



## 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. 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 | \$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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