



Morgan and Trust Realty



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Residential
Investment Properties
Property Management

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Sale Price: \$2,300,000

Investment opportunity. Six units, two buildings, all new with 5BRs, 2BA and Laundry in each unit. Highly marketable modern interior finishes Strong rental appeal in the Marcy-Holmes / University district. 814 & 816 6th Street SE: Common Lot Development. Both 814 and 816 6th Street SE exist on a single parcel under one PID and were developed as a Common Lot Development in the Marcy-Holmes neighborhood. Together, 814 & 816 6th Street SE form a unified six-unit multifamily asset on a single PID, built and renovated to modern 2020s standards.

814-816 6th St SE, Minneapolis, Mn 55414

814 6th Street SE – Full Gut Renovation & Triplex Conversion

814 began as an older duplex and was transformed into a three-level triplex through a complete gut renovation and addition. Other than the foundation and the first- and second-floor exterior walls, the structure is essentially new construction.

Structural & Exterior

- Full interior demolition and rebuild.
- Added a third story to convert the duplex into a triplex.
- Constructed a three-story treated-wood rear deck.
- New roof system.
- New vinyl siding, aluminum soffit & fascia, and steel exterior doors.
- Single-hung Vector windows installed throughout.
- Spray foam plus batt insulation for energy compliance.

Mechanical, Electrical & Plumbing

- Completely new plumbing system (water, waste, vent).
- Upgraded to a 2-inch water service for the sprinkler system.
- Installed a full NFPA fire sprinkler system with monitoring.
- All-new electrical with:
 - Quartz countertops
 - Quartz vanity tops
- Stackable washer/dryer hookups in each unit.
 - Three separate meters (one per unit)
 - One common-area meter
- New separate HVAC systems for each unit (forced air gas heat + electric AC).
- Three 40-gallon electric water heaters (one per unit).

Interior Construction & Finishes

- Full reframing of all interior layouts.
- New drywall, interior doors, trim, and full paint/enamel finish.
- LVP flooring throughout.
- Kitchens:
 - Legacy soft-close cabinets
 - Quartz countertops
 - Tile backsplash
 - Stainless steel appliances
- Bathrooms:
 - Tile shower surrounds
 - Quartz vanity tops
- Stackable washer/dryer hookups in each unit.

816 6th Street SE – New Construction Slab-on-Grade Triplex

816 was built as a brand-new slab-on-grade triplex, designed to complement 814 while offering fully modern construction and finishes. While layouts differ, the systems and interior standards match 814 to maintain continuity across the parcel.

