

1/29/2025 3:01:27 PM

⑦

Time of Completion (Read only) \*

1/29/2025 3:01:27 PM

⑦

Applicant Name (Read only)

Patty Jansen

⑦

Applicant Email (Read only)

patty@mcmc.rent

⑦

Applicant Phone (Read only)

651-291-0111

⑦

Applicant Address (Read only)

37 E. Isabel Street, Saint Paul, MN 55107

⑦

Company Represented (Read only)

Mid Continent Management

⑦

Owner (Read only)

L&O Realty Company LLC, a MN Limited Liability Company

⑦

PIN (Read only)

03-28-23-44-0114

⑦

Portion of the Building (Read only)

Entire building

⑦

Consistent Increases (Read only)

Yes

⑦

Percent Increase Proposed (Read only)

7 %

⑦

Effective Date (Read only)

March 15, 2025

⑦

Justification (Read only)

["An unavoidable increase in operating expenses"]

**Condition of Property (Read only)**

No known code violations

**Added Information (Read only)**

Double digit increases to property insurance and payroll & benefits costs are primary factors. These are unavoidable/uncontrollable expense that are increasing at a rapid rate.

**Staff or Self Determination (Read only)**

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



**Current Year GSRI (Read only)**

575559.54



**Fair Net Operating Income (Read only)**

282670.16



**Missed Fair Revenue (Read only)**

38524.7



**Property Address (Read only)**

195 & 215 S. Dunlap Street, St. Paul, MN 55105



**Allowable Rent Increase (Read only)**

7



**Application Status (Read only)**

Approved - Notified



**Appeal Status (Read only)**

-



**Staff Notes (Read only)**

195 DUNLAP ST S: Last Inspection Date: Oct 2, 2023, rated as a Class A property.

215 DUNLAP ST S: Last Inspection Date: Oct 2, 2023, rated as a Class A property.



**Attachment (Read only)**

-



**Completion Time (Read only)**

1/29/2025 9:01 AM



**Attachments**

L&ORR.pdf