



# PROJECT FOR PRIDE IN LIVING

# 2745 Portland Ave S

## Property Information

- Address: 2745 Portland Ave S Mpls., MN
- List Price: \$650,000
- Property built: 1985
- Owner's Utilities: Water and Trash
- Number of Units: 4
- Total Monthly Rental Income: \$6,133

## Capital Improvements

- Architectural shingle roof, gutters and downspouts
- Vinyl window replacements
- Five (5) gas hot water heaters
- Four (4) high efficiency furnaces



## Unit Details

BRs	BAs	Sq. Ft.	Rent	Move-in Month
2	1	832	\$1,525	6/2/2023
2	1	832	\$1,536	5/30/2018
2	1	832	\$1,536	10/31/2023
2	1	832	\$1,536	8/19/2020

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)

## Learn More About Our Re-Seed Program:



[www.ppl-inc.org/re-seed](http://www.ppl-inc.org/re-seed)



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## Average Monthly Utilities

### Water and Trash

Month	Subtotal
Nov 2024	\$600.47
Dec 2024	\$509.27
Jan 2025	\$491.03
Feb 2025	\$846.25
Mar 2025	\$496.60
Apr 2025	\$468.25
May 2025	\$496.60
Jun 2025	\$439.90
Jul 2025	\$449.35
Aug 2025	\$421.00
Sep 2025	\$458.80
Oct 2025	\$487.15
Subtotal	\$6,164.67



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