



Greg AdelmANN Properties
8000 18th Street West
St. Louis Park, MN 55426
(612) 834-1555
adelmanngreg@gmail.com

January 6, 2025

St. Paul City Clerk
15 W. Kellogg Blvd.
310 City Hall
St. Paul, MN 55102

REFERENCE: File # - VB2505 / Assessment # - 258804 / Property Address – 355 Cook Avenue East / Parcel ID # 29-29-22-23-0043

To Whom it May Concern,

The following information is provided regarding the vacant property at 355 Cook Avenue East, St. Paul, MN 55102.

Prior to the outbreak of Covid-19 in March 2020, both units in this property were rented as follows:

Lower – Andre Conner / Moved in May 1, 2019 / Pre Covid-19 Balance \$6,376.00 / Encl 1
Upper – Juanita Merriman / Moved in August 1, 2008 / Pre Covid-19 Balance \$6,765.55 / Encl 2

As both tenants had outstanding balances at that time, we were in the process of working with each tenant to address these issues. With the Covid-19 outbreak and the implementation of the rent moratorium, I was unable to make any additional steps forward to collect any of the previous balances. Andre Conner made no payments and Juanita Merriman made only her minimum payment and St Paul PHA paid their portion of her rent.

Additionally, during the rent moratorium, Andre Conner moved his mother into the unit without authorization and Juanita Merriman moved her son into her unit without authorization and I was unable to do anything about it.

When the RentHelpMN program was initiated, I presented all of my tenants with outstanding balances and the resources and assistance to prepare and submit their online applications. Juanita Merriam started the process with us but never completed the application and would not cooperate with our attempts to assist her in getting her rent paid. Andre Conner did, in fact, complete his application and was awarded as follows:

11/22/21 - \$15,675.00
01/31/22 - \$ 9,405.00
08/19/22 -<\$ 6,720.00> Overpayment was refunded to the program
\$18,360.00 Total amount received

Still left an outstanding balance of \$18,171.00 after the overpayment was refunded.

I attempted to initiate the eviction process several times however, my attorney of 18 plus years became extremely ill in 2022 and never returned to his practice and passed away in early 2024. It was virtually impossible to find a law firm to help navigate this process. They would tell me they were not taking on any new evictions due to the backlog at Ramsey County. Some would not even return phone calls. The only way to get the property back was by giving them an opportunity to avoid a formal eviction process if they would move-out by September 30, 2022.

Andre Conner moved out prior to this date, leaving behind a lot of his personal property that he never returned to collect. I was required to store this property for an additional 28 days before I was able to dispose of it. A complete list of all of his damages and additional charges are enclosed at enclosure 3 and pictures of the items and condition of the unit are attached at enclosure 4.

Juanita Merriman did not move out until November 15, 2022 and left behind a lot of her personal property that she never returned to collect. I was required to store this property for an additional 28 days before I was able to dispose of it. A complete list of all her damages and additional charges are enclosed at enclosure 5 and pictures of the items and condition of the unit are attached at enclosure 6.

Once both tenants were out of the property, I was in no position financially due to the Covid-19 Rent Moratorium and lost revenue to do any and/or all of the repairs that were required based upon the way the units were left upon the tenant's departures.

Repairs were initiated in late spring of 2023 that I was able to do myself and were completed as contractors and funds became available. Please note that I am a single owner/operator of these properties with no staff to speak of and rely on the availability of contractors and day workers to complete these tasks. Funding has been a key element as I have mentioned with the Rent Moratorium causing a severe hit to my revenue; planning and paying for my youngest daughter's wedding, keeping up with other financial obligations; mother passing away as I was the executor of her estate; personal health issues and life in general. Pictures of both units after repairs have been completed and are attached at enclosures 7 and 8.

On April 11, 2023, I received a Correction Notice with the following Deficiencies:

1. Entire Building – SPLC 40.06 – Uncertified portions of the building must not be occupied until inspected and approved by this office. Property is currently unoccupied.
2. Entire Building – SPLC 34.19 – Provide access to the inspector to all areas of the building.
3. Exterior – Front stairs – SPLC 34.09(3), 34.33(2) – Repair or replace the damaged handrail in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989. Handrail has rotted wood and peeling paint.

4. Exterior – Throughout – SPLC 34.09(1)(2)(a), 34.33(1)(b) – Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. Soffit and fascia have holes, rotted wood and peeling paint.
5. Exterior – Throughout – SPLC 34.09(4), 34.33(3) – Repair and maintain the window frame. – Window frames have rotted wood and peeling paint.
6. Exterior – SPLC 34.09(1)(2)(a), 34.33(1)(b) – Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. – Siding is damaged in multiple places.
7. Exterior – SPLC 34.09(2)(b), 34.33(1)(d) – Provide and maintain the roof weather tight and free from defects. – Shingles are deteriorating, curling and damaged.
8. Front Door – SPLC 34.09(4), 34.33(3) – Repair and maintain the door in good condition, - Door has peeling paint and broken window.

A Revocation of Fire Certificate of Occupancy and Order to Vacate Inspection conducted on June 21, 2023 by the City of St. Paul with the following deficiencies is included at enclosure 9 and pictures at enclosure 9a.

A second Revocation of Fire Certificate of Occupancy was received dated June 27, 2023 by the City of St. Paul with the following deficiencies is included at enclosure 10 with pictures showing completion at enclosure 10a.

Vacant Building Registration Notice dated June 30, 2023 received with amount due of \$2,459.00 payable by July 31, 2023 is attached at enclosed 11. This amount was paid on July 18, 2023, check # 5305 (enclosure 12).

Vacant Building Registration Fee Warning Letter dated July 31, 2023 received with amount due of \$2,459.00 stating amount was past due is attached at enclosure 13. Again, amount was paid on July 18, 2023, check # 5305 (enclosure 12).

Vacant Building Registration Renewal Notice dated May 30, 2024 was received with amount due of \$4,918.00 is attached at enclosure 14. No action was taken as the property was still not ready to be occupied as I was still in the process of making repairs as funds became available.

After receiving the first correction notice from the city, I contacted a contractor that I had used in the past and discovered he was unavailable and would not be back from Florida for several weeks. I was personally not going to be able to complete all of these items on my own. After several weeks went by, I contacted him again and he informed me that he had decided not to return to Minnesota. This left me high and dry. I contacted numerous contractors that I did not know and could not locate one that was willing or able to take on new work. I eventually was able to locate several day workers to work with me as they could throughout a long period of time working through the list to complete the deficiencies noted.

As you can see from the photos provided for each discrepancy attached at enclosure 15, each item has been addressed during the above referenced inspections have been addressed as indicated and rectified to code standards.

All issues for 355 Cook Avenue East have been successfully resolved and the unit is now ready to be reoccupied pending the reissuance of the City Rental Certificate.

Smoke and Carbon Monoxide Detector Inspection Affidavits are attached at enclosures 16 and 17.

Request that the Vacant Building Registration Fee of \$5,077.00 be waived and the initial fee of \$2,459.00 (enclosure 12) that I paid back in July 2023 be refunded based on the information provided. Your careful consideration and approval of this request is greatly appreciated.

Sincerely,

Greg P. Adelman

Greg P. Adelman
Owner

17 Encls
as

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Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Andre Conner 355 Cook Avenue East - Lower St. Paul, MN55104

				Amount Due	Amount Enc.
				\$19,562.27	
Date	Transaction			Amount	Balance
04/30/2019	Balance forward				0.00
05/01/2019	355-Lower:Conner, Andre- Due 05/24/2019.			1,045.00	1,045.00
05/01/2019	--- Security Deposit - 355 \$1,045.00 Due 05/24/2019. Monthly Rent			865.00	1,910.00
06/01/2019	--- Monthly Rent \$865.00 Due 06/01/2019. Monthly Rent			865.00	2,775.00
07/01/2019	--- Monthly Rent \$865.00 Due 07/01/2019. Monthly Rent			865.00	3,640.00
07/07/2019	--- Monthly Rent \$865.00 Due 09/30/2022. Late Fees May - Jul 2019			207.00	3,847.00
08/01/2019	--- Late Fee, 3 @ \$69.00 = 207.00 Due 08/01/2019. Monthly Rent			1,045.00	4,892.00
09/01/2019	--- Monthly Rent \$1,045.00 Due 09/01/2019. Monthly Rent			1,045.00	5,937.00
09/07/2019	--- Monthly Rent \$1,045.00 Due 09/30/2022. Late Fees Aug - Sep 2022			166.00	6,103.00
10/01/2019	--- Late Fee, 2 @ \$83.00 = 166.00 Due 10/01/2019. Monthly Rent			1,045.00	7,148.00
10/10/2019	--- Monthly Rent \$1,045.00 PMT			-600.00	6,548.00
10/24/2019	PMT			-600.00	5,948.00
11/01/2019	Due 11/01/2019. Monthly Rent			1,045.00	6,993.00
	--- Monthly Rent \$1,045.00				
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE
0.00		0.00	0.00	0.00	19,562.27
					\$19,562.27

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Date
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To:
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				Amount Due	Amount Enc.	
				\$19,562.27		
Date	Transaction			Amount	Balance	
11/05/2019	PMT			-600.00	6,393.00	
11/07/2019	Due 01/15/2020. November Late Fee --- Late Fee \$83.00			83.00	6,476.00	
12/01/2019	Due 12/01/2019. Monthly Rent --- Monthly Rent \$1,045.00			1,045.00	7,521.00	
12/06/2019	PMT			-669.00	6,852.00	
12/30/2019	PMT			-800.00	6,052.00	
12/30/2019	PMT			-1,000.00	5,052.00	
01/01/2020	Due 01/01/2020. Monthly Rent --- Monthly Rent \$1,045.00			1,045.00	6,097.00	
01/07/2020	Due 01/15/2020. January Late Fee --- Late Fee \$83.00			83.00	6,180.00	
01/10/2020	PMT			-1,045.00	5,135.00	
02/01/2020	Due 02/01/2020. Feb Rent --- Monthly Rent \$1,045.00			1,045.00	6,180.00	
02/07/2020	Due 11/30/2021. February Late Fee --- Late Fee \$83.00			83.00	6,263.00	
03/01/2020	Due 03/01/2020. Mar Rent --- Monthly Rent \$1,045.00			1,045.00	7,308.00	
03/03/2020	PMT			-1,100.00	6,208.00	
03/07/2020	Due 11/30/2021. March Late Fee --- Late Fee \$83.00			83.00	6,291.00	
03/11/2020	PMT			-40.00	6,251.00	
03/11/2020	PMT			-1,000.00	5,251.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		0.00	0.00	0.00	19,562.27	\$19,562.27

