

OFFERING  
MEMORANDUM

4525 4th Ave S  
MINNEAPOLIS, MN

**PERITUS**  
REAL ESTATE

# EXECUTIVE SUMMARY

4525 4th Ave S,  
Minneapolis MN 55419



John Stiles

Broker - REALTOR®

Multifamily Investment Guide

(612) 584-1345

[John@TwinCitiesMultifamily.com](mailto:John@TwinCitiesMultifamily.com)

[www.TwinCitiesMultifamily.com](http://www.TwinCitiesMultifamily.com)

## PERITUS REAL ESTATE



Well-maintained 8-unit brick apartment building located in the desirable Regina neighborhood within the Nokomis community of Minneapolis. Built in 1960, this two-story property offers 5,070 finished square feet and a highly rentable unit mix of seven 1-bedroom units and one studio/efficiency.

Each unit features its own forced-air furnace, with residents paying their own heat — a major operational advantage that helps control owner expenses. The building also includes coin-operated laundry for additional income and convenient off-street parking for tenants.

Solid brick construction, individual mechanical systems, and a straightforward unit mix make this a stable, easy-to-manage asset. The property is also an ideal candidate for enrollment in the Minneapolis 4d Affordable Housing Program, offering the potential for a reduced property tax rate in exchange for maintaining qualifying affordable rents.

Situated in a strong South Minneapolis location near parks, shopping, transit, and major corridors, this property appeals to long-term renters seeking convenience and neighborhood charm.

Excellent opportunity for investors seeking steady cash flow with additional upside through tax optimization.



# PROPERTY DETAILS

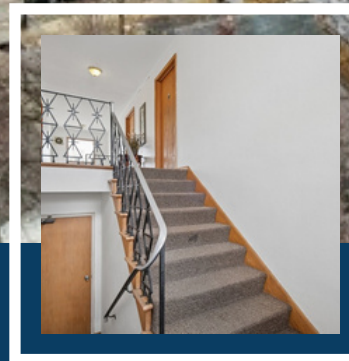
4525 4th Ave S,  
Minneapolis MN 55419

Information contained herein is from sources deemed reliable but not guaranteed. Prospective buyers should independently verify all information.

<b>Property ID</b>	Hennepin County 10-028-24-44-0166
<b>Lot Size</b>	80 x 129 .24 acres / 10,454 sq ft
<b>Year Built</b>	1960
<b>Square Footage</b>	Building Finished Sq Ft: 5,070
<b>Unit Mix</b>	Studio – 1 1 Bedroom – 7
<b>Roof</b>	Asphalt Shingles - 2 Years New
<b>Exterior</b>	Brick
<b>Mechanicals</b>	Individual mechanical systems 2 Water Heaters
<b>Laundry</b>	Coin-Operated Laundry (Owned)
<b>Parking</b>	On-site parking lot Asphalt driveway Off-street parking available for tenants
<b>Amenities</b>	On-Site Laundry Off-Street Parking Each unit has a dedicated HVAC system

# RENT ROLL

Unit	Style	Baths	Monthly	Annually	Resident Pays	Expiration
Apt 1	1 BR	1	\$795	\$9,540	Electricity	MTM
Apt 2	1 BR	1	\$1,195	\$14,340	Electricity	MTM
Apt 3	Studio	1	\$995	\$11,940	Electricity	MTM
Apt 4	1 BR	1	\$1,095	\$13,140	Electricity	MTM
Apt 5	1 BR	1	\$1,095	\$13,140	Electricity	MTM
Apt 6	1 BR	1	\$1,095	\$13,140	Electricity	MTM
Apt 7	1 BR	1	\$995	\$11,940	Electricity	MTM
Apt 8	1 BR	1	\$1,095	\$13,140	Electricity	MTM
<b>Total</b>			<b>\$8,360</b>	<b>\$100,320</b>		



# EXPENSES

Expense	Monthly	Annually	% Of Gross Rent
Property Taxes	\$915	\$10,978	11%
Insurance	\$584	\$7,011	7%
Gas	\$161	\$1,929	2%
Electricity	\$34	\$402	0.4%
Water & Sewer	\$562	\$6,744	7%
Trash	\$240	\$2,880	3%
Repairs & Maintenance	\$229	\$2,745	3%
Lawn & Snow	\$104	\$1,250	1%
Management and Admin	\$33	\$390	0.4%
<b>Total</b>	<b>\$2,861</b>	<b>\$34,329</b>	<b>34%</b>



