

1/29/2025 3:01:27 PM

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Time of Completion (Read only) *

1/29/2025 3:01:27 PM

⑦

Applicant Name (Read only)

Patty Jansen

⑦

Applicant Email (Read only)

patty@mcmc.rent

⑦

Applicant Phone (Read only)

651-291-0111

⑦

Applicant Address (Read only)

37 E. Isabel Street, Saint Paul, MN 55107

⑦

Company Represented (Read only)

Mid Continent Management

⑦

Owner (Read only)

L&O Realty Company LLC, a MN Limited Liability Company

⑦

PIN (Read only)

03-28-23-44-0114

⑦

Portion of the Building (Read only)

Entire building

⑦

Consistent Increases (Read only)

Yes

⑦

Percent Increase Proposed (Read only)

7 %

⑦

Effective Date (Read only)

March 15, 2025

⑦

Justification (Read only)

["An unavoidable increase in operating expenses"]

Condition of Property (Read only)

No known code violations

Added Information (Read only)

Double digit increases to property insurance and payroll & benefits costs are primary factors. These are unavoidable/uncontrollable expense that are increasing at a rapid rate.

Staff or Self Determination (Read only)

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



Current Year GSRI (Read only)

575559.54



Fair Net Operating Income (Read only)

282670.16



Missed Fair Revenue (Read only)

38524.7



Property Address (Read only)

195 & 215 S. Dunlap Street, St. Paul, MN 55105



Allowable Rent Increase (Read only)

7



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

195 DUNLAP ST S: Last Inspection Date: Oct 2, 2023, rated as a Class A property.

215 DUNLAP ST S: Last Inspection Date: Oct 2, 2023, rated as a Class A property.



Attachment (Read only)

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Completion Time (Read only)

1/29/2025 9:01 AM



Attachments

L&ORR.pdf