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Date
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To:
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				Amount Due	Amount Enc.	
				\$19,562.27		
Date	Transaction			Amount	Balance	
03/11/2020	Due 11/30/2021. NSF Check --- Monthly Rent \$1,100.00			1,100.00	6,351.00	
03/11/2020	Due 11/30/2021. NSF Check --- Bounce Check Charge \$25.00			25.00	6,376.00	
04/01/2020	Due 04/01/2020. Apr Rent --- Monthly Rent \$1,045.00			1,045.00	7,421.00	
05/01/2020	Due 05/01/2020. May Rent --- Monthly Rent \$1,045.00			1,045.00	8,466.00	
06/01/2020	Due 06/01/2020. Jun Rent --- Monthly Rent \$1,045.00			1,045.00	9,511.00	
07/01/2020	Due 07/01/2020. Jul Rent --- Monthly Rent \$1,045.00			1,045.00	10,556.00	
08/01/2020	Due 08/01/2020. Aug Rent --- Monthly Rent \$1,045.00			1,045.00	11,601.00	
09/01/2020	Due 09/01/2020. Sep Rent --- Monthly Rent \$1,045.00			1,045.00	12,646.00	
10/01/2020	Due 10/01/2020. Oct Rent --- Monthly Rent \$1,045.00			1,045.00	13,691.00	
11/01/2020	Due 11/01/2020. Nov Rent --- Monthly Rent \$1,045.00			1,045.00	14,736.00	
12/01/2020	Due 12/01/2020. Dec Rent --- Monthly Rent \$1,045.00			1,045.00	15,781.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		0.00	0.00	0.00	19,562.27	\$19,562.27

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				Amount Due	Amount Enc.	
				\$19,562.27		
Date	Transaction			Amount	Balance	
01/01/2021	Due 01/01/2021. Jan Rent --- Monthly Rent \$1,045.00			1,045.00	16,826.00	
02/01/2021	Due 02/01/2021. Feb Rent --- Monthly Rent \$1,045.00			1,045.00	17,871.00	
03/01/2021	Due 03/01/2021. Mar Rent --- Monthly Rent \$1,045.00			1,045.00	18,916.00	
04/01/2021	Due 04/01/2021. April Rent --- Monthly Rent \$1,045.00			1,045.00	19,961.00	
05/01/2021	Due 05/01/2021. May Rent --- Monthly Rent \$1,045.00			1,045.00	21,006.00	
06/01/2021	Due 06/01/2021. June Rent --- Monthly Rent \$1,045.00			1,045.00	22,051.00	
07/01/2021	Due 07/01/2021. July Rent --- Monthly Rent \$1,045.00			1,045.00	23,096.00	
08/01/2021	Due 08/01/2021. August Rent --- Monthly Rent \$1,045.00			1,045.00	24,141.00	
09/01/2021	Due 09/01/2021. Sep Rent --- Monthly Rent \$1,045.00			1,045.00	25,186.00	
10/01/2021	Due 10/01/2021. Oct Rent --- Monthly Rent \$1,045.00			1,045.00	26,231.00	
11/01/2021	Due 11/01/2021. Nov Rent --- Monthly Rent \$1,045.00			1,045.00	27,276.00	
11/22/2021	PMT			-15,675.00	11,601.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		0.00	0.00	0.00	19,562.27	\$19,562.27

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				Amount Due	Amount Enc.	
				\$19,562.27		
Date	Transaction			Amount	Balance	
12/01/2021	Due 12/01/2021. Dec Rent			1,045.00	12,646.00	
01/01/2022	--- Monthly Rent \$1,045.00 Due 01/01/2022. Monthly Rent			1,045.00	13,691.00	
	--- Monthly Rent \$1,045.00					
01/15/2022	PMT			-700.00	12,991.00	
01/31/2022	PMT			-9,405.00	3,586.00	
02/01/2022	Due 04/30/2022. Monthly Rent			1,045.00	4,631.00	
	--- Monthly Rent \$1,045.00					
03/01/2022	Due 03/01/2022. Monthly Rent			1,045.00	5,676.00	
	--- Monthly Rent \$1,045.00					
04/01/2022	Due 04/01/2022. Monthly Rent			1,045.00	6,721.00	
	--- Monthly Rent \$1,045.00					
05/01/2022	Due 05/01/2022. Monthly Rent			1,045.00	7,766.00	
	--- Monthly Rent \$1,045.00					
06/01/2022	Due 06/01/2022. Monthly Rent			1,045.00	8,811.00	
	--- Monthly Rent \$1,045.00					
07/01/2022	Due 07/01/2022. Monthly Rent			1,045.00	9,856.00	
	--- Monthly Rent \$1,045.00					
08/01/2022	Due 08/01/2022. Monthly Rent			1,045.00	10,901.00	
	--- Monthly Rent \$1,045.00					
08/19/2022	Due 09/30/2022. MN Rent Help Recoupment --- Monthly Rent \$6,720.00			6,720.00	17,621.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		0.00	0.00	0.00	19,562.27	\$19,562.27

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				Amount Due	Amount Enc.
				\$19,562.27	
Date	Transaction			Amount	Balance
08/24/2022	Due 09/30/2022. Unlawful Detainer Filing Fees --- Legal Fees \$550.00			550.00	18,171.00
09/01/2022	Due 09/01/2022. Monthly Rent --- Monthly Rent \$1,045.00			1,045.00	19,216.00
09/07/2022	Due 09/30/2022. Late Fees Jan - Sep 2022 --- Late Fee, 9 @ \$83.00 = 747.00			747.00	19,963.00
10/18/2022	Due 10/19/2022. Damages --- Damages upon Move-Out \$680.00			680.00	20,643.00
10/18/2022	Due 10/19/2022. Security Deposit Credit --- Security Deposit - 10108 \$-1,045.00			-1,045.00	19,598.00
10/18/2022	Due 10/19/2022. Deposit Interest --- Security Deposit Interest \$-35.73			-35.73	19,562.27
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE
Amount Due					
0.00	0.00	0.00	0.00	19,562.27	\$19,562.27

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Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
12/31/2014	Balance forward				0.00	
12/31/2015	355 Upper:Merriman, Juanita- Due 12/31/2017. Carry Forward Balance			4,077.00	4,077.00	
01/01/2016	--- Beginning Balance \$4,077.00 Due 01/01/2016. Subsidy Portion			505.00	4,582.00	
01/01/2016	--- Monthly Rent \$505.00 Due 01/01/2016. Tenant Portion			150.00	4,732.00	
01/04/2016	--- Monthly Rent \$150.00 PMT			-505.00	4,227.00	
01/06/2016	PMT			-150.00	4,077.00	
02/01/2016	Due 02/01/2016. Subsidy Portion			505.00	4,582.00	
02/01/2016	--- Monthly Rent \$505.00 Due 02/01/2016. Tenant Portion			150.00	4,732.00	
02/01/2016	--- Monthly Rent \$150.00 PMT			-505.00	4,227.00	
02/11/2016	PMT			-150.00	4,077.00	
02/11/2016	PMT			-437.00	3,640.00	
03/01/2016	Due 03/01/2016. Tenant Portion			150.00	3,790.00	
03/01/2016	--- Monthly Rent \$150.00 Due 03/01/2016. Subsidy Portion			505.00	4,295.00	
03/01/2016	--- Monthly Rent \$505.00 PMT			-505.00	3,790.00	
03/03/2016	PMT			-150.00	3,640.00	
04/01/2016	Due 04/01/2016. Tenant Portion			150.00	3,790.00	
	--- Monthly Rent \$150.00					
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

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Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
04/01/2016	Due 04/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,295.00	
04/04/2016	PMT			-505.00	3,790.00	
04/11/2016	PMT			-150.00	3,640.00	
05/01/2016	Due 05/01/2016. Tenant Portion --- Monthly Rent \$150.00			150.00	3,790.00	
05/01/2016	Due 05/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,295.00	
05/04/2016	PMT			-505.00	3,790.00	
06/01/2016	Due 06/01/2016. Tenant Portion --- Monthly Rent \$150.00			150.00	3,940.00	
06/01/2016	Due 06/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,445.00	
06/02/2016	PMT			-505.00	3,940.00	
06/15/2016	PMT			-150.00	3,790.00	
07/01/2016	Due 07/01/2016. Tenant Portion --- Monthly Rent \$150.00			150.00	3,940.00	
07/01/2016	Due 07/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,445.00	
07/05/2016	PMT			-505.00	3,940.00	
07/08/2016	PMT			-150.00	3,790.00	
08/01/2016	Due 08/01/2016. Tenant Portion --- Monthly Rent \$150.00			150.00	3,940.00	
08/01/2016	Due 08/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,445.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

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Page 2

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St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
08/04/2016	PMT			-150.00	4,295.00	
08/05/2016	PMT			-505.00	3,790.00	
08/06/2016	PMT			-150.00	3,640.00	
09/01/2016	Due 09/01/2016. Tenant Portion --- Monthly Rent \$150.00			150.00	3,790.00	
09/01/2016	Due 09/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,295.00	
09/05/2016	PMT			-505.00	3,790.00	
10/01/2016	Due 10/01/2016. Tenant Portion --- Monthly Rent \$150.00			150.00	3,940.00	
10/01/2016	Due 10/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,445.00	
10/05/2016	PMT			-505.00	3,940.00	
10/07/2016	Due 10/31/2016. October Late Fee --- Late Fee \$12.00			12.00	3,952.00	
11/01/2016	Due 11/01/2016. Tenant Portion --- Monthly Rent \$150.00			150.00	4,102.00	
11/01/2016	Due 11/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,607.00	
11/02/2016	PMT			-505.00	4,102.00	
11/07/2016	Due 12/31/2016. November Late Fee --- Late Fee \$12.00			12.00	4,114.00	
12/01/2016	Due 12/01/2016. Tenant Portion --- Monthly Rent \$150.00			150.00	4,264.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