# INVESTMENT ANALYSIS

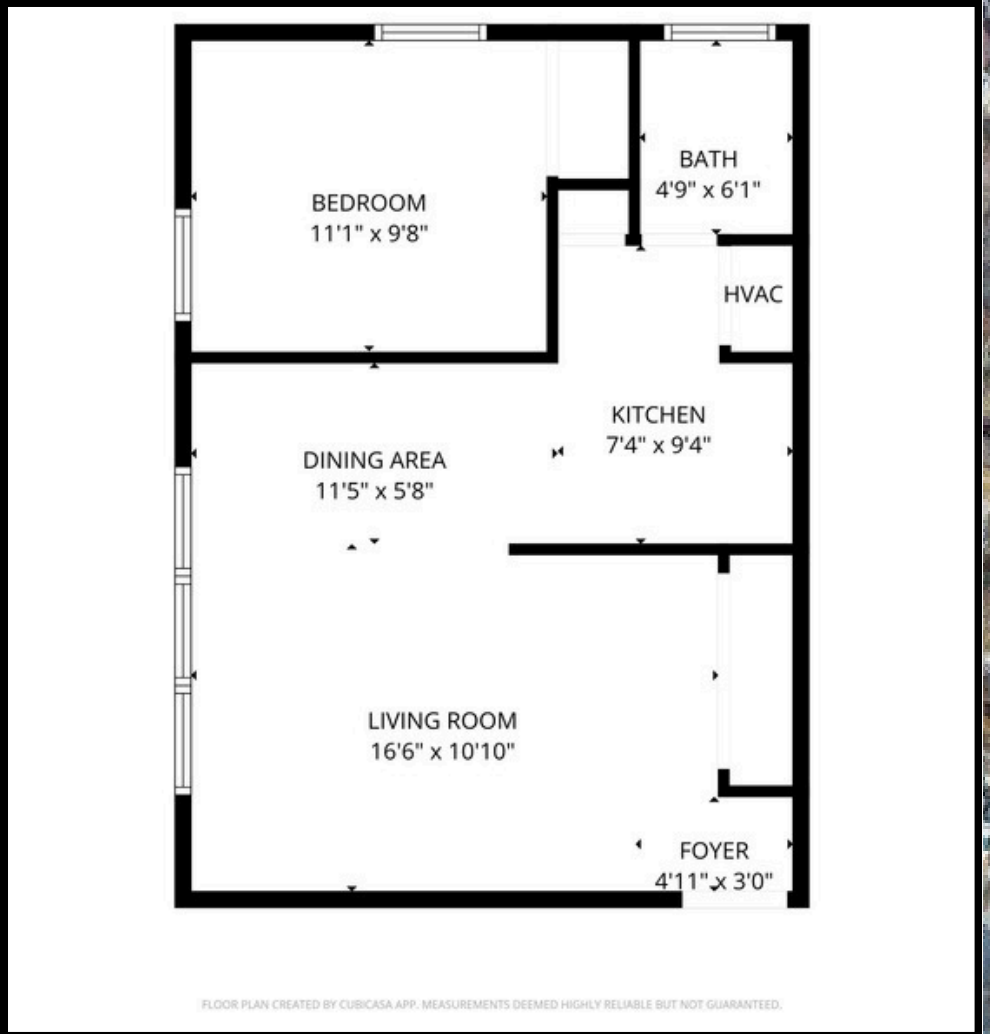
<b>Scheduled Rent</b>	<b>\$100,320</b>
4% Vacancy Allowance	\$4,013
Laundry Income	\$1,256
Effective Gross Income	\$97,563
Expenses	\$34,329
Net Operating Income	\$63,234
<b>Sales Price</b>	<b>\$1,025,000</b>
Price Per Unit	\$128,000
Price Per Sq Ft	\$202
Gross Rent Multiplier	9.8
Cap Rate	6.2%

<b>Down Payment (25%)</b>	<b>\$256,250</b>	
New Financing	\$768,750	
	Monthly	Annually
Example Financing at 6%, amortized over 25 years*	\$4,953	\$59,437
Cash Flow	\$551	\$6,611

\*This is not an offer for financing. Please confirm availability with your lender.

