

1517 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 I don't have a single energy efficient appliance, an out of date stove that barely functions, a refrigerator that's out of date, nothing has been done to help control these costs.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: **4,320**
Abv Grd Fin SF: **0**
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: **No**
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: **DOM: 109**
Water Type: **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
Abv Gd: **4,320**
Blw Gd: **0**
Total: **4,320**
Total SqFt
Abv Gd: **4,320**
Main Fl: **2,160**
Blw Gd: **0**
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**
Monthly Expense: **\$0**
Monthly Rent: **\$1,448**
Annual Rent: **\$17,376**
Finished SqFt: **1,080**
Oth Park Spaces:
Lease Expiration Date:

Fireplace Char:		Air Conditioning:	Window
Appliances:	Dishwasher, Range, Refrigerator		
Family Room:			
Amenities:	Hardwood Floors, Kitchen Window, Natural Woodwork, Paneled Doors, Tile Floors		
Special Search:			
Dining Room:			

Unit Type 2		Unit Leased:	Yes	Lease Expiration Date:
Units Like This:	1	Monthly Expense:	\$0	
Total Rooms:	7	Monthly Rent:	\$1,348	
Total Beds:	2	Annual Rent:	\$16,176	
Total Baths:	1 Full:1 3/4:0 1/2:0 1/4:0	Finished SqFt:	1,080	
Bath Char:		Oth Park Spaces:		
Fireplaces:		Air Conditioning:		
Fireplace Char:				
Appliances:				
Family Room:				
Amenities:				
Special Search:				
Dining Room:				

Unit Type 3		Unit Leased:	No	Lease Expiration Date:
Units Like This:	1	Monthly Expense:	\$0	
Total Rooms:	7	Monthly Rent:	\$0	
Total Beds:	2	Annual Rent:	\$0	
Total Baths:	1 Full:1 3/4:0 1/2:0 1/4:0	Finished SqFt:	1,080	
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:	Combo	Lockbox Source:
Sellers Terms:	Cash, Conventional, VA	Sale Loan Amt:		Seller Cont: \$15,000
Sale Finance Trm:	Conventional	Listing Conditions:	Standard	
Assume Loan:	Not Assumable			

Expenses & Income

Expenses

Owner Expense: **Insurance, Taxes, Trash, Water/Sewer**
 Tenant Expense: **Electric**

Annual Expenses

Electric:	\$0	Fuel:	\$0	Insurance:	\$0	Maintenance:	\$0
Repair:	\$0	Trash:	\$0	Water/Sewer:	\$0	Manager:	\$0
Gross Expense:	\$0	Operating Expense:	\$0				

Annual Income

Annual Gross Inc: **\$49,440** Monthly Misc:

Agent/Office Information

Listing Agent:	Adam Widder 262-385-4409	Appointments:	ShowingTime
Listing Office:	Keller Williams Integrity Realty	Office Phone:	651-203-1700
CoList Agent:	Adam Tafel 715-456-7205		
CoList Office:	Keller Williams Integrity Realty	Office Phone:	651-203-1700

MLS #: **6154629** [1517 Portland Ave., Saint Paul, MN 55104-3470](#)

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

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



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
8	4	N/A	\$740,000	09/30/2022
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
4,320	6,984	1915	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	03-28-23-23-0045	% 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: 5,948 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	<u>6154629</u>	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

