



PROJECT FOR PRIDE IN LIVING

2736 Chicago Ave S

Property Information

- Address: 2736 Chicago Ave Minneapolis, MN
- List Price: \$400,000
- Property built: 1903
- Owner's Utilities: Water, Trash, Electric, Gas
- Number of Units: 2
- Total Monthly Rental Income: \$3,646



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	1,100	\$1,484	6/1/2011
4	1	2,064	\$2,162	11/1/2012

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. 19th, 3-6 PM

Sat. Feb. 21st, 10 AM - 2 PM

Informational session to be held on

Weds. Feb. 25th, 4-5 PM

Contact Us: reseed@ppl-inc.org

Learn More About Our Re-Seed Program:



www.ppl-inc.org/re-seed



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Average Monthly Utilities

Water and Trash

Month	Subtotal
Nov 2024	\$333.17
Dec 2024	\$324.05
Jan 2025	\$303.64
Feb 2025	\$444.95
Mar 2025	\$341.00
Apr 2025	\$293.75
May 20...	\$350.45
Jun 2025	\$303.20
Jul 2025	\$322.10
Aug 2025	\$312.65
Sep 2025	\$312.65
Oct 2025	\$331.55
Subtotal	\$3,973.16

Electric

Month	Subtotal
Nov 2024	\$445.46
Dec 2024	\$528.00
Jan 2025	\$635.93
Feb 2025	\$676.94
Mar 2025	\$535.72
Apr 2025	\$235.50
May 2025	\$425.02
Jun 2025	\$353.10
Jul 2025	\$434.49
Aug 2025	\$490.06
Sep 2025	\$425.57
Oct 2025	\$160.75
Subtotal	\$5,346.54

Gas

Month	Subtotal
Nov 2...	\$20.39
Dec 20...	\$21.09
Jan 2...	\$22.94
Feb 20...	\$22.65
Mar 2...	\$21.45
Apr 20...	\$19.75
May 2...	\$22.67
Jun 2...	\$21.46
Jul 2025	\$23.36
Aug 2...	\$20.18
Sep 20...	\$18.59
Oct 2025	\$16.11
Subtotal	\$250.64

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