Structural & Exterior

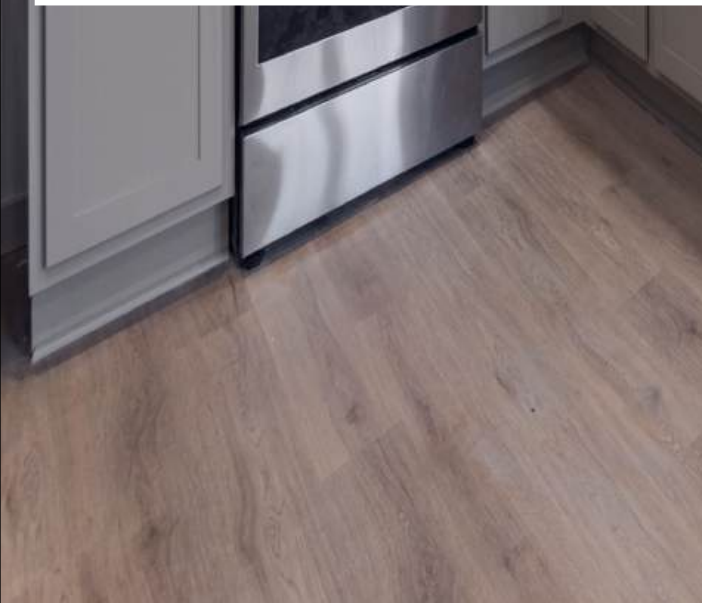
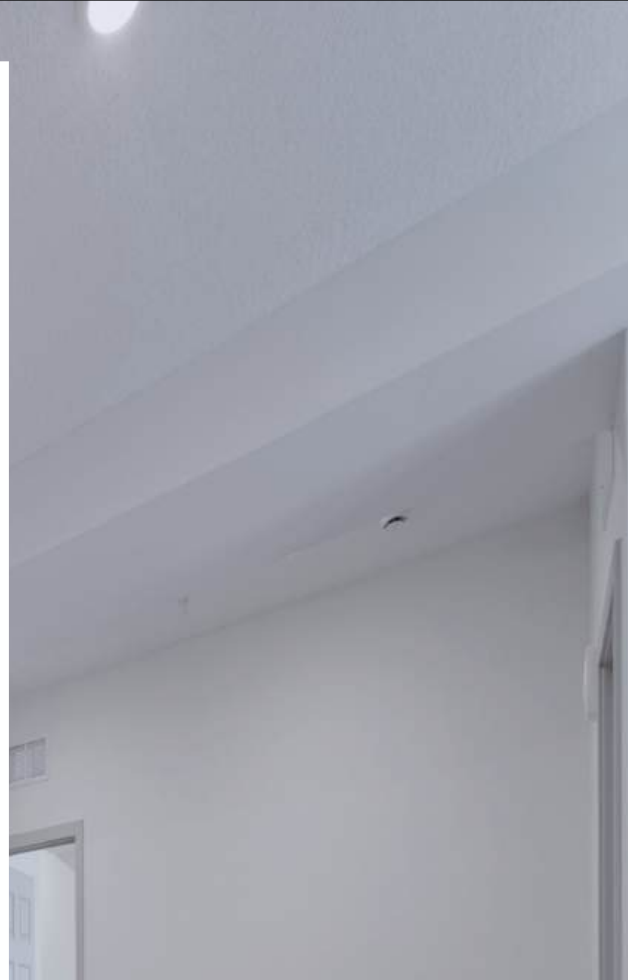
- Ground-up slab-on-grade new construction.
- LP SmartSide exterior siding.
- New exterior paint
- Pre-finished soffit & fascia.
- Architectural asphalt shingle roof.
- Batt + poly insulation package.
- Single-hung Vector windows, matching 814.
- Interior staircase access to each unit.

Mechanical, Electrical & Plumbing

- New water and new sewer service runs.
- Three separate electrical services/meters (one per unit).
- Three independent forced-air heating and cooling systems (Magic-Pak) Three 40-gallon electric water heaters.
- All electric appliances (ranges, dryers, etc.), consistent with 814.
- New plumbing system throughout.

Interior Construction & Finishes

- LVP flooring throughout.
- Kitchens and bathrooms identical in finish level to 814, including:
 - Quartz countertops
 - Stainless steel appliances
 - Tile shower surrounds
- New trim, interior doors, and full interior paint/enamel.
- Stackable washer/dryer hookups in each unit.



814-816 6th St SE

Properties: 6 UNITS - 5BR, 2BA EACH W LAUNDRY

ESTIMATED FINANCIALS

BASED ON \$650 PER BEDROOM, \$3250 PER UNIT

Operating Income & Expense

Income

Rent Income 234,000.00

Total Operating Income 234,000.00

Expense

Property Tax 14,000.00

Repair 4,800.00

Landscape/Yard/Mowing 1,800.00

Water 2,400.00

Gas/Electric 0.00

Trash 3,600.00

Rental License 300.00

Insurance 9,000.00

Management 0.00

Snow Removal 1,700.00

Vacancy Rate 3% 7,020.00

Total Operating Expense 44,620.00

NOI - Net Operating Income 189,380.00

Total Income 234,000.00

Total Expense 44,620.00

Net Income 189,380.00