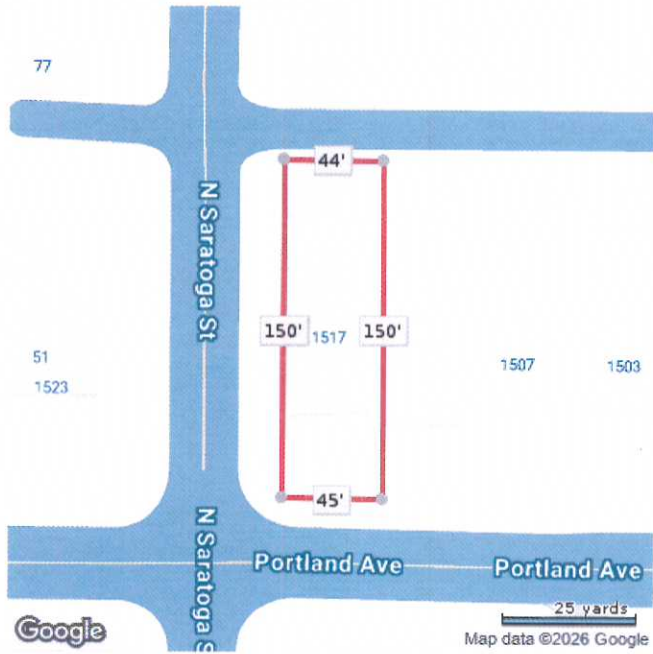
CREV Sale Date	Buyer Name	CREV Sale Price	CREV #	CREV ID	Filing Date
09/30/2022	Doroshow Robin J/Kronfeld Richard A	\$740,000	1474538	5333137	01/01/2022
01/15/2020	Prawer Frank M/Unzelman Mary J	\$454,000	1057516	4908536	01/01/2020

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

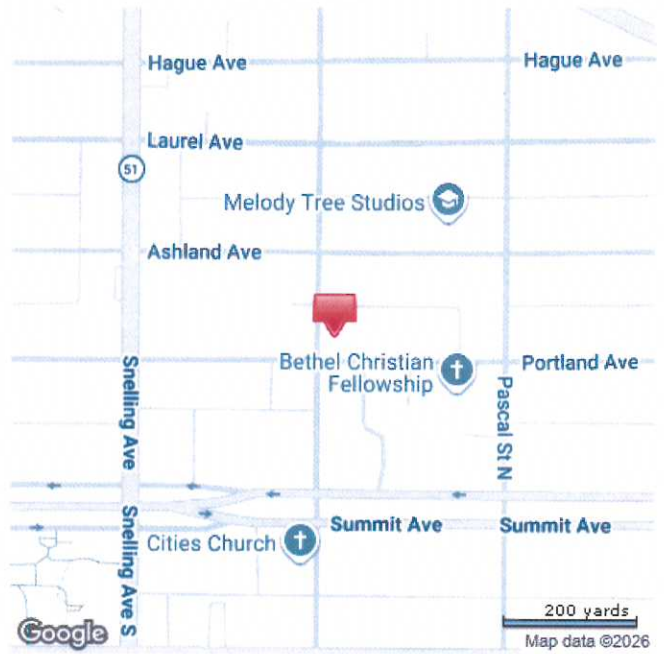
MORTGAGE HISTORY

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**

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**

Units: **4**

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

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**

Selling Office: **Keller Williams Classic Realty**

Water Name:

Water Type:

DOM: 95

CDOM: PDOM: 95/7

General Information

Legal Desc: **STIERLE MCCONVILLE SEEGRS 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, Share**

Sewer: **City Sewer/Connected**

Access: **Access**

Garage: **2**

Exterior: **Brick/Stone**

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**

Features

Garage:

2

Garage Dim: **20x24**

Garage SF: **480**

Amenities-Shared:
Electric:

Coin-op Laundry Owned
Circuit Breakers

Unit Information

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

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

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

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

Expenses & Income

Expenses

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	Insurance:	\$3,134	Maintenance:	\$1,750
Repair:	\$0	Trash:	\$996	Water/Sewer:	\$880	Manager:	\$1
Gross Expense:	\$9,382	Operating Expense:	\$9,382	Total: \$10,626			

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

Listing Office: Grand Realty, LLC
CoList Agent: James L. Irving 651-408-2790
CoList Office: Grand Realty, LLC

Appointments: ShowingTime
Appoint Phone: 651-428-7162
Office Phone: 651-489-5200
Office Phone: 651-489-5200

32,460 - net - CAR 8% 408,250 - net 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 Pr: **\$850,000**



Google

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: **4,138**
Abv Grd Fin SF: **0**
Bel Grd Fin SF: **4,138**
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: **No**
County: **Ramsey-MN**
Postal City: **Saint Paul**
Municipality: **Saint Paul**
Listing City: **Saint Paul**

