenant Expense: **Electric**

Annual Expenses
 Electric: **\$3,616** Fuel: **\$0** Insurance: **\$3,468** Maintenance: **\$850**
 Repair: **\$0** Trash: **\$1,100** Water/Sewer: **\$3,066** Manager: **\$750**
 Gross Expense: **\$22,500** Operating Expense: **\$22,500**

Annual Income
 Annual Gross Inc: **\$51,696** Monthly Misc:
 Annual Net Inc: **\$29,196** Annual Misc:

Agent/Office Information

Listing Agent: **James Faillettaz 612-323-9332** Appointments: **ShowingTime**
 Listing Office: **Keller Williams Premier Realty** Office Phone: **651-379-5252**

Handwritten calculations:
 Net 29,196 ÷ 8% CAP = 364,950
 29,196 ÷ 7% CAP = 417,086
 29,196 ÷ 6% CAP = 486,600

MLS #: **7031938** **194 Lexington Pkwy N., Saint Paul, MN 55104-6407**

ramsey co

housing

apartments / housing for rent

favorite

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Posted about a month ago on: 2026-02-26 20:56

Contact Information:

\$1,100 / 2br - 2 bedroom 1 bathroom (St Paul, MN)

1571 Lafond Ave west, St Paul, MN, MN 55401

image 2 of 4



1571 Lafond Ave west

2BR / 1Ba available now

rent period: monthly

cats are OK - purrr

apartment

laundry in bldg

off-street parking

1571 Lafond Ave west. St Paul Mn 55104

Few blocks from the train.

2 bedroom 1 bathroom and one extra heated porch or office space.

Convenient to all destinations for \$1,100/month.

QR Code Link to This Post

ramsey co

housing

apartments / housing for rent

favorite hide flag share

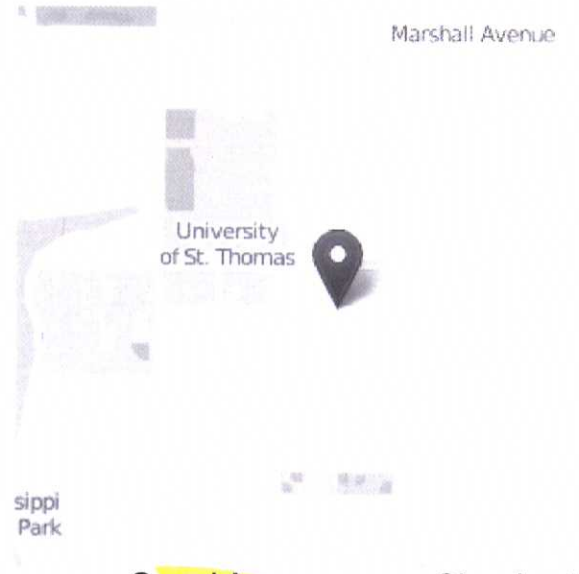
Posted 2 days ago on: 2026-03-27 13:48

Contact Information:

\$1,045 / 2br - Grand Avenue Classic 2 Bedroom (St. Paul)

Grand Avenaue, St. Paul, MN 55105

image 9 of 9



Grand Avenaue near Cleveland Avenue

2BR / 1Ba available may 1

- apartment
- rent period: monthly
- laundry in bldg
- off-street parking
- no smoking

QR Code Link to This Post

Historic Grand Avenue 2-bedroom, Garden Level, Bright and Airy. Heat, water and trash included with rent. On-site laundry. Classic brownstone in great neighborhood close to shopping and the river. No smoking and no pets. The rent price of \$1,045.00 is for two people or less, available May 1st. PLEASE NO TEXT MESSAGES OR EMAILS. Call Donovan @ [show contact info](#) . Please leave a voicemail if you don't get me.

