

# 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



**MATTHEWS™**



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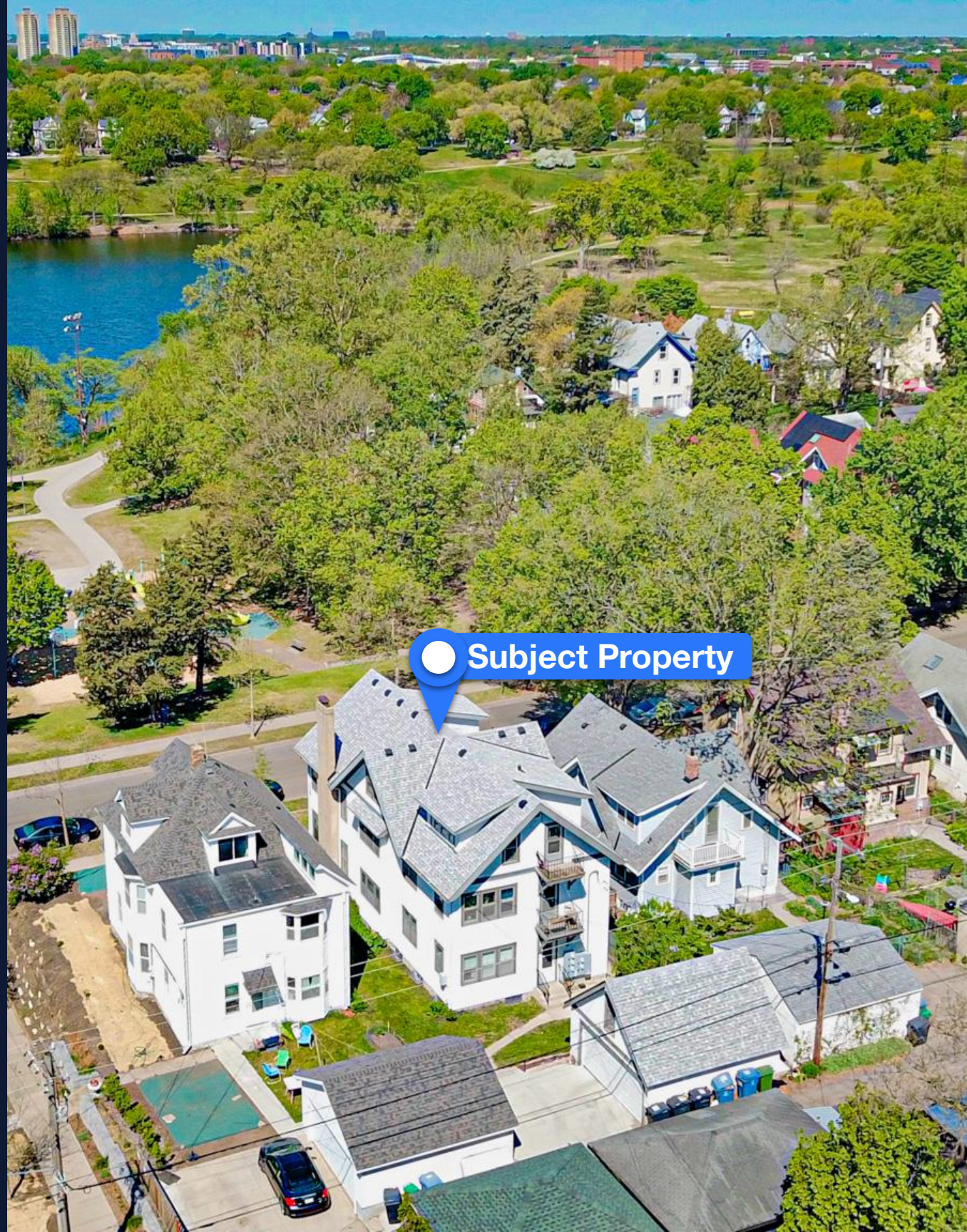
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# PROPERTY OVERVIEW