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To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
12/01/2016	Due 12/01/2016. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,769.00	
12/02/2016	PMT			-505.00	4,264.00	
12/09/2016	PMT			-150.00	4,114.00	
01/01/2017	Due 01/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,264.00	
01/01/2017	Due 01/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,769.00	
01/04/2017	PMT			-505.00	4,264.00	
01/06/2017	PMT			-150.00	4,114.00	
01/06/2017	Due 12/31/2017. January Late Fee --- Late Fee \$12.00			12.00	4,126.00	
02/01/2017	Due 02/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,276.00	
02/01/2017	Due 02/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,781.00	
02/03/2017	PMT			-505.00	4,276.00	
02/14/2017	Due 12/31/2017. February Late Fee --- Late Fee \$12.00			12.00	4,288.00	
03/01/2017	Due 03/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,438.00	
03/01/2017	Due 03/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,943.00	
03/03/2017	PMT			-505.00	4,438.00	
03/10/2017	PMT			-150.00	4,288.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
04/01/2017	Due 04/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,438.00	
04/01/2017	Due 04/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	4,943.00	
04/04/2017	PMT			-505.00	4,438.00	
05/01/2017	Due 05/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,588.00	
05/01/2017	Due 05/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,093.00	
05/02/2017	PMT			-505.00	4,588.00	
05/04/2017	PMT			-150.00	4,438.00	
06/01/2017	Due 06/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,588.00	
06/01/2017	Due 06/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,093.00	
06/02/2017	PMT			-505.00	4,588.00	
07/01/2017	Due 07/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,738.00	
07/01/2017	Due 07/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,243.00	
07/03/2017	PMT			-505.00	4,738.00	
08/01/2017	Due 08/01/2017. Tenant Portion --- Monthly Rent \$151.00			151.00	4,889.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
08/01/2017	Due 08/01/2017. Subsidy Portion --- Monthly Rent \$504.00			504.00	5,393.00	
08/01/2017	PMT			-504.00	4,889.00	
08/09/2017	PMT			-150.00	4,739.00	
09/01/2017	Due 09/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,889.00	
09/01/2017	Due 09/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,394.00	
09/05/2017	PMT			-504.00	4,890.00	
09/07/2017	PMT			-152.00	4,738.00	
10/01/2017	Due 10/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,888.00	
10/01/2017	Due 10/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,393.00	
10/03/2017	PMT			-494.00	4,899.00	
10/07/2017	Due 12/31/2017. October Late Fee --- Late Fee \$12.00			12.00	4,911.00	
10/17/2017	PMT			-151.00	4,760.00	
11/01/2017	Due 11/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,910.00	
11/01/2017	Due 11/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,415.00	
11/02/2017	PMT			-494.00	4,921.00	
11/07/2017	Due 12/31/2017. November Late Fee --- Late Fee \$12.00			12.00	4,933.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
11/15/2017	PMT			-151.00	4,782.00	
12/01/2017	Due 12/01/2017. Tenant Portion --- Monthly Rent \$150.00			150.00	4,932.00	
12/01/2017	Due 12/01/2017. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,437.00	
12/04/2017	PMT			-494.00	4,943.00	
12/07/2017	Due 02/28/2018. December Late Fee --- Late Fee \$12.00			12.00	4,955.00	
01/01/2018	Due 01/01/2018. Tenant Portion --- Monthly Rent \$150.00			150.00	5,105.00	
01/01/2018	Due 01/01/2018. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,610.00	
01/03/2018	PMT			-504.00	5,106.00	
01/07/2018	Due 02/28/2018. January Late Fee --- Late Fee \$12.00			12.00	5,118.00	
02/01/2018	Due 02/01/2018. Tenant Portion --- Monthly Rent \$150.00			150.00	5,268.00	
02/01/2018	Due 02/01/2018. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,773.00	
02/07/2018	Due 02/28/2018. February Late Fee --- Late Fee \$12.00			12.00	5,785.00	
02/13/2018	PMT			-504.00	5,281.00	
03/01/2018	Due 03/01/2018. Tenant Portion --- Monthly Rent \$150.00			150.00	5,431.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
03/01/2018	Due 03/01/2018. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,936.00	
03/05/2018	PMT			-504.00	5,432.00	
03/09/2018	Due 03/31/2018. March Late Fee --- Late Fee \$12.00			12.00	5,444.00	
03/12/2018	PMT			-152.00	5,292.00	
04/01/2018	Due 04/01/2018. Tenant Portion --- Monthly Rent \$150.00			150.00	5,442.00	
04/01/2018	Due 04/01/2018. Subsidy Portion --- Monthly Rent \$505.00			505.00	5,947.00	
04/05/2018	PMT			-504.00	5,443.00	
04/07/2018	Due 07/11/2018. April Late Fee --- Late Fee \$12.00			12.00	5,455.00	
05/01/2018	Due 05/01/2018. Tenant Portion --- Monthly Rent \$150.00			150.00	5,605.00	
05/01/2018	Due 05/01/2018. Subsidy Portion --- Monthly Rent \$505.00			505.00	6,110.00	
05/07/2018	PMT			-504.00	5,606.00	
05/07/2018	Due 07/11/2018. May Late Fee --- Late Fee \$12.00			12.00	5,618.00	
06/01/2018	Due 06/01/2018. Tenant Portion --- Monthly Rent \$150.00			150.00	5,768.00	
06/01/2018	Due 06/01/2018. Subsidy Portion --- Monthly Rent \$505.00			505.00	6,273.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Statement

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
06/05/2018	PMT			-152.00	6,121.00	
06/13/2018	PMT			-504.00	5,617.00	
07/01/2018	Due 07/01/2018. Tenant Portion --- Monthly Rent \$150.00			150.00	5,767.00	
07/01/2018	Due 07/01/2018. Subsidy Portion --- Monthly Rent \$505.00			505.00	6,272.00	
07/03/2018	PMT			-152.00	6,120.00	
07/11/2018	PMT			-504.00	5,616.00	
08/01/2018	Due 08/01/2018. Tenant Portion --- Monthly Rent \$155.00			155.00	5,771.00	
08/01/2018	Due 08/01/2018. Subsidy Portion --- Monthly Rent \$500.00			500.00	6,271.00	
08/07/2018	PMT			-500.00	5,771.00	
08/07/2018	PMT			-152.00	5,619.00	
09/01/2018	Due 09/01/2018. Tenant Portion --- Monthly Rent \$155.00			155.00	5,774.00	
09/01/2018	Due 09/01/2018. Subsidy Portion --- Monthly Rent \$500.00			500.00	6,274.00	
09/06/2018	PMT			-152.00	6,122.00	
09/12/2018	PMT			-500.00	5,622.00	
10/01/2018	Due 10/01/2018. Tenant Portion --- Monthly Rent \$155.00			155.00	5,777.00	
10/01/2018	Due 10/01/2018. Subsidy Portion --- Monthly Rent \$500.00			500.00	6,277.00	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
10/07/2018	Due 01/04/2019. October Late Fee --- Late Fee \$12.00				12.00	6,289.00
10/08/2018	PMT				-500.00	5,789.00
11/01/2018	Due 11/01/2018. Tenant Portion --- Monthly Rent \$155.00				155.00	5,944.00
11/01/2018	Due 11/01/2018. Subsidy Portion --- Monthly Rent \$500.00				500.00	6,444.00
11/07/2018	PMT				-500.00	5,944.00
11/07/2018	Due 01/04/2019. November Late Fee --- Late Fee \$12.00				12.00	5,956.00
12/01/2018	Due 12/01/2018. Tenant Portion --- Monthly Rent \$155.00				155.00	6,111.00
12/01/2018	Due 12/01/2018. Subsidy Portion --- Monthly Rent \$500.00				500.00	6,611.00
12/04/2018	PMT				-157.80	6,453.20
12/07/2018	PMT				-500.00	5,953.20
01/01/2019	Due 01/01/2019. Tenant Portion --- Monthly Rent \$155.00				155.00	6,108.20
01/01/2019	Due 01/01/2019. Subsidy Portion --- Monthly Rent \$500.00				500.00	6,608.20
01/04/2019	PMT				-157.80	6,450.40
01/11/2019	PMT				-500.00	5,950.40
02/01/2019	Due 02/01/2019. Tenant Portion --- Monthly Rent \$155.00				155.00	6,105.40
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40	

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
02/01/2019	Due 02/01/2019. Subsidy Portion --- Monthly Rent \$500.00				500.00	6,605.40
02/12/2019	PMT				-157.80	6,447.60
02/12/2019	PMT				-500.00	5,947.60
03/01/2019	Due 03/01/2019. Tenant Portion --- Monthly Rent \$155.00				155.00	6,102.60
03/01/2019	Due 03/01/2019. Subsidy Portion --- Monthly Rent \$500.00				500.00	6,602.60
03/06/2019	PMT				-500.00	6,102.60
03/06/2019	PMT				-157.80	5,944.80
04/01/2019	Due 04/01/2019. Tenant Portion --- Monthly Rent \$155.00				155.00	6,099.80
04/01/2019	Due 04/01/2019. Subsidy Portion --- Monthly Rent \$500.00				500.00	6,599.80
04/03/2019	PMT				-157.80	6,442.00
04/05/2019	PMT				-500.00	5,942.00
05/01/2019	Due 05/01/2019. Tenant Portion --- Monthly Rent \$155.00				155.00	6,097.00
05/01/2019	Due 05/01/2019. Subsidy Portion --- Monthly Rent \$500.00				500.00	6,597.00
05/01/2019	Due 05/24/2019. Service Items - 7 Light bulbs --- Service Call \$17.50				17.50	6,614.50
05/06/2019	PMT				-157.80	6,456.70
05/14/2019	PMT				-500.00	5,956.70
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
05/28/2019	Due 07/01/2019. Subsidy Portion --- Monthly Rent \$500.00				500.00	6,456.70
06/01/2019	Due 06/01/2019. Tenant Portion --- Monthly Rent \$155.00				155.00	6,611.70
06/03/2019	PMT				-500.00	6,111.70
06/06/2019	PMT				-157.80	5,953.90
06/10/2019	Due 11/30/2021. Windwo repair --- Tenant Damage \$196.05				196.05	6,149.95
06/15/2019	Due 11/30/2021. Repair screen & window --- Tenant Damage \$55.00				55.00	6,204.95
07/01/2019	Due 06/01/2019. Subsidy Portion --- Monthly Rent \$625.00				625.00	6,829.95
07/01/2019	Due 07/01/2019. Tenant Portion --- Monthly Rent \$224.00				224.00	7,053.95
07/03/2019	PMT				-157.80	6,896.15
07/08/2019	PMT				-625.00	6,271.15
08/01/2019	Due 08/01/2019. Subsidy Portion --- Monthly Rent \$687.00				687.00	6,958.15
08/01/2019	Due 08/01/2019. Tenant Portion --- Monthly Rent \$162.00				162.00	7,120.15
08/05/2019	PMT				-157.80	6,962.35
08/05/2019	PMT				-500.00	6,462.35
08/05/2019	Due 11/30/2021. Merriman/Ascherman Payment Realignment --- Monthly Rent \$-187.00				-187.00	6,275.35
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40	

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
08/07/2019	Due 11/30/2021. August Late Fee --- Late Fee \$12.00				12.00	6,287.35
09/01/2019	Due 09/01/2019. Subsidy Portion --- Monthly Rent \$687.00				687.00	6,974.35
09/01/2019	Due 09/01/2019. Tenant Portion --- Monthly Rent \$162.00				162.00	7,136.35
09/11/2019	PMT				-157.80	6,978.55
09/11/2019	PMT				-687.00	6,291.55
10/01/2019	Due 10/01/2019. Subsidy Portion --- Monthly Rent \$687.00				687.00	6,978.55
10/01/2019	Due 10/01/2019. Tenant Portion --- Monthly Rent \$162.00				162.00	7,140.55
10/07/2019	Due 11/30/2021. October Late Fee --- Late Fee \$12.00				12.00	7,152.55
10/10/2019	PMT				-611.00	6,541.55
10/10/2019	Due 11/30/2021. Merriman/Ascherman Payment Realignment --- Monthly Rent \$-76.00				-76.00	6,465.55
11/01/2019	Due 11/01/2019. Subsidy Portion --- Monthly Rent \$687.00				687.00	7,152.55
11/01/2019	Due 11/01/2019. Tenant Portion --- Monthly Rent \$162.00				162.00	7,314.55
11/06/2019	PMT				-801.00	6,513.55
11/06/2019	Due 11/30/2021. Merriman/Ascherman Payment Realignment --- Monthly Rent \$114.00				114.00	6,627.55
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40	

