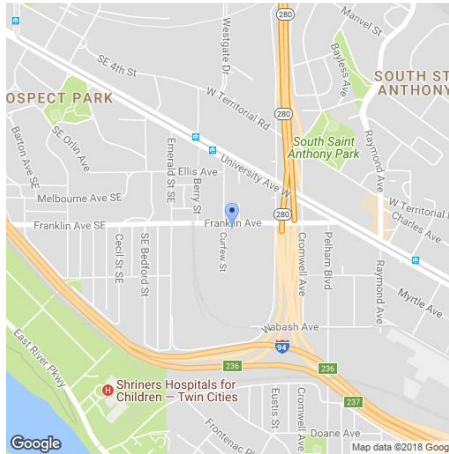


Multi-Family Customer Full

Customer Full Display, Multi-Family Residential, MLS #: 4917131

780 Curfew Street , Saint Paul, MN 55114

Status: Sold List Price: \$394,900 **Sold Price: \$423,000** Original List Price: \$394,900



Total Units: 3 Garage: 1 Year Built: 1910

Map Page: 107 Map Coord: B3
Directions:
Corner of Curfew St. & Franklin Ave.

Neighborhood: St. Anthony Park
Style: (MF) More Than Two Stories
Const Status: Previously Owned
Foundation Size: 945
AbvGrdFinSqFt: 2,587
BelGrdFinSqFt:
Total Fin SqFt: 2,587
Acres: 0.173
Lot Size: 58X148
Total Beds: 5
Total Baths: 3
Yearly/Seasonal: Yearly
Days On Market: 5 PDOM: 5 CDOM:5

TAX INFORMATION
Property ID: 292923330034
Tax Year: 2018
Tax Amt: \$5,942
Assess Bal: \$6,557
Tax w/assess: \$6,676
Assess Pend: No
Homestead: No

Off Market Date: 03/17/2018
Projected Close Date: 04/24/2018
Date Closed: 04/24/2018

General Property Information

Legal Description: Subj To Esmt; Lot 13 BIK 11
County: Ramsey
School District: 625 - St. Paul
Complex/Dev/Sub: Owner Occupied: N
Restrictions/Covts:
Lot Description: Corner Lot, Tree Coverage - Light, City Bus (w/in 6 blks)
Road Frontage: City, Paved Streets, Curbs, Sidewalks
Zoning: Residential-Multi-F
Accessibility: None

Public Remarks: Terrific income producing building with 3 units and great tenants. Unit 2 is perfect for Owner Occupant! It is a two story, 2 BR unit on the sunny south side of the 2nd and 3rd floors. Prime walkable location and almost NEVER a vacancy! Lots of off street parking, and just a couple blocks to the Green Line stop. Hardwood floors, built-ins and very good condition. Nice clean basement for laundry and extra storage. Garage for bikes, storage, etc. Please allow 24 hour notice for showing, but HURRY!

Owner is an Agent?: No
In Foreclosure?: No Lender Owned?: No Potential Short Sale?: No

Structure Information

Heat: Hot Water
 Fuel: Natural Gas
 Water: City Water/Connected
 Sewer: City Sewer/Connected
 Garage: 1
 Parking Char: Detached Garage, Driveway - Gr
 Pool:
 Amenities-Shared: Deck

No. of Ranges: Three
 No. of Refrig: Three
 Basement: Full
 Exterior: Stucco, Brick/Stone
 Fencing: None
 Roof: Asphalt Shingles, Age Over 8 Years

Unit Information

Number of Units Like This: 1

Total Rooms: 5
 Total Bedrooms: 2
 Total Baths: 1 Full: 0 3/4: 1 1/2: 0 1/4: 0
 Bath Char: Main Floor 3/4 Bath
 Fireplaces: 0
 Fireplace Char:
 Appliances: Cooktop, Dishwasher, Refrigerator
 Amenities: Natural Woodwork, Kitchen Window, Hardwood Floors, Tile Floors
 Special Search: Main Floor Bedroom

Monthly Expense: \$495
 Monthly Rent: \$1,400
 Annual Rent: \$16,800
 Finished Sq Ft: 800
 Oth Park Spaces: 2
 Air Conditioning: None

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main	13x13	Bedroom 1	Main	13x12			
Dining Rm	Main	11x14	Bedroom 2	Main	13x8			
Family Rm			Bedroom 3					
Kitchen	Main	9x8	Bedroom 4					

Dining Room Desc: Separate/Formal Dining Rm
 Family Room Char:

Number of Units Like This: 1

Total Rooms: 6
 Total Bedrooms: 2
 Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
 Bath Char:
 Fireplaces: 0
 Fireplace Char:
 Appliances: Range, Dishwasher, Refrigerator
 Amenities: Natural Woodwork, Balcony, Kitchen Window, Hardwood Floors, Tile Floors
 Special Search:

Monthly Expense: \$477
 Monthly Rent: \$1,350
 Annual Rent: \$16,200
 Finished Sq Ft: 1,087
 Oth Park Spaces: 2
 Air Conditioning: None

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Upper	14x14	Bedroom 1	Third	14x10	Three S	Upper	11x9
Dining Rm	Upper	13x13	Bedroom 2	Third	11x11			
Family Rm			Bedroom 3					
Kitchen	Upper	11x8	Bedroom 4					

Dining Room Desc: Separate/Formal Dining Rm
 Family Room Char:

Number of Units Like This: 1

Total Rooms: 5
 Total Bedrooms: 1
 Total Baths: 1 Full: 1 3/4: 1/2: 1/4:
 Bath Char:
 Fireplaces: 0
 Fireplace Char:
 Appliances: Range, Refrigerator
 Amenities: Kitchen Window, Hardwood Floors, Tile Floors
 Special Search:

Monthly Expense: \$345
 Monthly Rent: \$975
 Annual Rent: \$11,700
 Finished Sq Ft: 700
 Oth Park Spaces: 1
 Air Conditioning: None

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Upper	14x12	Bedroom 1	Third	11x9	Three S	Upper	11x9
Dining Rm	Upper	14x13	Bedroom 2					
Family Rm			Bedroom 3					
Kitchen	Upper	10x10	Bedroom 4					

Dining Room Desc: Separate/Formal Dining Rm
 Family Room Char:

Expenses

Owner Expense: Taxes, Insurance, Water/Sewer, Fuel, Maintenance/Repair, Trash, Snow, Lawn

Tenant Expense: Electric, Cable T.V.

Annual Electric Expense:	\$	Annual Repair Expense:	\$2,580
Annual Fuel Expense:	\$1,646	Annual Trash Expense:	\$444
Annual Insurance Expense:	\$2,431	Annual Water/Sewer Expense:	\$1,560
Annual Maintenance Expense:	\$1,200	Annual Caretaker Expense:	\$
Annual Gross Expense:	\$15,803		
Total Annual Expenses:	\$9,861		

Income

Annual Gross Income:	\$44,700	Monthly Misc. Income:	\$
Annual Net Income:	\$28,897	Annual Misc. Income:	\$

