



Rent Stabili... > 2023 Reque... > **6/12/2023 8:28:39 PM**

Abc

**Time of Completion \***

6/12/2023 8:28:39 PM

Abc

**Applicant Name**

Cheron Eich

This record was created after the review process by staff. It is intended for electronic tracking in the "intake database" and was developed using summarized information from the applicant.  
-Lynne Ferkinhoff & Demetrius Sass

Abc

**Applicant Email**

ceich@marqnet.com

Abc

**Applicant Phone**

630 320-0557

≡

**Applicant Address**

135 Water Street, 4th Floor, Naperville, IL 60540

≡

**Company Represented**

Marquette Management, Inc.

≡

**Owner**

GI & X Phoenix Apartments, LLC

Abc

**PIN**

022822440095

Abc



### Portion of the Building

Entire building



### Consistent Increases

No



### Percent Increase Proposed

Enter value here



### Effective Date

Multiple Dates



### Justification

["An unavoidable increase in operating expenses","A capital improvement project"]



### Condition of Property

No known code violations



### Added Information

GI & X Phoenix Apartments, LLC purchased the above property on May 17, 2021 and has been going through an extensive building and unit renovation program. Property was built in 1988 and still has 113 original units to renovate. Capital projects already completed: Exterior: paint, asphalt, concrete, new roof on 200 side, balcony, drainage, and landscape repairs. Interior: new leasing office, renovated indoor pool,

See more



### Staff or Self Determination

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



### Current Year GSRI

3019260



**Fair Net Operating Income**

1612418



**Missed Fair Revenue**

799368



**Property Address**

200 Winthrop Street South and 215 Kipling Street, St. Paul, MN 55119



**Allowable Rent Increase**

26.48



**Application Status**

Approved - Notified



**Appeal Status**

—



**Staff Notes**

Enter value here



**Attachment**

Enter value here



**Completion Time**

6/12/2023 3:28 PM



## Attachments

200 Winthrop Increase Table.pdf

215 Kipling Increase Table.pdf

Landlord MNOI - Cap Improvement Worksheet 2023 - Final.pdf

Landlord MNOI - Cap Improvement Worksheet 2023 -Revised.xlsx

Page 11 - XII - Interest Allowance.pdf

Page 14 - XV - Planned Capital Improvements.pdf

Page 15 - XVI - Net Operating Income.pdf

Page 6 - VIII - Income and Operating Expense.pdf

Page 7 - IX - Operating Expenses.pdf

Supplemental - Capital - Current Year - Detail.pdf

Supplemental - Capital - Prior Year - Detail.pdf

Supplemental - Capital - Prior Year - Summary.pdf

Supplemental - Financials - Base Year.pdf

Supplemental - Financials - Current Year.pdf

Supplemental - Rent Roll - Base Year.pdf

Supplemental - Rent Roll - Current Year.pdf