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
11/07/2019	Due 11/30/2021. November Late Fee --- Late Fee \$12.00				12.00	6,639.55
12/01/2019	Due 12/01/2019. Subsidy Portion --- Monthly Rent \$687.00				687.00	7,326.55
12/01/2019	Due 12/01/2019. Tenant Portion --- Monthly Rent \$162.00				162.00	7,488.55
12/07/2019	Due 11/30/2021. December Late Fee --- Late Fee \$12.00				12.00	7,500.55
12/10/2019	PMT				-801.00	6,699.55
12/10/2019	Due 11/30/2021. Merriman/Ascherman Payment Realignment --- Monthly Rent \$114.00				114.00	6,813.55
01/01/2020	Due 01/01/2020. Subsidy Portion --- Monthly Rent \$687.00				687.00	7,500.55
01/01/2020	Due 01/01/2020. Tenant Portion --- Monthly Rent \$162.00				162.00	7,662.55
01/09/2020	PMT				-178.00	7,484.55
01/10/2020	PMT				-687.00	6,797.55
02/01/2020	Due 02/01/2020. Tenant Portion --- Monthly Rent \$162.00				162.00	6,959.55
02/01/2020	Due 02/01/2020. Subsidy Portion --- Monthly Rent \$687.00				687.00	7,646.55
02/05/2020	PMT				-178.00	7,468.55
03/01/2020	Due 03/01/2020. Tenant Portion --- Monthly Rent \$162.00				162.00	7,630.55
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40	

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
03/01/2020	Due 03/01/2020. Subsidy Portion --- Monthly Rent \$687.00				687.00	8,317.55
03/03/2020	PMT				-178.00	8,139.55
03/07/2020	PMT				-687.00	7,452.55
03/09/2020	PMT				-687.00	6,765.55
04/01/2020	Due 04/01/2020. Tenant Portion --- Monthly Rent \$162.00				162.00	6,927.55
04/01/2020	Due 04/01/2020. Subsidy Portion --- Monthly Rent \$687.00				687.00	7,614.55
04/07/2020	PMT				-178.00	7,436.55
04/29/2020	PMT				-687.00	6,749.55
05/01/2020	Due 05/01/2020. Tenant Portion --- Monthly Rent \$162.00				162.00	6,911.55
05/01/2020	Due 05/01/2020. Subsidy Portion --- Monthly Rent \$687.00				687.00	7,598.55
05/11/2020	PMT				-178.00	7,420.55
06/01/2020	Due 06/01/2020. Tenant Portion --- Monthly Rent \$162.00				162.00	7,582.55
06/01/2020	Due 06/01/2020. Subsidy Portion --- Monthly Rent \$687.00				687.00	8,269.55
06/08/2020	PMT				-178.00	8,091.55
06/08/2020	PMT				-687.00	7,404.55
07/01/2020	Due 07/01/2020. Tenant Portion --- Monthly Rent \$162.00				162.00	7,566.55
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
07/01/2020	Due 07/01/2020. Subsidy Portion --- Monthly Rent \$687.00			687.00	8,253.55	
07/10/2020	PMT			-178.00	8,075.55	
07/10/2020	PMT			-687.00	7,388.55	
08/01/2020	Due 08/01/2020. Tenant Portion --- Monthly Rent \$165.00			165.00	7,553.55	
08/01/2020	Due 08/01/2020. Subsidy Portion --- Monthly Rent \$684.00			684.00	8,237.55	
08/10/2020	PMT			-178.00	8,059.55	
08/10/2020	PMT			-684.00	7,375.55	
09/01/2020	Due 09/01/2020. Tenant Portion --- Monthly Rent \$165.00			165.00	7,540.55	
09/01/2020	Due 09/01/2020. Subsidy Portion --- Monthly Rent \$684.00			684.00	8,224.55	
09/06/2020	PMT			-684.00	7,540.55	
09/06/2020	PMT			-178.00	7,362.55	
10/01/2020	Due 10/01/2020. Tenant Portion --- Monthly Rent \$165.00			165.00	7,527.55	
10/01/2020	Due 10/01/2020. Subsidy Portion --- Monthly Rent \$684.00			684.00	8,211.55	
10/09/2020	PMT			-162.00	8,049.55	
10/09/2020	PMT			-709.00	7,340.55	
11/01/2020	Due 11/01/2020. Tenant Portion --- Monthly Rent \$165.00			165.00	7,505.55	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Phone #

(612) 834-1555

E-mail

adelmanngreg@gmail.com

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
11/01/2020	Due 11/01/2020. Subsidy Portion --- Monthly Rent \$684.00				684.00	8,189.55
11/03/2020	PMT				-162.00	8,027.55
11/09/2020	PMT				-709.00	7,318.55
12/01/2020	Due 12/01/2020. Tenant Portion --- Monthly Rent \$165.00				165.00	7,483.55
12/01/2020	Due 12/01/2020. Subsidy Portion --- Monthly Rent \$684.00				684.00	8,167.55
12/07/2020	PMT				-162.00	8,005.55
12/07/2020	PMT				-709.00	7,296.55
01/01/2021	Due 01/01/2021. Tenant Portion --- Monthly Rent \$165.00				165.00	7,461.55
01/01/2021	Due 01/01/2021. Subsidy Portion --- Monthly Rent \$684.00				684.00	8,145.55
01/01/2021	Due 03/31/2021. PHA Rent Payment Adjustment Oct 20 - Jan 21 --- Monthly Rent \$100.00				100.00	8,245.55
01/05/2021	PMT				-709.00	7,536.55
01/09/2021	PMT				-162.00	7,374.55
02/01/2021	Due 02/01/2021. Tenant Portion --- Monthly Rent \$165.00				165.00	7,539.55
02/01/2021	Due 02/01/2021. Subsidy Portion --- Monthly Rent \$684.00				684.00	8,223.55
02/05/2021	PMT				-162.00	8,061.55
02/05/2021	PMT				-709.00	7,352.55
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
02/12/2021	Due 03/31/2021. PHA Rent Payment Adjustment Feb 21 --- Monthly Rent \$25.00			25.00	7,377.55	
03/01/2021	Due 03/01/2021. Tenant Portion --- Monthly Rent \$165.00			165.00	7,542.55	
03/01/2021	Due 03/01/2021. Subsidy Portion --- Monthly Rent \$684.00			684.00	8,226.55	
03/04/2021	PMT			-162.00	8,064.55	
03/04/2021	PMT			-684.00	7,380.55	
04/01/2021	Due 04/01/2021. Tenant Portion --- Monthly Rent \$165.00			165.00	7,545.55	
04/01/2021	Due 04/01/2021. Subsidy Portion --- Monthly Rent \$684.00			684.00	8,229.55	
04/07/2021	PMT			-162.00	8,067.55	
04/07/2021	PMT			-684.00	7,383.55	
05/01/2021	Due 05/01/2021. Tenant Portion --- Monthly Rent \$165.00			165.00	7,548.55	
05/01/2021	Due 05/01/2021. Subsidy Portion --- Monthly Rent \$684.00			684.00	8,232.55	
05/06/2021	PMT			-684.00	7,548.55	
05/06/2021	PMT			-162.00	7,386.55	
06/01/2021	Due 06/01/2021. Tenant Portion --- Monthly Rent \$165.00			165.00	7,551.55	
06/01/2021	Due 06/01/2021. Subsidy Portion --- Monthly Rent \$684.00			684.00	8,235.55	
06/08/2021	PMT			-162.00	8,073.55	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
07/01/2021	Due 07/01/2021. Tenant Portion --- Monthly Rent \$165.00			165.00	8,238.55	
07/01/2021	Due 07/01/2021. Subsidy Portion --- Monthly Rent \$684.00			684.00	8,922.55	
07/06/2021	PMT			-684.00	8,238.55	
07/06/2021	PMT			-162.00	8,076.55	
07/06/2021	PMT			-684.00	7,392.55	
08/01/2021	Due 11/30/2021. Tenant Portion --- Monthly Rent \$169.00			169.00	7,561.55	
08/01/2021	Due 11/30/2021. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,241.55	
08/05/2021	PMT			-162.00	8,079.55	
08/05/2021	PMT			-684.00	7,395.55	
09/01/2021	Due 09/01/2021. Tenant Portion --- Monthly Rent \$169.00			169.00	7,564.55	
09/01/2021	Due 09/01/2021. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,244.55	
09/14/2021	PMT			-680.00	7,564.55	
10/01/2021	Due 10/01/2021. Tenant Portion --- Monthly Rent \$169.00			169.00	7,733.55	
10/01/2021	Due 10/01/2021. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,413.55	
10/06/2021	PMT			-680.00	7,733.55	
11/01/2021	Due 11/01/2021. Tenant Portion --- Monthly Rent \$169.00			169.00	7,902.55	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
11/01/2021	Due 11/01/2021. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,582.55	
11/22/2021	PMT			-680.00	7,902.55	
12/01/2021	Due 12/01/2021. Tenant Portion --- Monthly Rent \$169.00			169.00	8,071.55	
12/01/2021	Due 12/01/2021. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,751.55	
12/07/2021	PMT			-169.00	8,582.55	
12/07/2021	PMT			-680.00	7,902.55	
01/01/2022	Due 01/01/2022. Tenant Portion --- Monthly Rent \$169.00			169.00	8,071.55	
01/01/2022	Due 01/01/2022. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,751.55	
01/04/2022	PMT			-169.00	8,582.55	
01/15/2022	PMT			-680.00	7,902.55	
02/01/2022	Due 02/01/2022. Tenant Portion --- Monthly Rent \$169.00			169.00	8,071.55	
02/01/2022	Due 02/01/2022. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,751.55	
02/10/2022	PMT			-169.00	8,582.55	
02/10/2022	PMT			-680.00	7,902.55	
03/01/2022	Due 03/01/2022. Tenant Portion --- Monthly Rent \$169.00			169.00	8,071.55	
03/01/2022	Due 03/01/2022. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,751.55	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

