Property Details

CONTROL: Owner VALUE: \$595,000

LOAN: \$350,000 EQUITY: \$245,000

TITLE: 400 Van Buren TYPE: Multi-Family

HAVE: 7-Units, all studios that can be converted to one-bed units for under

\$20,000.

ADDRESS: 400 Van Buren Ave, Saint Paul, Minnesota

BENEFITS TO NEW Value-add opportunity. Turn 6 of the 7 studio units to one-bedroom units.

OWNER:

GROSS SCHEDULED INCOME: \$93,600 Projected

VACANCY LOSS: \$2,808
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$25,603
NOI: \$65,189
DEBT SERVICE: \$35,328
CASH FLOW: \$29,861
CAP RATE: \$10.96%



BENEFITS SOUGHT: N/A

MOTIVATION: Sell off part of portfolio

CAN ADD: Other properties in Saint Paul, MN area

REMARKS: Seller is open to 10%-20% carry back

OWNER:

COUNSELOR: William Schultz Phone: 6512166814

625 Bielenberg Drive Cell: 6512166814

Saint Paul, Minnesota, 55125 Email: william.schultz@kw.com