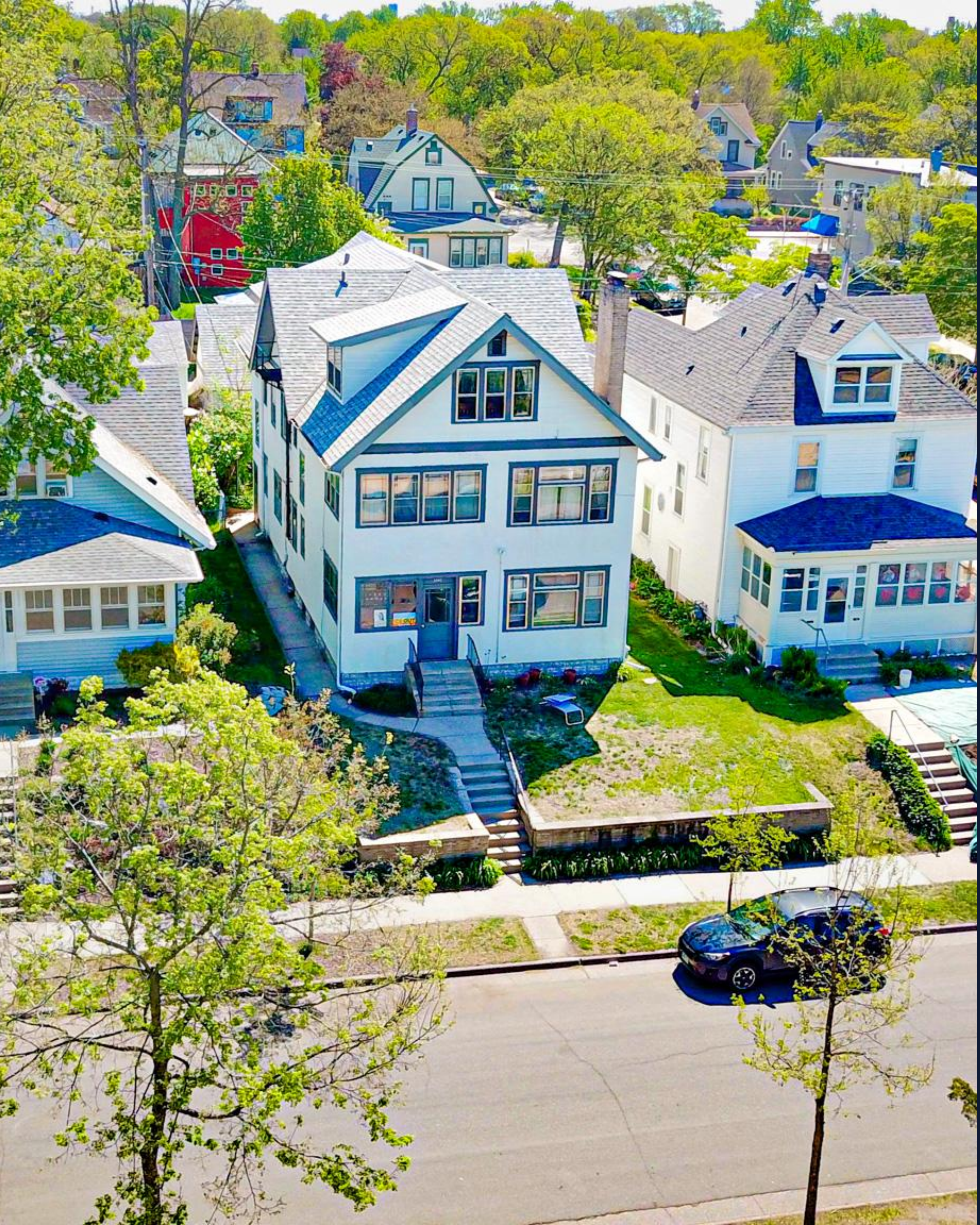
3343 15TH AVE S

Minneapolis, MN 55407

Multifamily Investment Opportunity

Offering Memorandum

Established South Minneapolis Rental Location • Located in the Desirable Powderhorn Park Neighborhood • Minutes from Downtown Minneapolis



