



## PROJECT FOR PRIDE IN LIVING

# 2732 Chicago Ave S

### Property Information

- Address: 2732 Chicago Ave Minneapolis, MN
- List Price: \$390,000
- Year built: 1904
- Owner's Utilities: Water, Trash, Electric, Gas
- Number of Units: 2
- Total Monthly Rental Income: \$3,397



### Capital Improvements

- Architectural shingle roof, gutters and downspouts
- Vinyl window replacements
- Tuckpointing and structural reinforcement
- Three (3) gas hot water heaters
- Two (2) high efficiency furnaces

### Unit Details

BRs	BAs	Sq. Ft.	Rent	Tenant Move-In
2	1	1,100	\$1,484	6/1/2011
4	1	1,520	\$1,913	9/23/2004

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)

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### Average Monthly Utilities

#### Water and Trash

Month	Subtotal
Nov 2024	\$243.83
Dec 2024	\$325.91
Jan 2025	\$781.91
Feb 2025	\$397.39
Mar 2025	\$387.94
Apr 2025	\$312.34
May 20...	\$340.69
Jun 2025	\$265.09
Jul 2025	\$312.34
Aug 2025	\$302.89
Sep 2025	\$321.79
Oct 2025	\$340.69
Subtotal	\$4,332.81

#### Electric

Month	Subtotal
Nov 2024	\$20.93
Dec 2024	\$49.59
Jan 2025	\$229.89
Feb 2025	\$216.43
Mar 2025	\$185.40
Apr 2025	\$149.93
May 2025	\$118.14
Jun 2025	\$103.69
Jul 2025	\$86.80
Aug 2025	\$86.81
Sep 2025	\$76.11
Oct 2025	\$22.28
Subtotal	\$1,346.00

#### Gas

Month	Subtotal
Nov 2024	\$16.94
Dec 2024	\$16.94
Jan 2025	\$22.94
Feb 2025	\$16.94
Mar 2025	\$16.94
Apr 2025	\$17.67
May 2025	\$17.06
Jun 2025	\$19.22
Jul 2025	\$20.09
Aug 2025	\$17.94
Sep 2025	\$16.94
Oct 2025	\$16.94
Subtotal	\$216.56

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