				Amount Due	Amount Enc.	
				\$8,921.40		
Date	Transaction			Amount	Balance	
03/07/2022	PMT			-169.00	8,582.55	
03/07/2022	PMT			-680.00	7,902.55	
04/01/2022	Due 04/01/2022. Tenant Portion --- Monthly Rent \$169.00			169.00	8,071.55	
04/01/2022	Due 04/01/2022. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,751.55	
04/11/2022	PMT #DHS.			-169.00	8,582.55	
04/11/2022	PMT			-680.00	7,902.55	
05/01/2022	Due 05/01/2022. Tenant Portion --- Monthly Rent \$169.00			169.00	8,071.55	
05/01/2022	Due 05/01/2022. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,751.55	
05/04/2022	PMT #RentHelp MN.			-606.00	8,145.55	
05/06/2022	PMT			-169.00	7,976.55	
05/06/2022	PMT			-680.00	7,296.55	
06/01/2022	Due 06/01/2022. Tenant Portion --- Monthly Rent \$169.00			169.00	7,465.55	
06/01/2022	Due 06/01/2022. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,145.55	
06/12/2022	PMT			-169.00	7,976.55	
07/01/2022	Due 07/01/2022. Tenant Portion --- Monthly Rent \$169.00			169.00	8,145.55	
07/01/2022	Due 07/01/2022. Subsidy Portion --- Monthly Rent \$680.00			680.00	8,825.55	
07/07/2022	PMT			-680.00	8,145.55	
07/07/2022	PMT			-680.00	7,465.55	
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
07/07/2022	PMT				-169.00	7,296.55
08/01/2022	Due 08/01/2022. Tenant Portion --- Monthly Rent \$183.00				183.00	7,479.55
08/01/2022	Due 08/01/2022. Subsidy Portion --- Monthly Rent \$666.00				666.00	8,145.55
08/11/2022	PMT				-169.00	7,976.55
08/11/2022	PMT				-666.00	7,310.55
09/01/2022	Due 09/01/2022. Tenant Portion --- Monthly Rent \$183.00				183.00	7,493.55
09/01/2022	Due 09/01/2022. Subsidy Portion --- Monthly Rent \$666.00				666.00	8,159.55
09/12/2022	PMT				-169.00	7,990.55
09/12/2022	PMT				-666.00	7,324.55
10/01/2022	Due 10/01/2022. Tenant Portion --- Monthly Rent \$169.00				169.00	7,493.55
10/01/2022	Due 10/01/2022. Subsidy Portion --- Monthly Rent \$680.00				680.00	8,173.55
11/15/2022	Due 12/31/2024. Prorated Rent --- Monthly Rent \$340.00				340.00	8,513.55
11/15/2022	Due 12/31/2024. Damages --- Damages upon Move-Out \$1,120.00				1,120.00	9,633.55
11/15/2022	Due 12/31/2024. Applied Security Deposit --- Security Deposit - 355 \$-624.00				-624.00	9,009.55
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
1,460.00		0.00	0.00	0.00	7,461.40	\$8,921.40

Statement

Date
12/31/2024

To:
Juanita Merriman 355 Cook Avenue East - Upper St. Paul, MN 55104

					Amount Due	Amount Enc.
					\$8,921.40	
Date	Transaction				Amount	Balance
11/15/2022	Due 12/31/2024. Security Deposit Interest --- Security Deposit Interest \$-88.15				-88.15	8,921.40
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
1,460.00	0.00	0.00	0.00	7,461.40	\$8,921.40	

Phone #	(612) 834-1555	Page 23	E-mail	adelmanngreg@gmail.com
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ITEMIZED DISTRIBUTION OF SECURITY DEPOSIT

NAME:	Conner, Andre
ADDRESS:	355 Cook Avenue East - Lower

DEPOSIT:	\$	1,045.00	PAID BY TENANT
INTEREST:			
	2019 - 2022	\$	35.73
		1%	INTEREST
TOTAL DUE	\$	1,080.73	

LESS:		
UNPAID RENT & FEES	\$	19,963.00
DIFFERENCE	\$	(18,882.27)

LESS DAMAGES:			
KITCHEN			
DEADBOLT & KEY	\$	50.00	
LIVING ROOM			
SCREEN REPAIR (2)	\$	70.00	
REMOVE DOUBLE STICK FOAM TAPE	\$	40.00	
FROM AROUND 3 WINDOWS			
REPAIR WALL (3 HOURS)	\$	120.00	
MASTER BEDROOM			
SMALL BEDROOM			
REPAIR WALL	\$	50.00	
BATHROOM			
REMOVE WALL SHELF & DISPOSE	\$	50.00	
REPAIR WALL	\$	50.00	
MISCELLANEOUS			
REMOVAL OF PERSONAL PROPERTY	\$	125.00	ITEMS LISTED BELOW
STORAGE OF PERSONAL PROPERTY	\$	125.00	ITEMS LISTED BELOW
TOTAL DAMAGES	\$	680.00	

BALANCE DUE OWNER	\$ (19,562.27)
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PERSONAL PROPERTY LEFT IN UNIT

Small Cabinet (1)
Shower Doors & Track (2)
Large Couch (1)
Area Rug (1)
Large TV Stand (1)
Picture in Living Room (1)
Kitchen Chair (1)
Kitchen Table (1)
Large Dresser (1)



Greg Adelman Properties
8000 18th Street West
St. Louis Park, MN 55426
(612) 834-1555

October 18, 2022

Andre Conner
355 Cook Avenue East - Lower
St. Paul, MN 55103

Reference: Security Deposit

Dear Andre,

Pursuant to Minnesota Statutes Section 504.20, the attached statement shall serve as a statement of disposition of security deposit monies paid for the apartment at 355 Cook Avenue East – Lower, St. Paul, MN 55103. You have an outstanding balance of \$19,562.27 and you need to contact me ASAP to make payment arrangements. Failure to do so will result in additional legal fees and court appearances.

If you have any questions, you can contact me at the number indicated above.

Sincerely,

Greg P. Adelman

Greg P. Adelman
Owner

CF:
1 Ea Tenant File
Attorney

Conner Move Out Pictures

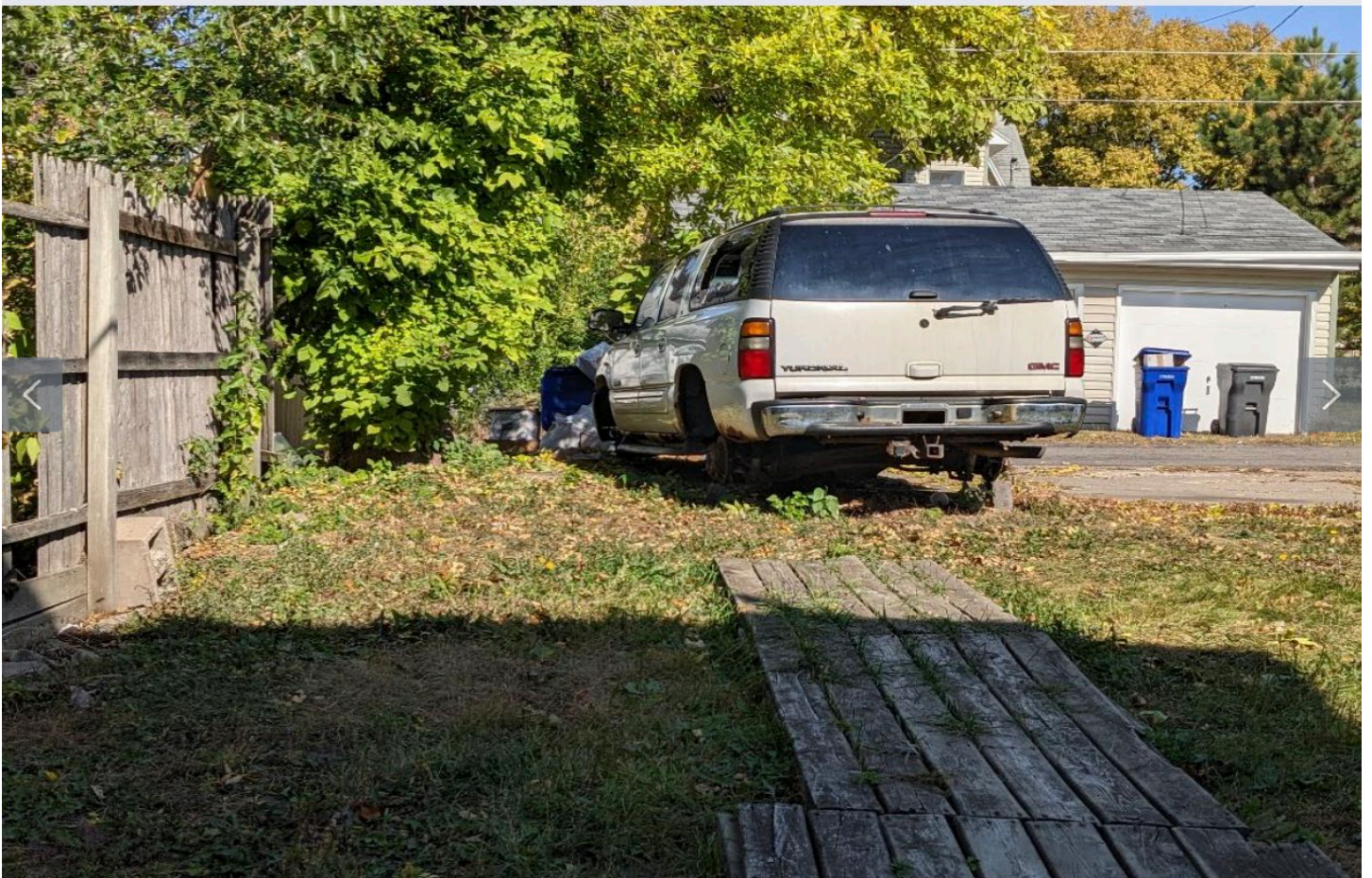
























ITEMIZED DISTRIBUTION OF SECURITY DEPOSIT

NAME:	Merriman, Juanita		
ADDRESS:	355 Cook Avenue East - Upper		
DEPOSIT:	\$	624.00	PAID BY RAMSEY COUNTY
INTEREST:			
	20008 - 2022	\$ 88.15	1% INTEREST
TOTAL DUE	\$	712.15	
LESS:			
UNPAID RENT & FEES	\$	8,513.55	
DIFFERENCE	\$	(7,801.40)	
LESS DAMAGES:	NOTE: Entire unit is filthy and in need of a		
KITCHEN	deep clean. Kitchen had a fire on the stove		
BROKEN WINDOW	\$	75.00	and everything had soot throughout.
REPLACE STOVE	\$	400.00	This was a non smoking unit and she allowed
LIVING ROOM	smoking in the unit.		
CARPET FILTHY (NO CHARGE 14 YRS)	\$	-	Deep Cleaning Expense to include:
LIGHT BULBS (2)	\$	5.00	Kitchen cabinets (6), floor, refrigerator,
SMOKE DETECTOR MISSING	\$	25.00	stove & oven, sink, pantry, walls & ceiling
REPLACE FRONT DOOR (BROKEN)	\$	125.00	All walls, ceilings, woodwork, windows
REPLACE HANDLE & DEADBOLT	\$	70.00	& sills. Ionization/Deodorize of entire unit
BATHROOM	to remove substantial odor.		
REPAIR SINK (5th time)	\$	25.00	
TUB TILE FILTHY	\$	60.00	
VINYL FLOOR REPLACEMENT	\$	175.00	
REPLACE DOOR (BROKEN W / HOLES)	\$	125.00	
BEDROOM			
MISCELLANEOUS			
REMOVAL OF PERSONAL PROPERTY	\$	20.00	Table
DEEP CLEANING OF UNIT	\$	240.00	
NON RETURN OF EXTERIOR KEY	\$	7.50	
NON RETURN OF INTERIOR KEY	\$	7.50	
INSTALL & STAIN DOORS (2)	\$	150.00	
TOTAL DAMAGES	\$	1,510.00	
BALANCE DUE OWNER	\$	(9,311.40)	