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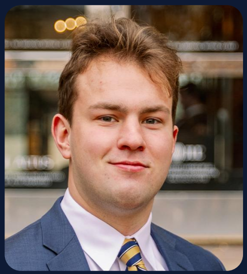

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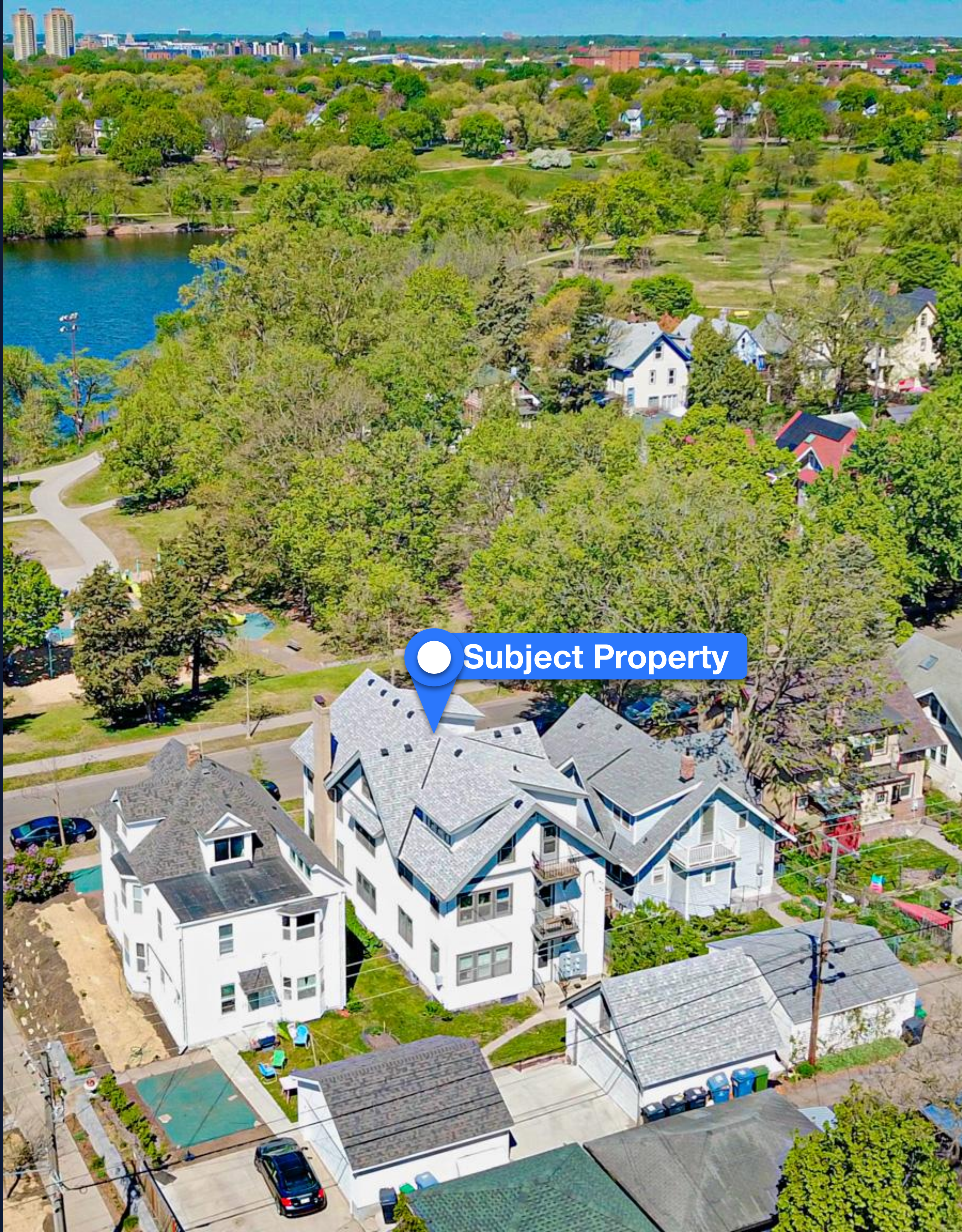