3343 15th Ave S  
Minneapolis, MN 55407



# EXECUTIVE SUMMARY

**3343 15th Ave S**  
Minneapolis, MN 55407

**5**  
Total Units

**±4,450**  
GLA (SF)

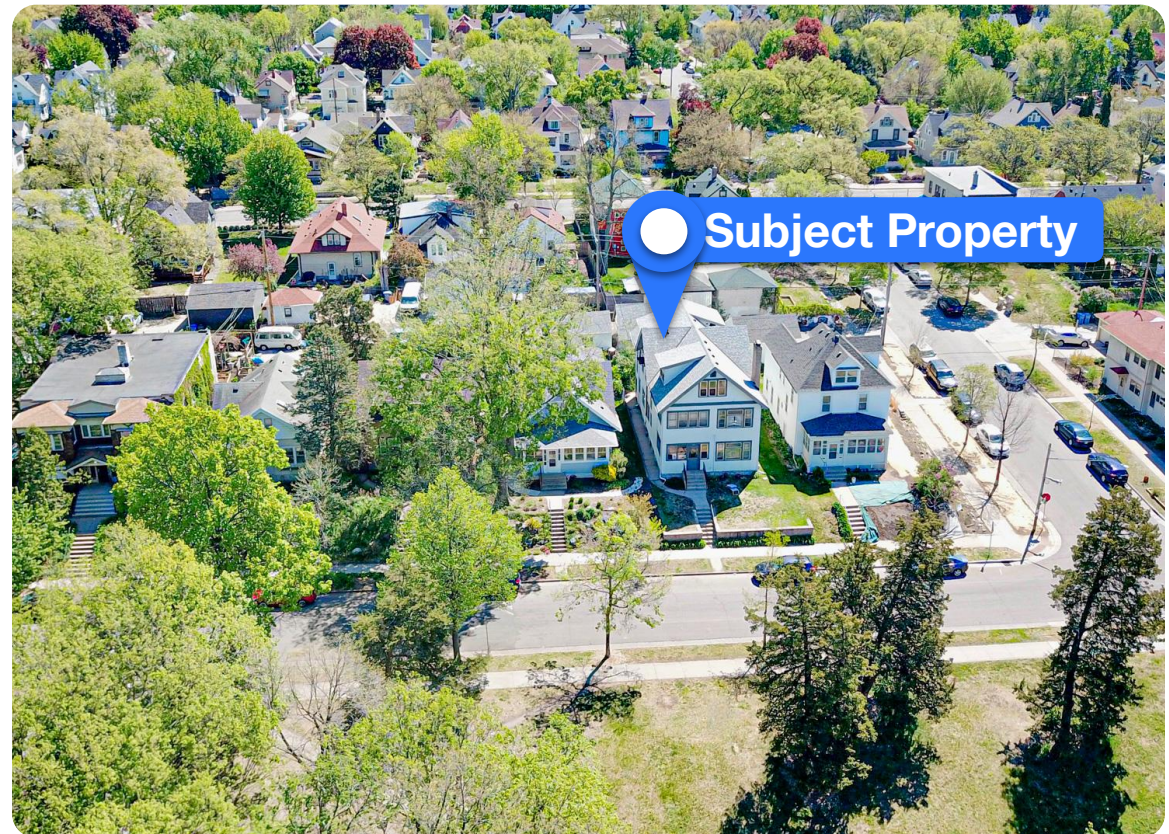
**±742**  
Total Rentable SF

## The Opportunity

1041 Osceola Ave presents a rare opportunity to acquire a well-maintained, income-producing six-unit multifamily asset in one of Minneapolis' most desirable urban neighborhoods. The property offers stable in-place income with upside potential, supported by consistent rental demand and strong neighborhood fundamentals.

Located in the Powderhorn Park neighborhood, the property benefits from proximity to Powderhorn Park itself, a vibrant mix of local restaurants, coffee shops, and retail destinations, as well as convenient access to major transit corridors connecting residents to Downtown Minneapolis and surrounding neighborhoods. Powderhorn Park is known for its historic character, diverse housing stock, strong sense of community, and active neighborhood atmosphere, all of which contribute to long-term tenant appeal and retention. With a Walk Score of approximately 72, most daily errands can be accomplished on foot in this highly accessible location.

