

Request Increase

5/7/2025 1:36:24 AM

Time of Completion (Read only) *

5/7/2025 1:36:24 AM

Applicant Name (Read only)

Krishna Jain

Applicant Email (Read only)

kj_mgmt@yahoo.com

Applicant Phone (Read only)

6517357781

Applicant Address (Read only)

478 Hazel St N #101, Saint Paul, MN 55119

Company Represented (Read only)

KJ Management, LLC

Owner (Read only)

Krishna Jain

PIN (Read only)

272922310092, 272922310079, 272922310082

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

No

Percent Increase Proposed (Read only)

Effective Date (Read only)

08/01/2025

Justification (Read only)

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



Condition of Property (Read only)

No known code violations



Added Information (Read only)

All three building addresses/PIN numbers listed is one property. We are applying for all units in all three buildings. Expected increases vary from 5% to 8%. Rent is low in the buildings compared to the neighborhood and Saint Paul.



Staff or Self Determination (Read only)

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



Current Year GSRI (Read only)

1739000



Fair Net Operating Income (Read only)

367567



Missed Fair Revenue (Read only)

71886



Property Address (Read only)

1430 York Avenue, Saint Paul, MN 55106, 1470 York Avenue, Saint Paul, MN 55106, 1485 7th St E, Saint Paul, MN 55106



Allowable Rent Increase (Read only)

5



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)



Staff Notes (Read only)

1430 York: Last Inspection Date: Nov 3, 2023 rated as a class A property.
1470 York: Last Inspection Date: Aug 12, 2024 rated as a class A property.
1485 7th: Last Inspection Date: Mar 18, 2024 rated as a class A property.



Attachment (Read only)



Completion Time (Read only)

5/6/2025 8:36 PM



Attachments

SC Determination - 1430, 1479 York Ave, and 1485 7th St -- 5-12-2025.pdf
Rent Roll Template.xlsx