



# PROJECT FOR PRIDE IN LIVING

# 2724 Chicago Ave S

## Property Information

- **Address:** 2724 Chicago Ave Minneapolis, MN
- **List Price:** \$350,000
- **Property built:** 1892
- **Owner's Utilities:** Water, Trash, Electric, Gas
- **Number of Units:** 2
- **Total Monthly Rental Income:** \$3,152



## Capital Improvements

- Architectural shingle roof, gutters and downspouts
- Vinyl window replacements
- Three (3) gas hot water heaters
- 200,000 BTU gas boiler system

## Unit Details

BRs	BAs	Sq. Ft.	Rent	Tenant Move-In
2	1	1,039	\$1,576	3/17/2025
2	1	1,039	\$1,576	10/14/2024

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

2724 Chicago Ave S

## Average Monthly Utilities

### Water and Trash

Month	Subtotal
Nov 2024	\$413.37
Dec 2024	\$294.81
Jan 2025	\$313.05
Feb 2025	\$320.25
Mar 2025	\$273.00
Apr 2025	\$244.65
May 20...	\$320.25
Jun 2025	\$310.80
Jul 2025	\$764.40
Aug 20...	\$981.75
Sep 2025	\$310.80
Oct 2025	\$310.80
<b>Subtotal</b>	<b>\$4,857.93</b>

### Electric

Month	Subtotal
Nov 2024	\$32.88
Dec 2024	\$36.51
Jan 2025	\$36.13
Feb 2025	\$29.98
Mar 2025	\$27.63
Apr 2025	\$29.50
May 2025	\$30.53
Jun 2025	\$27.32
Jul 2025	\$28.00
Aug 2025	\$30.62
Sep 2025	\$53.00
Oct 2025	\$38.35
<b>Subtotal</b>	<b>\$400.45</b>

### Gas

Month	Subtotal
Nov 2024	\$141.21
Dec 2024	\$329.88
Jan 2025	\$549.22
Feb 2025	\$506.80
Mar 2025	\$507.45
Apr 2025	\$289.70
May 2025	\$167.42
Jun 2025	\$88.48
Jul 2025	\$53.02
Aug 2025	\$45.74
Sep 2025	\$50.06
Oct 2025	\$40.73
<b>Subtotal</b>	<b>\$2,769.71</b>

### 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)