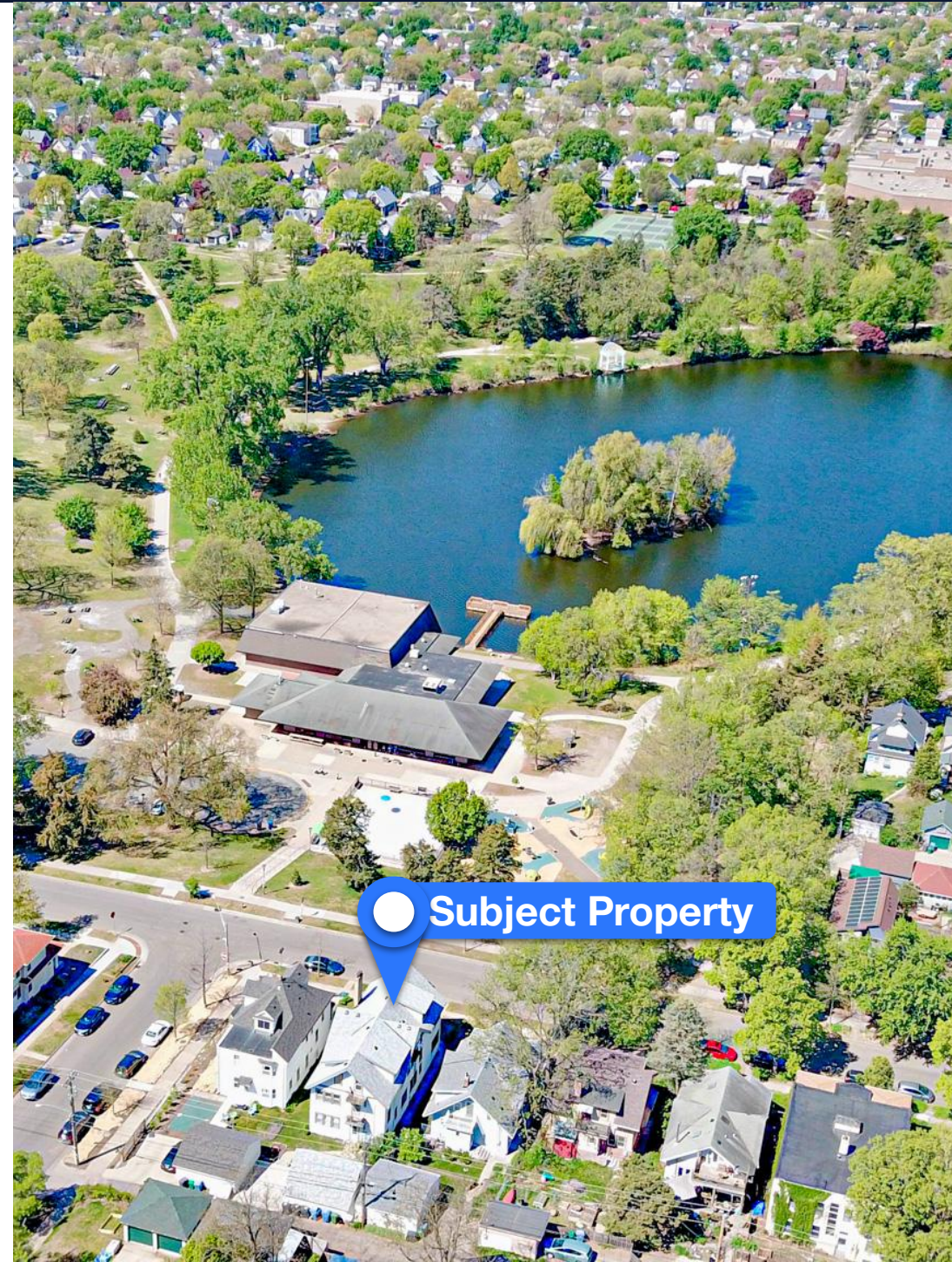
With its solid unit mix, attractive location, and steady performance, 1041 Osceola Ave represents an excellent opportunity for investors seeking dependable cash flow in a high-demand Minneapolis submarket.



# 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



# INTERIOR PHOTOS



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**MINNEAPOLIS COLLEGE OF ART AND DESIGN**  
±831 Students

**Phillips Eye Institute**  
±170 Employees

**Children's Minnesota - Minneapolis**  
±450 Beds | ±5,500 Employees

**Abbott Northwestern Hospital**  
±996 Beds | ±5,700 Employees

**Andersen United Middle School**  
±3,000 Students

**Minnehaha Center**



**WELLS FARGO**

**Home Mortgage Campus**  
±3,500 Employees  
Largest corporate employment hubs in the immediate Phillips and Whittier neighborhood corridor.