ITEMIZED DISTRIBUTION OF SECURITY DEPOSIT

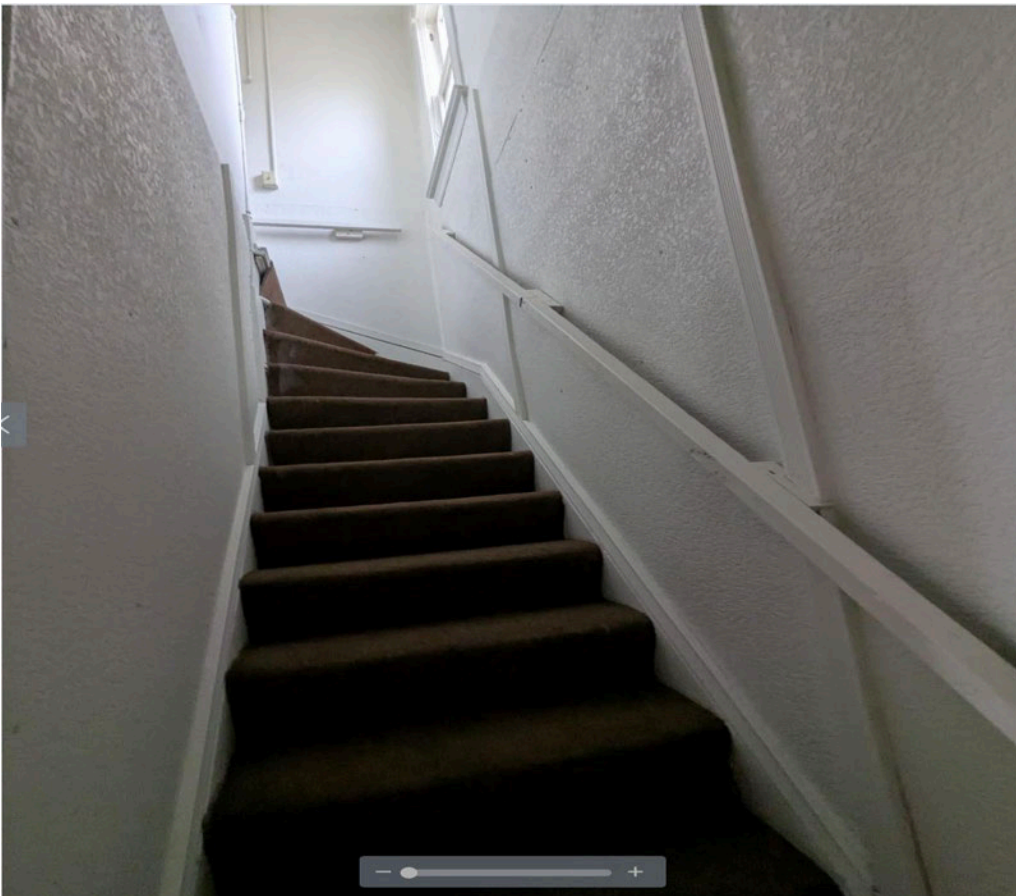
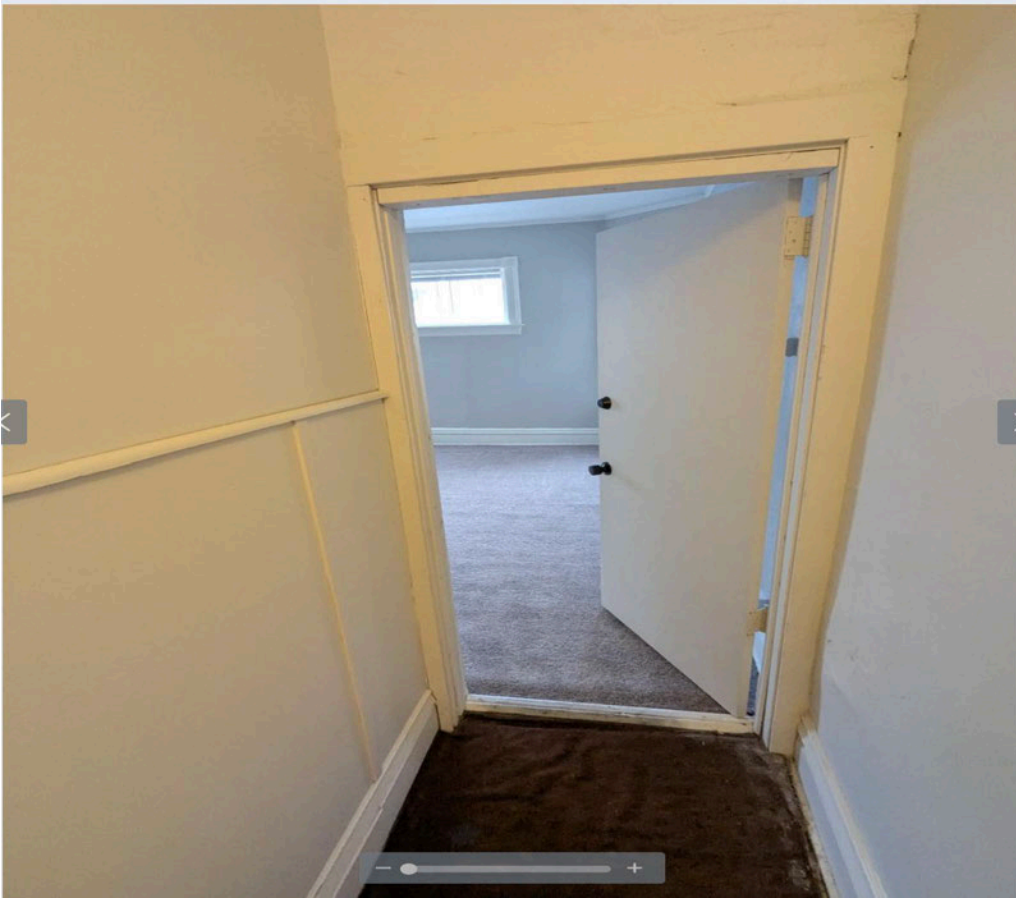
Cook Lower Completed







Cook Upper Completed











**GREG ADELMANN PROPERTIES
PROFESSIONAL PROPERTY MANAGEMENT**

 8000 18th Street West
St. Louis Park, MN 55428

5305

76-121/818

7-10 2023
 Pay to the
Order of CITY OF ST PAUL
\$2459.⁰⁰
TWO THOUSAND FOUR HUNDRED FIFTY NINE ^{00/100} Dollars

Alliance Bank
55 East Fifth Street
St. Paul, MN 55101
For 2023 057731Greg Adelman
Security Features exceed industry standards and include:

- MicroMarker® Mobile Deposit check mark in corner
check has been deposited via mobile device
- The Security Weave® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the
- Red ink icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Purple ink on back looks pink or has disappeared
- Brown stains or colored spots appear on it

0002501180111054532000

08032023 12:37 PM CDT 000400584

☐ CHECK BANK FOR DEPOSIT
WRITE NAME OF
NON-INSTITUTION ON LINE ABOVE

SAINT PAUL MN 55108

180111054532

U.S. BANK

D.S.I.

 X THE CITY OF ST. PAUL
ENDORSE HERE

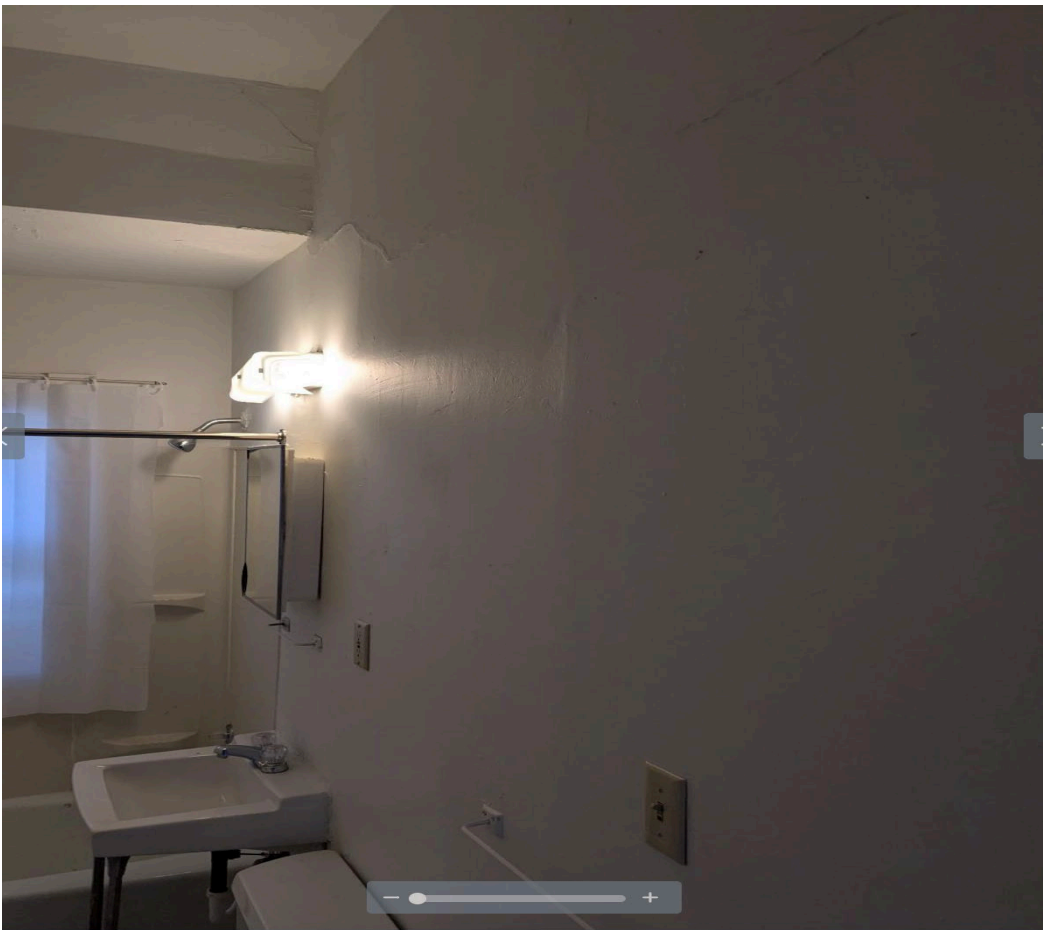
Building / Fire Inspection Repair Pictures





