



Rent Stabili... > 2023 Reque... > 1/30/2023 8:58:49 PM

 Time of Completion *

1/30/2023 8:58:49 PM

 Applicant Name

Victoria Koegel and Michelle Evenson

 Applicant Email

theblair@reacor.com

 Applicant Phone

651-222-6880

 Applicant Address

400 Selby Ave, St. Paul, MN

 Company Represented

Reacor, LTD / Selby Ave Realty, LLC

 Owner

Selby Ave Realty, LLC

 PIN

012823210400

 Portion of the Building

Entire building

 Consistent Increases

No

 Percent Increase Proposed

Enter value here

Effective Date

April 1, 2023

Justification

["An increase in real property taxes"; "An unavoidable increase in operating expenses"]

Condition of Property

No known code violations

Added Information

Increases will vary based on where the current rent stands in comparison to the market, but not to exceed 8%.

Staff or Self Determination

Self-certifying: available for increases between 3 and 8 percent

Gross Income

1868620.46

Net Operating Income

1308142.44

Gross RROI

213420.52

Property Address

400 Selby Ave, St Paul

Allowable Rent Increase

195.44

Application Status

Approved - Notified

 Appeal Status

 Staff Notes

Enter value here

 Attachment

Enter value here

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 Attachments

224 Lease.pdf

224 NTV.png

400 Selby Determination.pdf

411 NTV.png

416 Lease.pdf

416 NTV.pdf

Landlord MNOI - Cap Improvement Worksheet 1.30.23.pdf

The Blair Rent Roll Template_Rent Control 1.30.23.xlsx