PROPERTY OVERVIEW

3343 15th Ave S
Minneapolis, MN 55407

EXECUTIVE SUMMARY

3343 15th Ave S Minneapolis, MN 55407	**5** Total Units	**±4,450** GLA (SF)	**±742** Average Unit Size

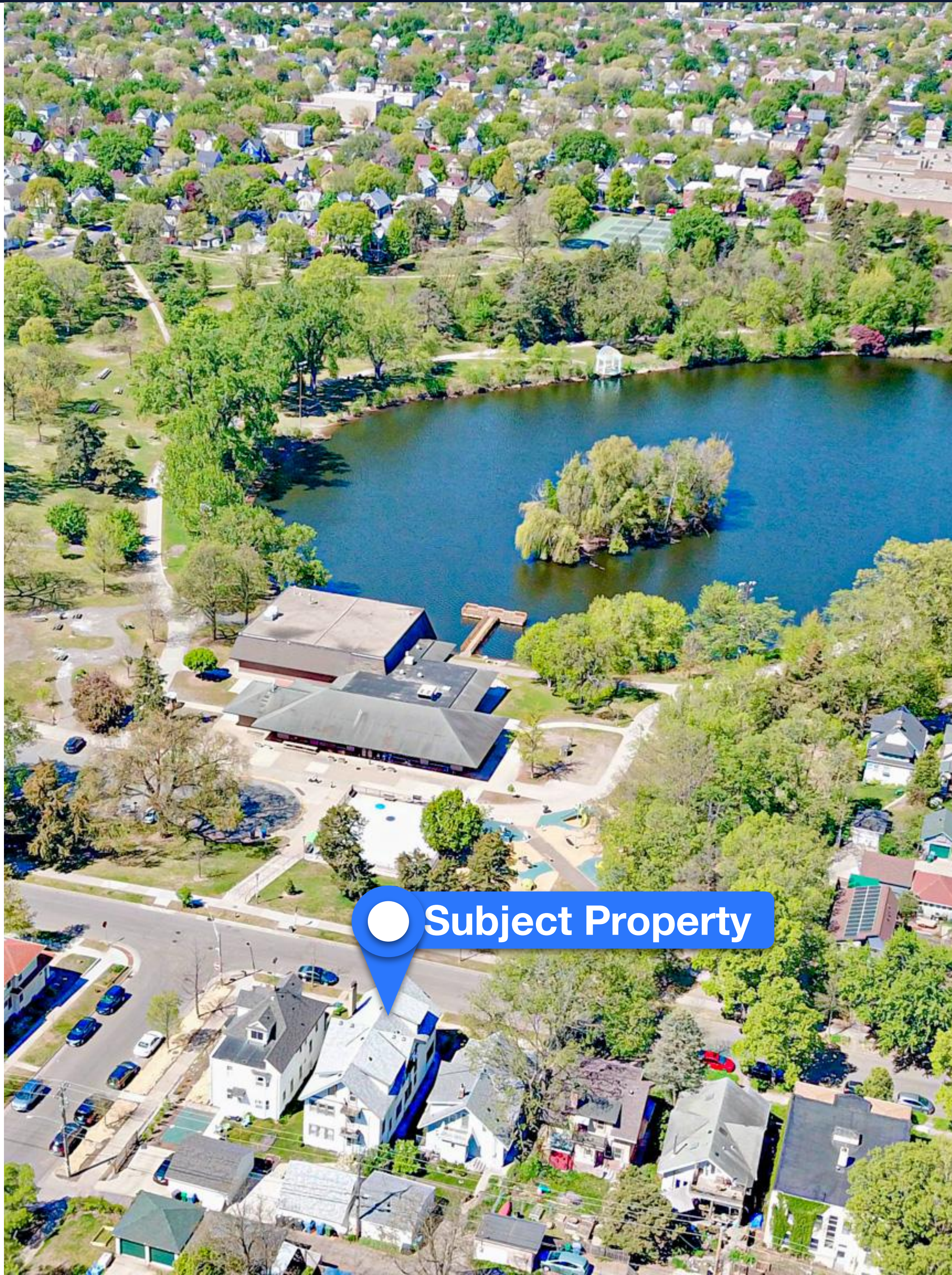
The Opportunity

3343 15th Ave S presents a compelling opportunity to acquire a well-maintained, income-producing five-unit multifamily asset in one of Minneapolis' most established and sought-after urban neighborhoods. Consisting of approximately ±4,450 square feet, the property offers stable cash flow with future upside potential through continued rental growth and operational efficiencies.