Water Name: **DOM:** **150**
Water Type: **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**
Fract Ownr: **No**
Comp/Dev/Sub: **Oakland Park Addition, To The C**
Road Frontage: **City**
Zoning: **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**
Fuel: **Natural Gas**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**
Garage: **2**
Parking: **Detached Garage, On-Street Parking Only**

of Ranges: **Four**
of Refrig: **Four**
Basement: **Full, Storage Space, Unfinished**
Exterior: **Stucco**
Roof: **Tar/Gravel**

Finished SqFt
Abv Gd: **4,138**
Blw Gd: **0**

Total SqFt
Abv Gd: **4,138**
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 Monthly Misc:

Agent/Office Information

Listing Agent: Sara Anderson 612-280-7983
Listing Office: Keller Williams Preferred Rlty

Appointments: ShowingTime
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
Over 1.00

Tax 59,164 - 16,892 = 42,272 ÷ 8% = 528,400
42,272 ÷ 7% = 603,886
42,272 ÷ 6% = 704,533

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**
Fract Ownr: **No**
Comp/Dev/Sub: **Boulevard Add**
Zoning:
Rental License:
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**
Fuel: **Natural Gas**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**
Garage: **0**

Basement: **Full**
Exterior: **Brick/Stone, Stucco**

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

Garage: **0**

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

Features

Unit Information

Unit Type 1
Units Like This: 4
Total Rooms: 6
Total Beds: 2
Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
Bath Char:
Fireplaces:
Fireplace Char:
Appliances:
Family Room:
Amenities:
Special Search:
Dining Room:

Unit Leased: Yes
Monthly Expense: \$212
Monthly Rent: \$1,100
Annual Rent: \$13,200
Finished SqFt: 860
Oth Park Spaces:
Air Conditioning:

Financial

List Type: Exclusive Right
Sellers Terms: Cash, Conventional
Sale Finance Trm: Conventional
Assume Loan:

Lockbox Type: None
Sale Loan Amt:
Listing Conditions: Standard

Lockbox Source:
Seller Cont: \$6,000

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
Annual Net Inc:

Monthly Misc:
Annual Misc: \$550

Agent/Office Information

Listing Agent: Nathan J Labatt 612-743-2975
Listing Office: eXp Realty
CoList Agent: Pemberton Homes 612-260-8777
CoList Office: eXp Realty

Appointments: ShowingTime
Office Phone: 320-500-4397

Office Phone: 320-500-4397

MLS #: 6702604 184 Saratoga St N., Saint Paul, MN 55104-0003

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$$26,991 \div 8\% CAP = 337,387$$
$$26,991 \div 7\% CAP = 385,586$$
$$-26,991 \div 6\% CAP = 449,850$$

Taxes

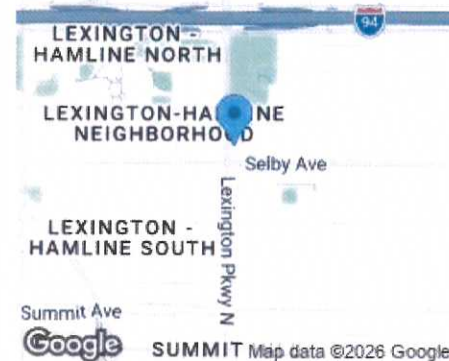
$$48,520 - 21,529 - 14,030 = 12,961 = 154,113 \quad 8\%$$
$$= 184,843 \quad 7\%$$
$$= 214,660 \quad 6\%$$

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**

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**

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**

Proj Close Date: **05/31/2026** Date Closed:

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

Water Name:
Water Type:
DOM: **6**
CDOM:/PDOM: **6/6**
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**
Fract Ownr: **No**
Comp/Dev/Sub: **Rogers Add To, St Paul**
Road Frontage: **City**
Rd Responsible: **Public Maintained Road**
Zoning: **Residential-Multi-Family**
Rental License:
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**
Fuel: **Natural Gas**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**
Garage: **0**
Parking: **On-Street Parking Only**
Construct: **Brick, Stone**
of Ranges: **Four**
of Refrig: **Four**
Basement: **Full**
Exterior: **Brick/Stone**

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

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

Total: 4,848 Total: 4,848

Features

Amenities-Shared:
Laundry Features:

