

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 OWNER: Value-add opportunity. Turn 6 of the 7 studio units to one-bedroom units.

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:

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