Information contained herein is from sources deemed reliable but not guaranteed.  
Prospective buyers should independently verify all information.

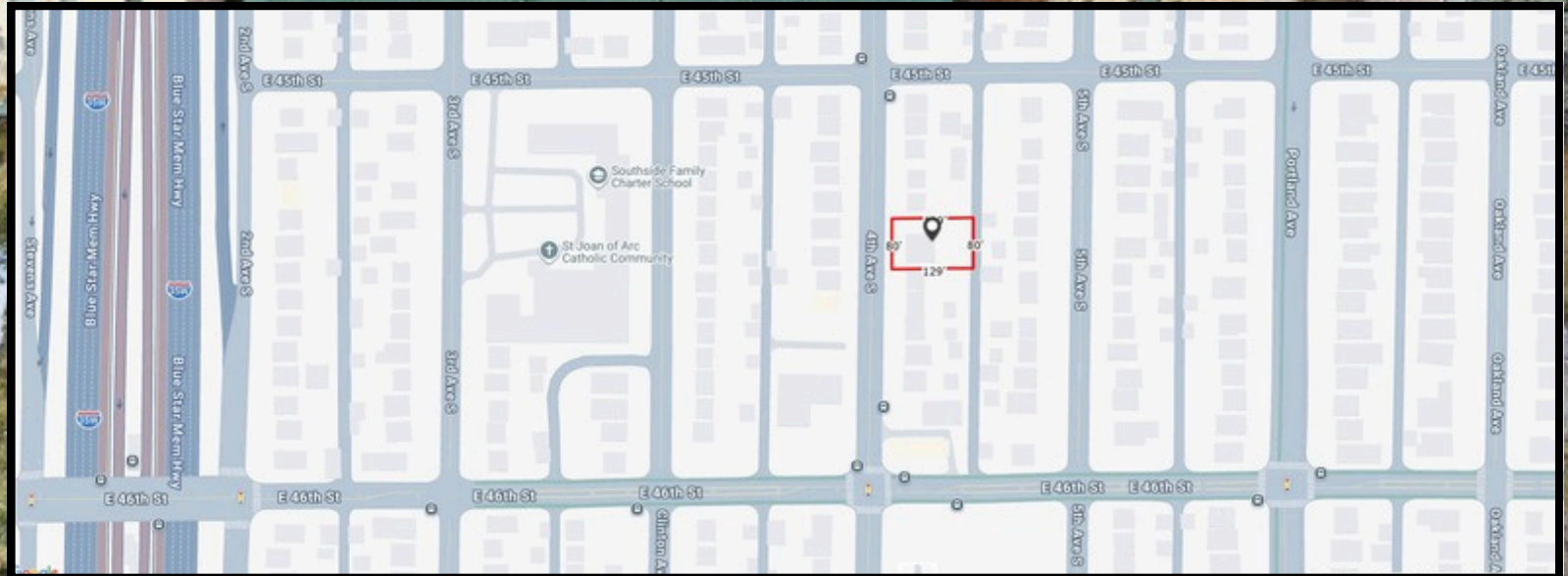
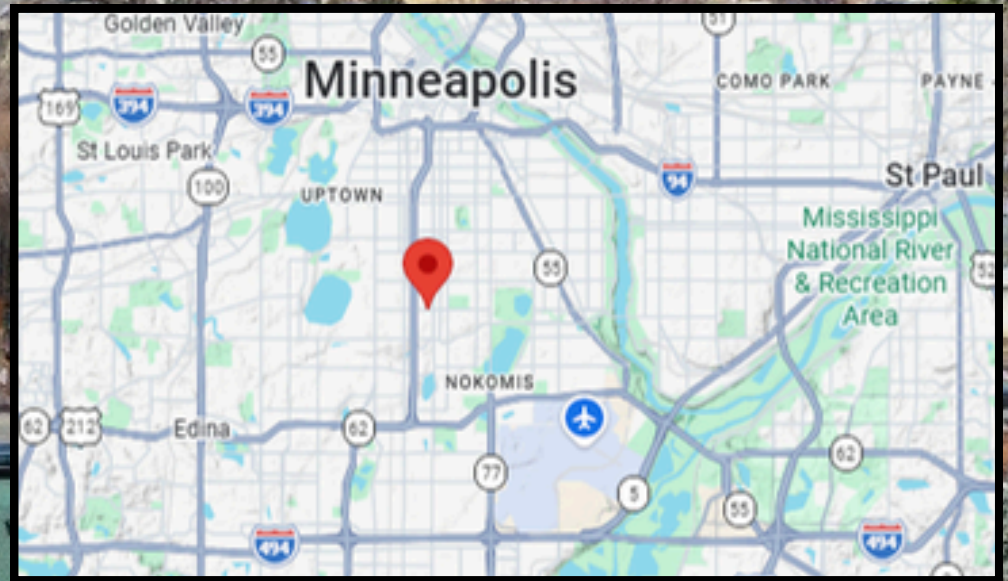
# EXAMPLE 1 BR FLOORPLAN