Coin-op Laundry Owned
In Basement, Common Area

Unit Information

Unit Type 1

Units Like This: 1
Total Rooms: 4
Total Beds: 1
Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
Bath Char:
Fireplaces:
Fireplace Char:
Appliances: Range, Refrigerator
Family Room:
Amenities:
Special Search:
Dining Room:

Unit Leased: Yes Lease Expiration Date:
Monthly Expense: \$0
Monthly Rent: \$1,100
Annual Rent: \$13,200
Finished SqFt: 900
Oth Park Spaces:
Air Conditioning:

Unit Type 2

Units Like This: 1
Total Rooms: 4
Total Beds: 1
Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
Bath Char:
Fireplaces:
Fireplace Char:
Appliances: Range, Refrigerator
Family Room:
Amenities:
Special Search:
Dining Room:

Unit Leased: Yes Lease Expiration Date:
Monthly Expense: \$0
Monthly Rent: \$1,108
Annual Rent: \$13,296
Finished SqFt: 900
Oth Park Spaces:
Air Conditioning:

Unit Type 3

Units Like This: 1
Total Rooms: 4
Total Beds: 1
Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
Bath Char:
Fireplaces:
Fireplace Char:
Appliances: Range, Refrigerator
Family Room:
Amenities:
Special Search:
Dining Room:

Unit Leased: Yes Lease Expiration Date:
Monthly Expense: \$0
Monthly Rent: \$1,000
Annual Rent: \$12,000
Finished SqFt: 900
Oth Park Spaces:
Air Conditioning:

Unit Type 4

Units Like This: 1
Total Rooms: 4
Total Beds: 1
Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
Bath Char:
Fireplaces:
Fireplace Char:
Appliances: Range, Refrigerator
Family Room:
Amenities:
Special Search:
Dining Room:

Unit Leased: Yes Lease Expiration Date:
Monthly Expense: \$0
Monthly Rent: \$1,100
Annual Rent: \$13,200
Finished SqFt: 900
Oth Park Spaces:
Air Conditioning:

Financial

List Type: Exclusive Right
Sellers Terms: Cash, Conventional
Assume Loan:

Lockbox Type: Lockbox Source:

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
Annual Net Inc: \$29,196

Monthly Misc:
Annual Misc:

Agent/Office Information

Listing Agent: James Faillettaz 612-323-9332
Listing Office: Keller Williams Premier Realty

Appointments: ShowingTime
Office Phone: 651-379-5252

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

Handwritten calculations and notes:

- $51,696 - 10,462 - 22,500 = 18,734$
- $18,734 \times 8\% = 1,498.72$
- $18,734 \times 7\% = 1,311.38$
- $18,734 \times 6\% = 1,124.04$
- $29,196 \div 8\% = 364,950$
- $29,196 \div 7\% = 417,086$
- $29,196 \div 6\% = 486,600$

ramsey co

housing

apartments / housing for rent

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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

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flag

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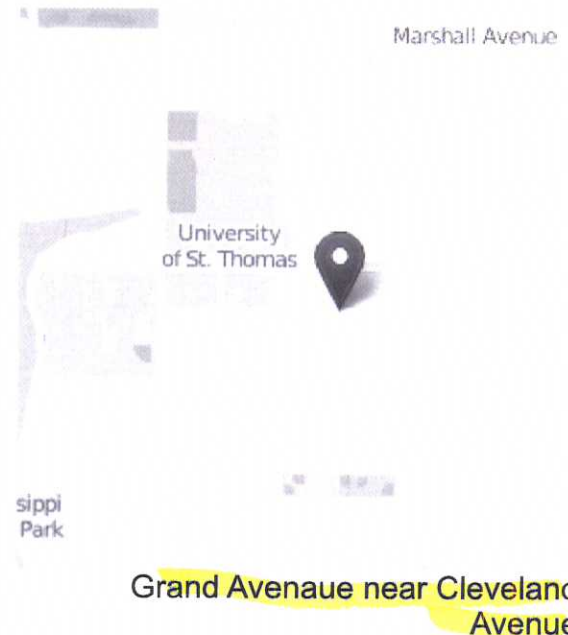
Posted 2 days ago on: 2026-03-27 13:48

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.

