10/16/2024 8:27:33 PM

Time of Completion *

10/16/2024 8:27:33 PM

Applicant Name

Penelope A. Brown

Applicant Email

pennybrown744@gmail.com

Applicant Phone

7635374527

Applicant Address

4819 Azelia Ave N, Unit 11

Company Represented

Hazelwood Street Prop Llc

Owner

Hazelwood Street Prop Llc

PIN

222922310004, 222922310003

Portion of the Building

Entire building

Consistent Increases

Yes

Percent Increase Proposed

8

Effective Date

Upon change in tenancy

Justification

["An increase in real property taxes","An unavoidable increase in operating expenses"]

Condition of Property

No known code violations

Added Information

No

Staff or Self Determination

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

Current Year GSRI

265132

Fair Net Operating Income

152200.02

Missed Fair Revenue

26135.41

Property Address

1391 and 1399 Hazelwood St., Saint Paul, MN 55106

Allowable Rent Increase

9.86

Application Status

Approved - Notified

Appeal Status

—

Staff Notes

Last Fire CO inspection 4/27/2023 rated as a class A property.

Attachment

Enter value here

Completion Time

10/16/2024 3:27 PM

Attachments

SC Determination - 1391 and 1399 Hazelwood St. -- 10-18-2024.pdf
MNOI.xlsx
Landlord MNOI - Paper -- ORIGINAL.pdf
Landlord MNOI - Digital -- FINAL.pdf