Situated in the highly desirable Powderhorn community, the property benefits from strong renter demand driven by its central location and neighborhood amenities. Residents enjoy convenient access to Powderhorn Park, local restaurants, coffee shops, neighborhood retail, and a variety of cultural attractions that contribute to the area's vibrant character and strong sense of community. The property is also well-connected to major transportation corridors and public transit routes, providing easy access to Downtown Minneapolis, the Midtown Greenway, and major employment centers throughout the Twin Cities.

The surrounding area is known for its historic charm, diverse housing stock, and active neighborhood atmosphere, making it a consistently attractive destination for renters. With a Walk Score of approximately 72, residents can accomplish many daily errands on foot while enjoying the convenience of urban living.

INVESTMENT HIGHLIGHTS



Property Highlights

- Attractive opportunity for both yield-focused investors and operators seeking value-add potential in a proven rental location
- Desirable unit mix consisting of four one-bedroom units and one three-bedroom unit, appealing to a broad tenant base
- High projected pro forma cap rate of 8.58%, driven by the opportunity to increase NOI through operational efficiencies and reduction of current ownership expenses
- Located directly adjacent to Powderhorn Park, providing tenants with immediate access to trails, green space, recreational amenities, and community events
- Convenient access to major retail, restaurants, and neighborhood amenities along Lake Street
- Off-street parking available
- Recently updated boiler and newer mechanical updates