Information contained herein is from sources deemed reliable but not guaranteed. Prospective buyers should independently verify all information.

4525 4TH AVE S MINNEAPOLIS MN 55419

# LOCATION



**PERITUS**  
**REAL ESTATE**

Information contained herein is from sources deemed reliable but not guaranteed.  
Prospective buyers should independently verify all information.

JOHN STILES | (612) 584-1345

[WWW.TWINCITIESMULTIFAMILY.COM](http://WWW.TWINCITIESMULTIFAMILY.COM)

# NEIGHBORHOOD



The **Regina** neighborhood is located within the **Nokomis community** in **South Minneapolis**. Regina is a primarily residential neighborhood known for its tree-lined streets, stable housing stock, and convenient access to major transportation routes. The area features a mix of single-family homes and small multifamily properties, making it attractive for both homeowners and renters.

The neighborhood benefits from proximity to key South Minneapolis amenities including Lake Nokomis, Minnehaha Creek, and major corridors such as Nicollet Avenue and Interstate 35W, providing convenient connectivity to downtown Minneapolis and surrounding employment centers. Residents enjoy access to neighborhood parks, local retail, dining options, and public transportation, contributing to the area's strong appeal for long-term residents and tenants.

Information contained herein is from sources deemed reliable but not guaranteed. Prospective buyers should independently verify all information.



## DEMOGRAPHICS

4525 4th Ave S,  
Minneapolis MN 55419

Information contained herein is from sources deemed reliable but not guaranteed. Prospective buyers should independently verify all information.

### Housing Facts & Stats

	Regina	Minneapolis	Hennepin County	Minnesota	USA
Median Estimated Home Value	\$333K	\$370K	\$396K	\$363K	\$366K
Est. Home Value 12-Mo. Change	+1.4%	+7.7%	+2.8%	+2.7%	+0.1%
Median List Price	-	\$325K	\$400K	\$385K	-
List Price 1-Month Change	-	+3.2%	+2.6%	+4%	-
List Price 12-Month Change	-	0%	-3.4%	-1.1%	-
Median Home Age	84	66	57	48	44
Own	90%	48%	63%	72%	65%
Rent	10%	52%	37%	28%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	-	\$1.38B	\$6.36B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	-	+15%	+5%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	-	-22%	-5%	+5%

### People Facts & Stats

	Regina	Minneapolis	Hennepin County	Minnesota	USA
Population	2K	427K	1.27M	5.71M	332.39M
Population Density per Sq Mi	6.18K	7.9K	2.29K	72	94
Pop Change since 2020	0%	+0.7%	+1%	+2.1%	+2.1%
Median Age	44	33	37	39	39
Male / Female Ratio	50%	51%	50%	50%	50%

