

3/25/2024 4:04:53 AM



Time of Completion \*

3/25/2024 4:04:53 AM



Applicant Name

Colin Gulling



Applicant Email

Colin.Gulling@gmail.com



Applicant Phone

651-245-5069



Applicant Address

3512 W 115th Place, Chicago, IL 60655



Company Represented

N/A - Self



Owner

Colin Gulling



PIN

27-29-23-44-0085



Portion of the Building

Entire building



Consistent Increases

Yes



Percent Increase Proposed

8



Effective Date

July 1, 2024



Justification

["An increase in real property taxes"; "An unavoidable increase in operating expenses"; "A pattern of recent rent increases"]



**Condition of Property**

No known code violations



**Added Information**

We rented our single family home for the first time starting July 1, 2023 when we were forced to move due to work. We had to rent the property quickly and therefore kept the asking rent below market value. We were not advised by our rental company (renter's warehouse) about the restrictions enacted by Saint Paul and, this past year, are actually losing money on the property...

See more



**Staff or Self Determination**

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



**Current Year GSRI**

21540



**Fair Net Operating Income**

14663.54



**Missed Fair Revenue**

1805.29



**Property Address**

1184 Seminary Avenue, Saint Paul, MN, 55104



**Allowable Rent Increase**

8.38



**Application Status**

Denied - Notified



**Appeal Status**



**Staff Notes**

Renter's warehouse fees to tenants of \$20.



**Attachment**

Enter value here



**Completion Time**

03/24/2024 11:04 PM



**Attachments**

Staff Determination Letter- 1184 Seminary Ave -- 5-7-2024.pdf  
02.27.24 Landlord MNOI - Cap Improvement Worksheet 2024\_Saint Paul rent\_10.pdf