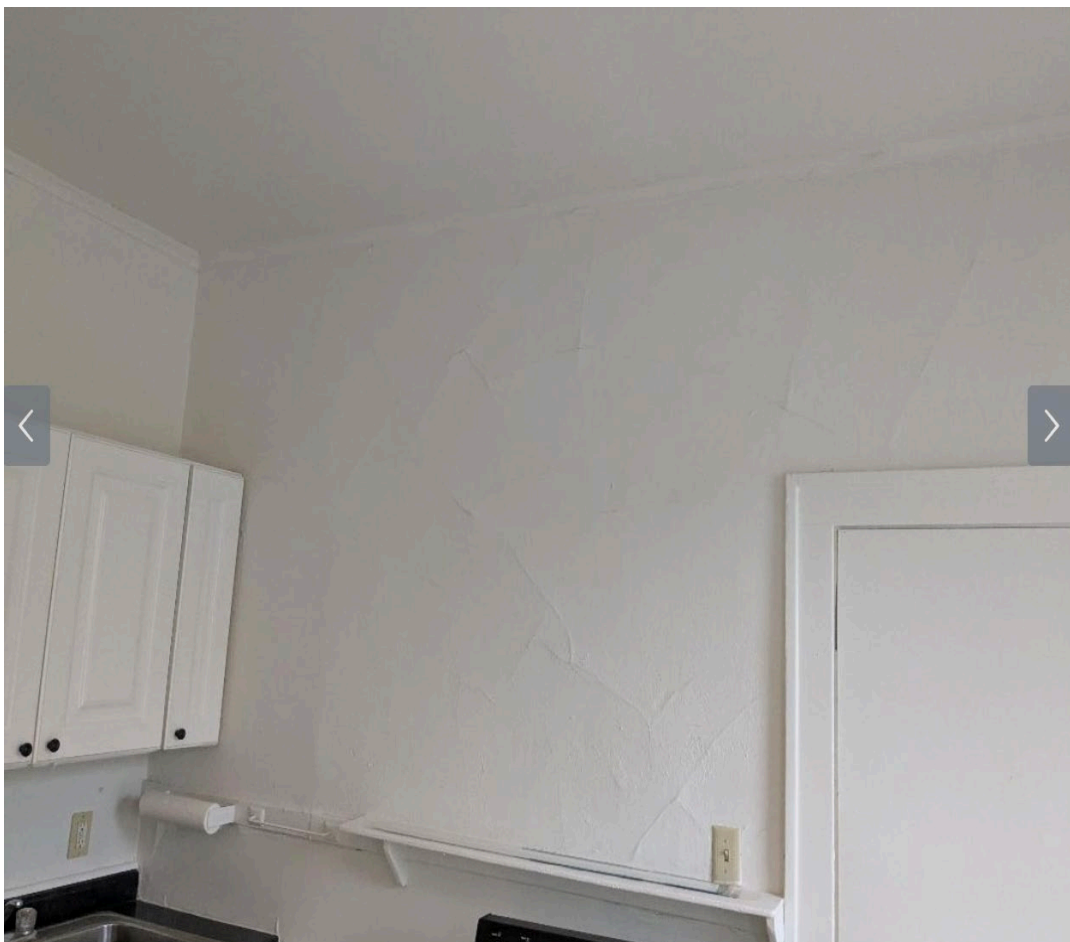
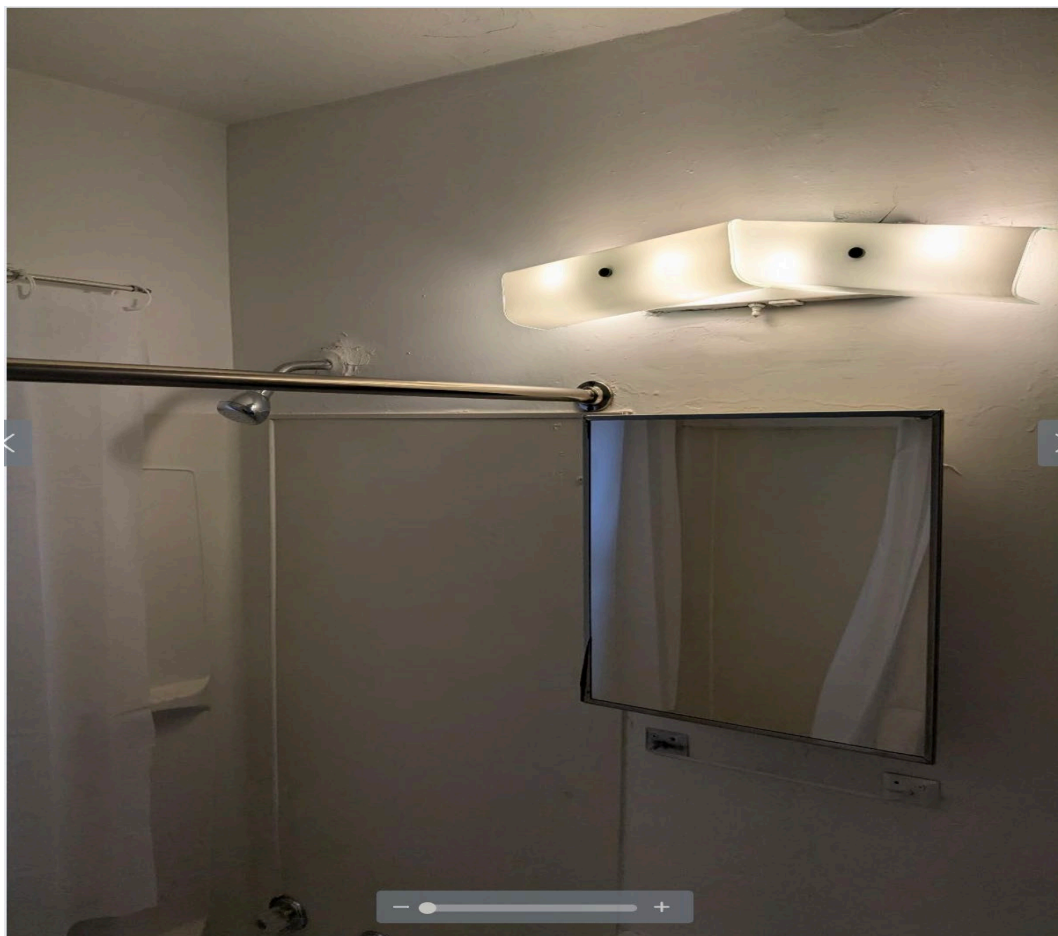