INTERIOR PHOTOS

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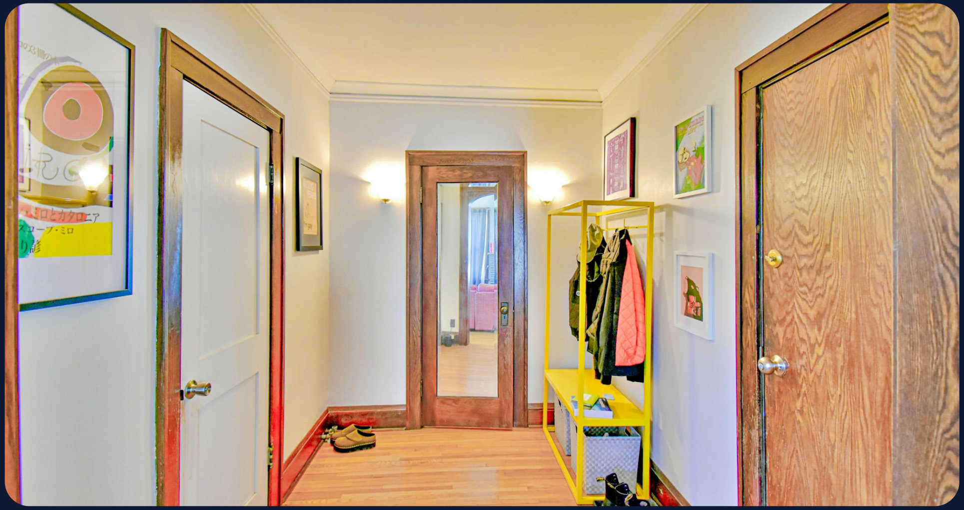
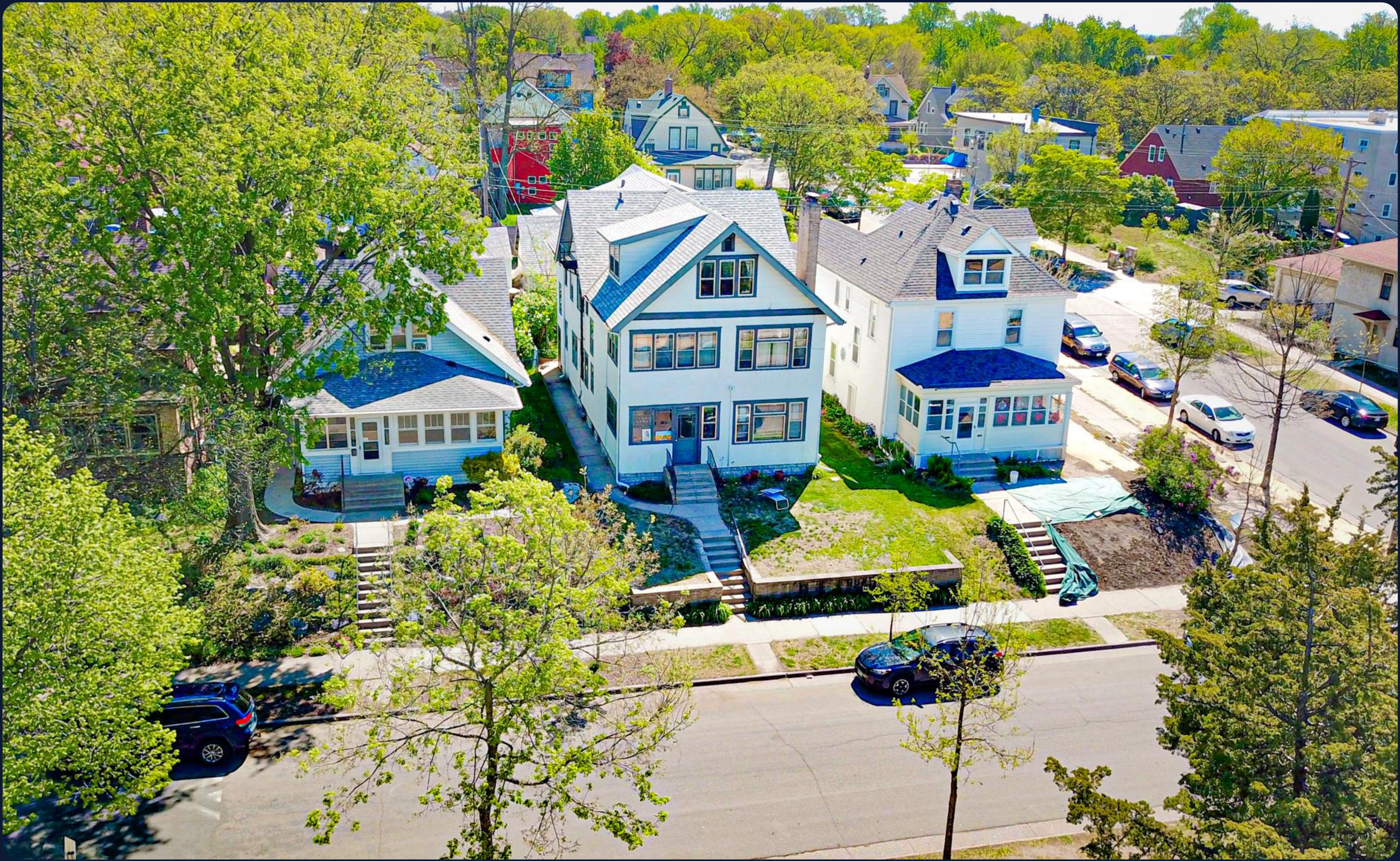


INTERIOR PHOTOS


N
Children's Minnesota - Minneapolis
±450 Beds | ±5,500 Employees
Phillips Eye Institute
±170 Employees
Abbott Northwestern Hospital
±996 Beds | ±5,700 Employees
Andersen United Middle School
±3,000 Students
Minnehaha Center
TARGET
planet fitness
Cub
MINNEAPOLIS COLLEGE OF ART AND DESIGN
±831 Students
Midtown Greenway
Chicago Ave ± 10,000 VPD
35W
55
ALDI
E Lake St ± 17,400 VPD
± 44,770 VPD
Home Mortgage Campus
WELLS FARGO
±3,500 Employees
Largest corporate employment hubs in the immediate Phillips and Whittier neighborhood corridor.
MERCADO CENTRAL
Wilder
Specia Education School
Powderhorn Park
South High School
±1,260 Students
Subject Property
Midtown Farmers Market
± 204,000 VPD
Central Park Elementary
±590 Students
Tennis Courts
WORKER OWNED CO-OP
MAY DAY Cafe
E 35th St
Company BAR
KYATCHI
LITTLE BIRD delicatessen
Nighthawks
COCINA LATINA
BOLUDO
Jakeeno's Pizza & Pasta
REVERIE
DQ
Sisters' Sludge
BICHOTA
Bancroft Elementary
±500 Students
DUCK DUCK COFFEE
EVERYDAY BRUNCHING
STANDISH CAFE
Google Earth

