

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

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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

