



# PROJECT FOR PRIDE IN LIVING

# 2729 Portland Ave S

## Property Information

- Address: 2729 Portland Ave S Mpls., MN
- List Price: \$610,000
- Property built: 1900
- Owner's Utilities: Water, Electric, Gas, Trash
- Number of Units: 4
- Total Monthly Rent Income: \$5,425



## Unit Details

BRs	BAs	Sq. Ft.	Rent	Tenant Move-In
2	1	1,103	\$1,589	10/6/2022
1	1	685	\$1,328	4/5/2012
2	1	1,102	\$1,300	7/1/2025
1	1	670	\$1,328	11/27/2024

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.

## Capital Improvements

- Architectural shingle roof, gutters, and downspouts
- Vinyl window replacements
- Masonry (foundation) repair & tuckpointing
- Five (5) gas hot water heaters
- 300,000 BTU gas boiler system

## 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)

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## Average Monthly Utilities

### Water and Trash

Month	Subtotal
Nov 2024	\$283.22
Dec 2024	\$283.22
Jan 2025	\$310.58
Feb 2025	\$310.08
Mar 2025	\$310.08
Apr 2025	\$310.07
May 2025	\$414.02
Jun 2025	\$328.98
Jul 2025	\$366.78
Aug 2025	\$366.78
Sep 2025	\$404.58
Oct 2025	\$376.23
<b>Subtotal</b>	<b>\$4,064.62</b>

### Electric

Month	Subtotal
Nov 2024	\$73.02
Dec 2024	\$77.80
Jan 2025	\$87.96
Feb 2025	\$81.30
Mar 2025	\$80.55
Apr 2025	\$69.11
May 2025	\$78.16
Jun 2025	\$36.59
Jul 2025	\$25.95
Aug 2025	\$34.30
Sep 2025	\$38.11
Oct 2025	\$45.09
<b>Subtotal</b>	<b>\$727.94</b>

### Gas

Month	Subtotal
Nov 2024	\$217.41
Dec 2024	\$401.09
Jan 2025	\$674.13
Feb 2025	\$731.00
Mar 2025	\$685.87
Apr 2025	\$441.46
May 2025	\$333.39
Jun 2025	\$151.78
Jul 2025	\$45.81
Aug 2025	\$43.65
Sep 2025	\$38.26
Oct 2025	\$37.99
<b>Subtotal</b>	<b>\$3,801.84</b>

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