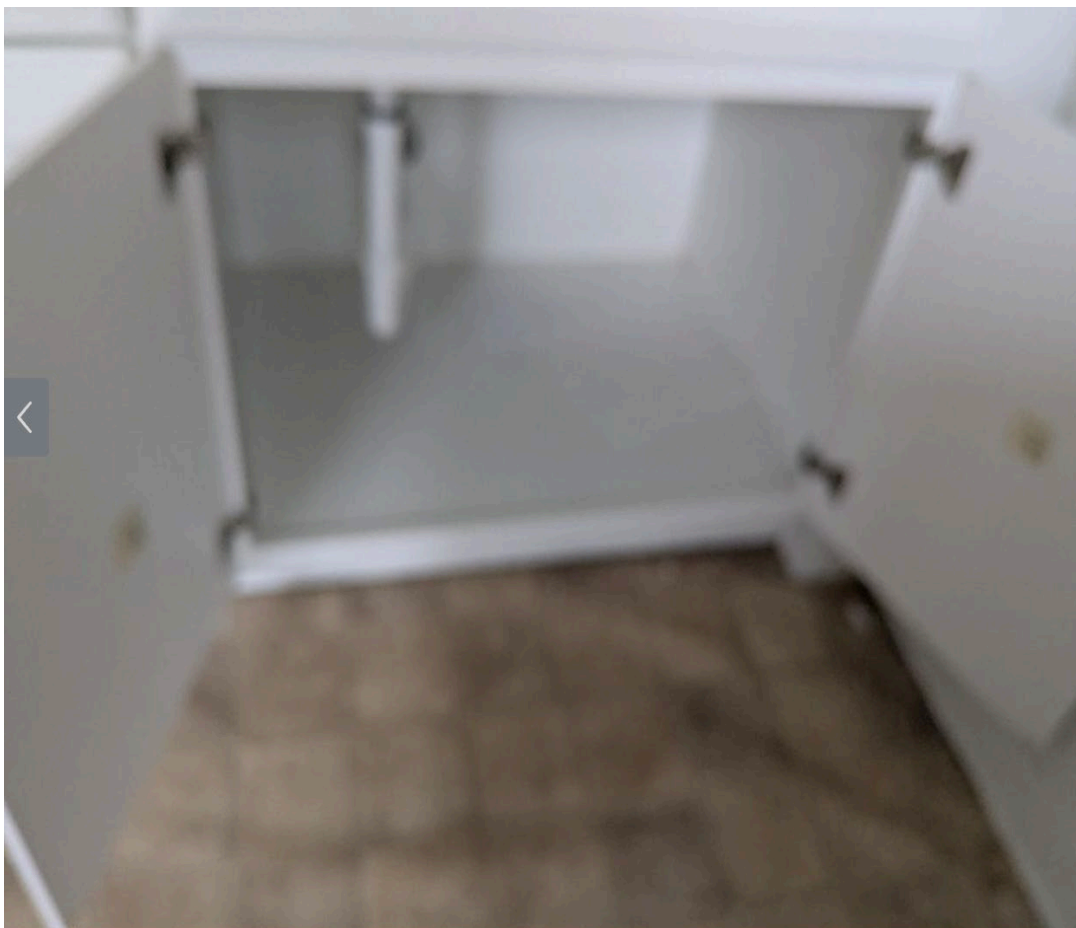








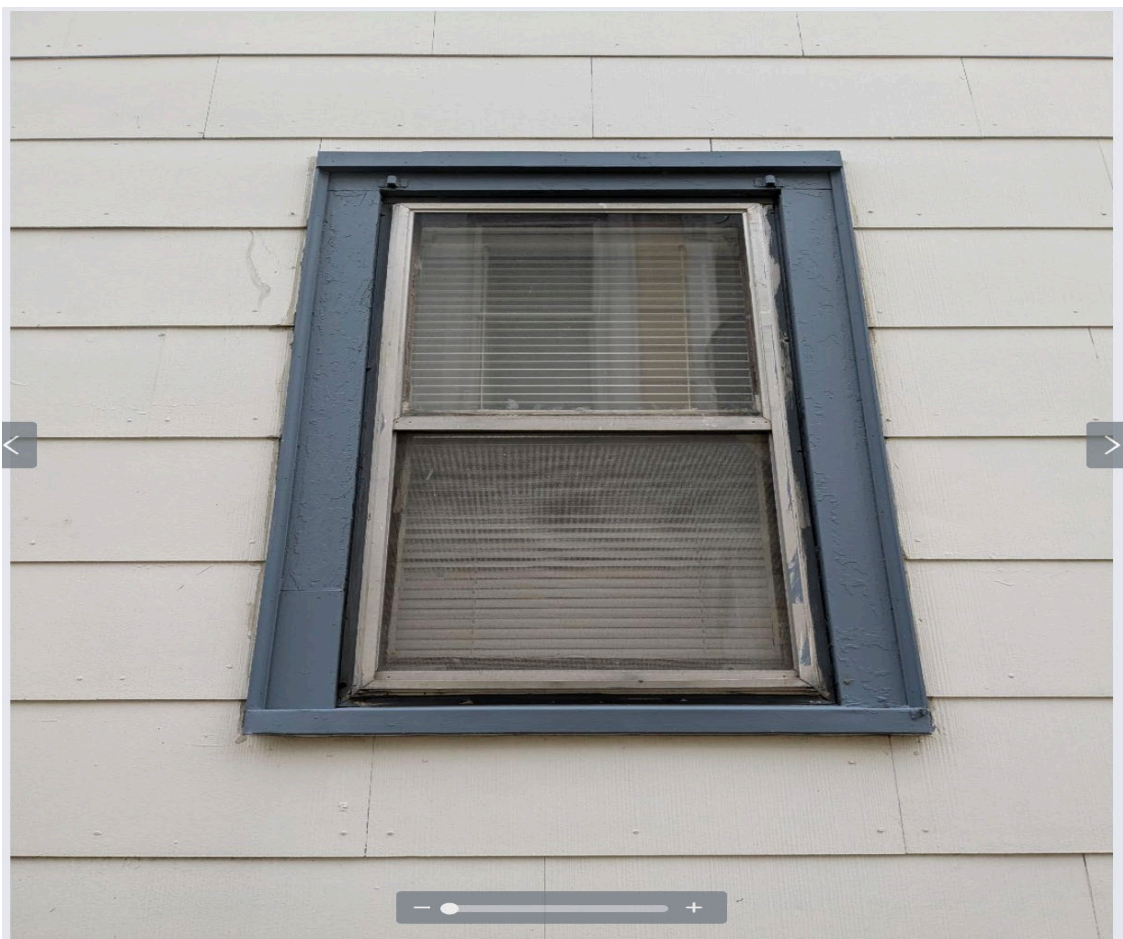












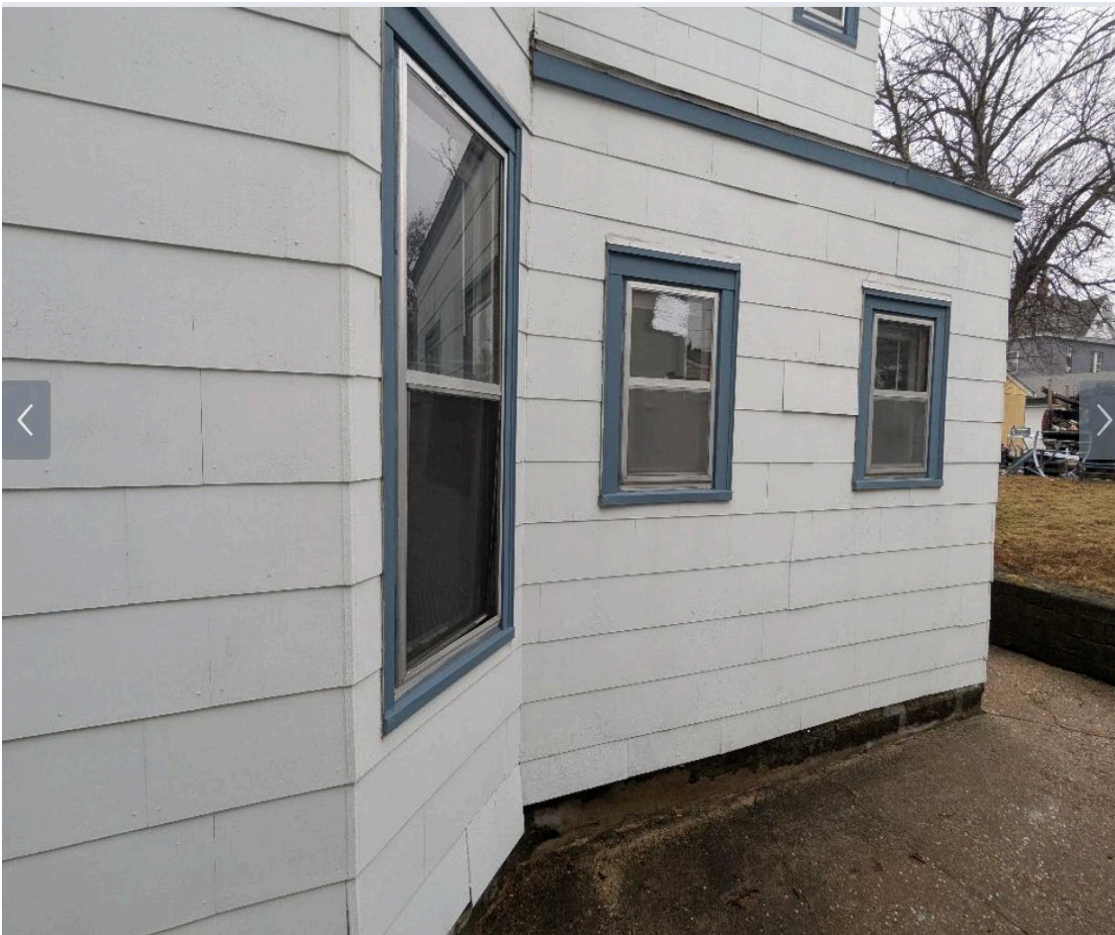


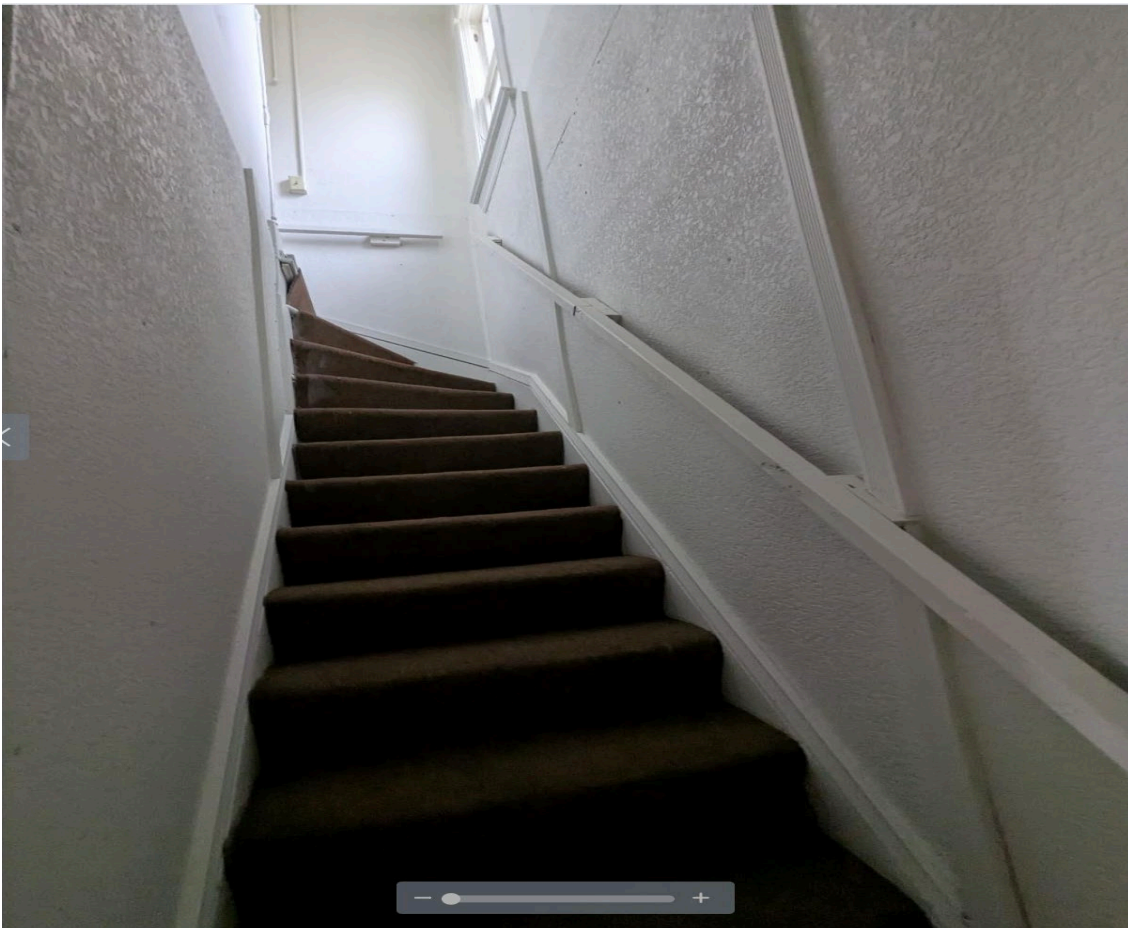


















CITY OF ST. PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
SAINT PAUL, MINNESOTA 55101-1806
Phone: 651-266-8989 Fax: 651-266-8951
Visit our Web Site at www.stpaul.gov/dsi

**SINGLE FAMILY OR DUPLEX
SMOKE & CARBON
MONOXIDE DETECTOR
INSPECTION AFFIDAVIT**

Revised 04/2020

***This affidavit must be completed and returned to the fire inspector upon inspection of the property. A certificate of occupancy cannot be issued /renewed without this completed affidavit. ***

Single family or Duplex 355 Cook Avenue East - Lower, St. Paul, MN 55104

(Circle one)

Address

I affirm that I, the owner, or responsible party has given the occupant of the single family or duplex at the above address a written explanation of the following:

1. The location and operation of each smoke detector and carbon monoxide detector.
2. Instructions describing the action to be taken when an alarm sounds.
3. The procedures for testing the detectors.
4. Who to contact when a low-battery tone sounds or power light fails.
5. The penalties for disabling smoke detection or carbon monoxide detection. Tampering with alarms may result in a criminal citation.

Signature: Greg P Adelman

Date: January 6, 2025

I affirm that I, the owner, or responsible party has inspected the smoke detectors and carbon monoxide detectors in the single family or duplex at the above address and that all required detectors were in place and in good working order.

Signature: Greg P. Adelman

Date: January 6, 2025

Minnesota State Statute 299F.362 requires smoke detectors and Minnesota State Statute 299F.50 requires carbon monoxide detectors. Saint Paul Ordinance 39.02(c) requires that an affidavit stating that "all detectors are inspected and serviced when needed and are operational be filed before a Certificate of Occupancy can be issued or renewed."



CITY OF ST. PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
SAINT PAUL, MINNESOTA 55101-1806
Phone: 651-266-8989 Fax: 651-266-8951
Visit our Web Site at www.stpaul.gov/dsi

**SINGLE FAMILY OR DUPLEX
SMOKE & CARBON
MONOXIDE DETECTOR
INSPECTION AFFIDAVIT**

Revised 04/2020

***This affidavit must be completed and returned to the fire inspector upon inspection of the property. A certificate of occupancy cannot be issued /renewed without this completed affidavit. ***

Single family or Duplex 355 Cook Avenue East - Upper, St. Paul, MN 55104

(Circle one)

Address

I affirm that I, the owner, or responsible party has given the occupant of the single family or duplex at the above address a written explanation of the following:

1. The location and operation of each smoke detector and carbon monoxide detector.
2. Instructions describing the action to be taken when an alarm sounds.
3. The procedures for testing the detectors.
4. Who to contact when a low-battery tone sounds or power light fails.
5. The penalties for disabling smoke detection or carbon monoxide detection. Tampering with alarms may result in a criminal citation.

Signature: Greg P Adelman

Date: January 6, 2025

I affirm that I, the owner, or responsible party has inspected the smoke detectors and carbon monoxide detectors in the single family or duplex at the above address and that all required detectors were in place and in good working order.

Signature: Greg P. Adelman

Date: January 6, 2025

Minnesota State Statute 299F.362 requires smoke detectors and Minnesota State Statute 299F.50 requires carbon monoxide detectors. Saint Paul Ordinance 39.02(c) requires that an affidavit stating that "all detectors are inspected and serviced when needed and are operational be filed before a Certificate of Occupancy can be issued or renewed."