FINANCIAL OVERVIEW



FINANCIAL SUMMARY

$550,000	**$110,000**	**$152.78**	**8.18%**	**7.18**
List Price	Price Per Unit	Price Per SF	Pro Forma Cap Rate	Pro Forma GRM

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. SF	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
2	Studio	40%	625	$1.60	$999	$1,050	$1.68	$999	$1,998	$2,100
2	1+1	40%	800	$1.55	$1,243	$1,300	$1.63	$1,325	$2,485	$2,600
	Average		**720**	**$1.72**	**$1,242**	**$1,290**	**$1.79**	**$1,275**	**$6,212**	**$6,450**
5	**Total**		**3,600**	**$8.61**	**$6,212**	**$6,450**	**$8.94**	**$7,641**	**$74,544**	**$77,400**

FINANCIAL SUMMARY

		T-12	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit
Gross Potential Rent	Pro Forma Estimates	$74,544		$77,400	Market Rent	$77,400	4%
Less Vacancy	-5.0%	$0	0.00%	-$3,870	-5.0%	-$3,870	-5.0%
Loss/Gain to Lease	Actual	$0	0.00%	-$2,856	-3.7%	-$774	-1.0%
Less Concessions	-0.25%	$0	0.00%	-$194	-0.3%	-$194	-0.25%
Less Change in Delinquency	-0.25%	$0	0.00%	-$194	-0.3%	-$194	-0.25%
Expense/Utility Reimbursement	25%	$0	$0	$2,006	$401	$2,006	$401
Pet Fees/Rent	2%	$600	$120	$612	$122	$612	$122
Parking Fees	2%	$200	$40	$204	$41	$204	$41
Laundry Fees	2%	$1,332	$266	$1,358	$272	$1,358	$272
Gross Operating Income		**$76,676**		**$74,467**		**$76,549**	
Expenses		**$42,502**	**55.4%**	**$29,467**	**37.62%**	**$29,467**	**36.64%**
Net Operating Income		**$34,174**	**$6,835**	**$45,000**	**$9,000**	**$47,082**	**$9,416**
Loan Payments		$34,200		$34,200		$34,200	
Pre-Tax Cash Flow		-$27	0.0%	$10,800	7.85%	$12,882	9.37%
Plus Principal Reduction		$6,557		$6,557		$6,557	
Total Return Before Taxes		$6,530	4.75%	$17,357	12.62%	$19,439	14.14%

