

## Property Information

- Address: 2723 Portland Ave S Mpls., MN
- List Price: \$835,000
- Year Built: 2001
- Owner's Utilities: Water, Trash, Electric, Gas
- Unit Count: 6
- Total Monthly Rental Income: \$7,070



## Capital Improvements

- Gas hot water heaters
- Gas furnaces
- Exterior Siding
- Vinyl windows
- Shingle roof, gutters, and downspouts

## Unit Details

BRs	BAs	Sq. Ft.	Rent	Tenant Move-In
2	1	1,024	Vacant	-
2	1	1,024	\$1,398	3/13/2024
2	1	1,024	\$1,300	7/25/2025
2	1	1,024	\$1,536	4/4/2022
2	1	1,024	\$1,536	3/1/2024
2	1	1,024	\$1,300	11/25/2025

Leases become month-to-month 12 months after tenant move-in date.

Down payment as low as 10% (or max 90% loan to value), subject to each property's operating financial statements and lender underwriting requirements.

## Property Walk-Through Dates:

Thurs. Feb. 19<sup>th</sup>, 3-6 PM

Sat. Feb. 21<sup>st</sup>, 10 AM - 2 PM

## Informational session to be held on

Weds. Feb. 25<sup>th</sup>, 4-5 PM

Contact Us: [reseed@ppl-inc.org](mailto:reseed@ppl-inc.org)

## Learn More About Our Re-Seed Program:



[www.ppl-inc.org/re-seed](http://www.ppl-inc.org/re-seed)



# PROJECT FOR PRIDE IN LIVING

# 2723 Portland Ave S

## Average Monthly Utilities

Month	Water	Electric	Gas	Trash
Nov 2024	\$945.04	\$174.49	\$34.69	\$410.27
Dec 2024	\$835.60	\$237.81	\$35.83	\$409.46
Jan 2025	\$491.24	\$282.30	\$41.22	\$410.27
Feb 2025	\$642.44	\$292.79	\$34.69	\$336.12
Mar 2025	\$443.99	\$219.18	\$34.69	\$365.67
Apr 2025	\$462.89	\$388.28	\$32.20	\$411.42
May 2025	\$330.04	\$178.26	\$34.48	\$427.24
Jun 2025	\$387.29	\$196.30	\$33.80	\$453.39
Jul 2025	\$358.94	\$166.71	\$34.67	\$377.58
Aug 2025	\$415.64	\$33.72	\$32.56	\$448.94
Sep 2025	\$302.24	\$44.48	\$32.74	\$518.53
Oct 2025	\$264.44	\$46.44	\$34.69	\$565.58
Subtotal	\$5,879.79	\$2,260.76	\$416.26	\$5,134.47

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