



PROJECT FOR PRIDE IN LIVING

2741 Chicago Ave S

Property Information

- Address: 2741 Portland Ave Minneapolis, MN
- List Price: \$400,000
- Property built: 1910
- Owner's Utilities: Water, Trash, Electric, Gas
- Number of Units: 2
- Total Monthly Rental Income: \$3,630



Unit Details

Capital Improvements

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

BRs	BAs	Sq. Ft.	Rent	Move-in Month
3	1	1,354	\$1,815	2/17/2022
3	1	1,354	\$1,815	9/9/2020

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	\$406.34
Dec 2024	\$415.46
Jan 2025	\$406.34
Feb 2025	\$436.28
Mar 2025	\$436.28
Apr 2025	\$417.38
May 2025	\$436.28
Jun 2025	\$426.83
Jul 2025	\$436.28
Aug 2025	\$426.83
Sep 2025	\$426.83
Oct 2025	\$426.83
Subtotal	\$5,097.96

Electric

Month	Subtotal
Nov 2024	\$63.63
Dec 2024	\$68.36
Jan 2025	\$75.18
Feb 2025	\$79.07
Mar 2025	\$67.32
Apr 2025	\$191.11
May 2025	\$54.72
Jun 2025	\$27.31
Jul 2025	\$26.59
Aug 2025	\$28.19
Sep 2025	\$30.01
Oct 2025	\$34.53
Subtotal	\$746.02

Gas

Month	Subtotal
Nov 2024	\$266.99
Dec 2024	\$392.67
Jan 2025	\$516.80
Feb 2025	\$542.40
Mar 2025	\$501.51
Apr 2025	\$361.45
May 2025	\$292.07
Jun 2025	\$30.44
Jul 2025	\$25.58
Aug 2025	\$23.48
Sep 2025	\$23.97
Oct 2025	\$24.32
Subtotal	\$3,001.68

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