### Economic Facts & Stats

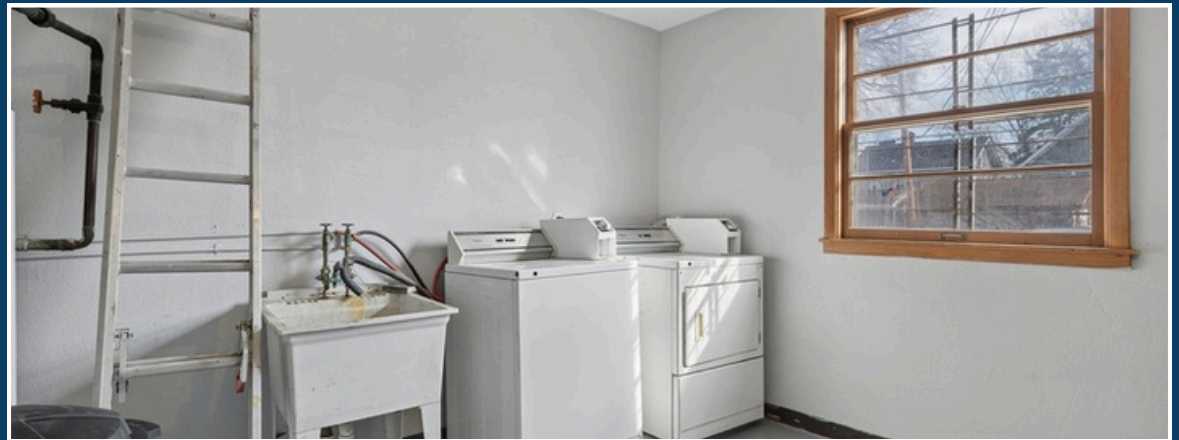
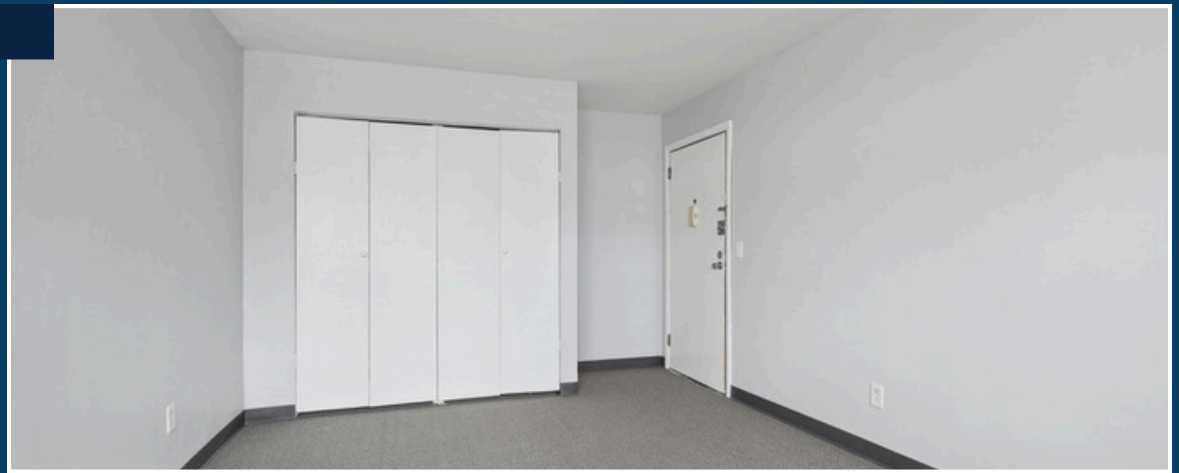
	Regina	Minneapolis	Hennepin County	Minnesota	USA
Income Per Capita	\$69,942	\$50,605	\$57,633	\$46,957	\$43,289
Median Household Income	\$116,818	\$80,269	\$96,339	\$87,556	\$78,538
Unemployment Rate	-	3.9%	3.8%	3.5%	4.4%
Number Unemployed	-	10K	27K	111K	7.61M
Number Employed	-	245K	697K	3.06M	163.66M
Number in Labor Force	-	255K	724K	3.17M	171.26M

**PERITUS**  
**REAL ESTATE**

# PHOTOS



Find more photos by scanning the  
QR code or go to:  
[twincitiesmultifamily.com/4525-4th-ave-s](https://twincitiesmultifamily.com/4525-4th-ave-s)



Information contained herein is from sources deemed reliable but not guaranteed.  
Prospective buyers should independently verify all information.



**PERITUS**  
**REAL ESTATE**

# CONTACT

---

---

**John Stiles**

Broker - REALTOR®

Multifamily Investment Guide

(612) 584-1345

[John@TwinCitiesMultifamily.com](mailto:John@TwinCitiesMultifamily.com)

[www.TwinCitiesMultifamily.com](http://www.TwinCitiesMultifamily.com)

**4525 4th Ave S,  
Minneapolis MN 55419**