FINANCIAL SUMMARY

Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	5.00% Over Actual	12.84%	$9,574	$1,915	$10,053	$2,011	$10,053	$2,011	13.0%
Property Management Fee	0.0%x GOI	7.29%	$5,432	$1,086	$0	$0	$0	$0	0.0%
Insurance	$1,000.00Per Unit	11.43%	$8,517	$1,703	$5,000	$1,000	$5,000	$1,000	6.5%
Payroll	$150.00Per Unit	0.00%	$0	$0	$750	$150	$750	$150	1.0%
General and Administrative	$100.00Per Unit	0.28%	$207	$41	$500	$100	$500	$100	0.6%
Contract Services	$100.00Per Unit	0.00%	$0	$0	$500	$100	$500	$100	0.6%
Landscaping/Grounds	$50.00Per Unit	3.49%	$2,600	$520	$250	$50	$250	$50	0.3%
Turnover	$200.00Per Unit	0.00%	$0	$0	$1,000	$200	$1,000	$200	1.3%
Repairs & Maintenance	$250.00Per Unit	6.57%	$4,897	$979	$1,250	$250	$1,250	$250	1.6%
Electricity	2% Over Actual	1.66%	$1,240	$248	$1,265	$253	$1,265	$253	1.6%
Water/Sewer	2% Over Actual	5.75%	$4,287	$857	$4,373	$875	$4,373	$875	5.6%
Trash Removal	2% Over Actual	0.16%	$118	$24	$120	$24	$120	$24	0.2%
Other Utilities/Fuel/Gas	2% Over Actual	4.64%	$3,462	$692	$3,531	$706	$3,531	$706	4.6%
Marketing/Advertising	$25.00Per Unit	0.00%	$0	$0	$125	$25	$125	$25	0.2%
Other Expense (1)	$-Per Unit	0.01%	$9	$2	$0	$0	$0	$0	0.0%
Other Expense (2)	$-Per Unit	2.90%	$2,159	$432	$0	$0	$0	$0	0.0%
Reserves	$150.00Per Unit	0.00%	$0	$0	$750	$150	$750	$150	1.0%
Total Expenses		**55.43%**	**$42,502**	**$8,500**	**$29,467**	**$5,893**	**$29,467**	**$5,893**	**38.1%**
			Current	Per Unit	% of SGI				
Non-controllable expenses: Taxes, Ins., Reserves			$20,691	$4,138	26.7%				
Total Expense without Taxes & Reserves			$30,760	$6,152	39.74%				

RENT ROLL

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)	Occupied/Vacant
1+1	1	1	800	$1,325	$1.66	$1,300	$1.63	$25	-2%	Occupied
1+1	2	1	800	$1,160	$1.45	$1,300	$1.63	-$140	12%	Occupied
Studio	3	1	625	$999	$1.60	$1,050	$1.68	-$51	5%	Occupied
Studio	4	1	625	$999	$1.60	$1,050	$1.68	-$51	5%	Occupied
3+1.5	5	1	750	$1,729	$2.31	$1,750	$2.33	-$21	1%	Occupied
Totals		**5**	**3,600**	**$6,212**	**$8.61**	**$6,450**	**$1.79**	**-$238**	**4%**	**0**
Averages			**720**	**$1,242**	**$1.72**	**$1,290**	**$1.79**	**-$48**		**0.00%**

MARKET OVERVIEW

3343 15th Ave S
Minneapolis, MN 55407

Minneapolis , MN

307,000 Total Population

$73,000 Median HH Income

125,000 # of Households

163,000 Employed Population

44% % Bachelor's Degree

Located in South Minneapolis, the Powderhorn Park neighborhood offers a mix of historic charm, strong community character, and urban convenience. Residents enjoy easy access to local dining, retail, parks, and trails, along with quick connectivity to Downtown Minneapolis via major highways and transit routes. Its walkable atmosphere and continued neighborhood investment make it a highly desirable residential area.

Local Market Overview

Located in the heart of South Minneapolis, 3343 15th Avenue S is situated within the established Powderhorn Park neighborhood, an area known for its tree-lined streets, historic homes, and strong community character. Residents benefit from convenient access to neighborhood dining, retail, parks, and entertainment throughout nearby Lake Street, Nicollet Avenue, and the Midtown corridor, along with close proximity to Powderhorn Park and the Midtown Greenway. The surrounding area continues to attract residents seeking a blend of urban convenience and neighborhood-oriented living within one of Minneapolis's most established residential districts.

The property offers excellent connectivity to Downtown Minneapolis and other major employment centers via Interstate 35W, Highway 55, and multiple transit routes. Its central location near healthcare, education, and commercial hubs continues to support steady housing demand and long-term neighborhood stability, making the area attractive for both residents and investors. Ongoing investment throughout South Minneapolis and continued demand for well-located housing further reinforce the area's long-term residential and investment appeal.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	33,795	256,266	515,243
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	12,376	120,871	236,797
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$102,102	$115,604	$130,103

- ***Twin Cities rank in the top five nationally for park systems - 2025 ParkScore Index***
- ***#35 among the Best Cities for Young Professionals in America.***

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3343 15th Ave S | Minneapolis, MN 55407

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3343 15th Ave S, Minneapolis, MN, 55407 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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