Chicago Ave ±10,000 VPD

E Lake St ±17,400 VPD

±44,770 VPD

±204,000 VPD

**Wilder Special Education School**

**Central Park Elementary**  
±590 Students

**Powderhorn Park**

**Tennis Courts**

**South High School**  
±1,260 Students

**Subject Property**

**Midtown Farmers Market**

E 35th St

**Company BAR** **KYATCHI** **LITTLE BIRD**  
*Nighthawks* **COCINA LATINA** *delicatessen* **BOLUDO**

**Jakeeno's**  
Pizza & Pasta

**REVERIE**

**MAY-DAY Cafe**  
WORKER OWNED CO-OP

**DQ**

**Sisters' Sludge**



**BICHOTA**

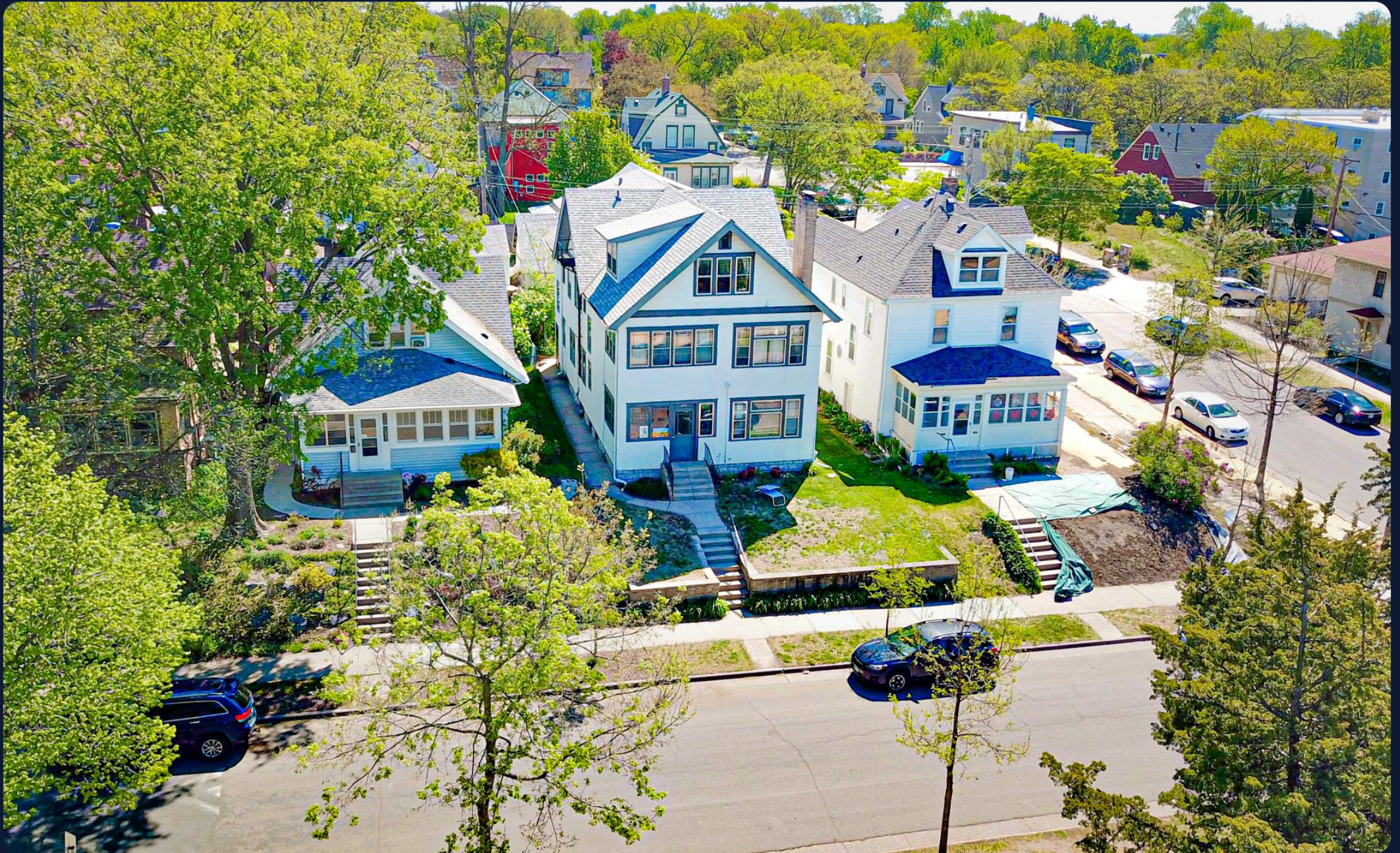
**Bancroft Elementary**  
±500 Students

**DUCK COFFEE**

**STANDISH CAFE**  
EVERYDAY BRUNCHING

# FINANCIAL OVERVIEW

3343 15th Ave S  
Minneapolis, MN 55407



# FINANCIAL SUMMARY

**\$580,000**

List Price

**\$116,000**

Price Per Unit

**\$178.46**

Price Per SF

**8.30%**

Pro Forma Cap Rate

**7.09**

Pro Forma GRM

## Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
0	Eff.	0%	0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0
0	Studio	0%	0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0
4	1+1	80%	625	\$1.77	\$1,107	\$1,157	\$1.85	\$1,270	\$4,429	\$4,628
0	1+1.5	0%	0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0
1	2+1	20%	750	\$2.29	\$1,715	\$1,715	\$2.29	\$1,715	\$1,715	\$1,715
5	Average		650	\$1.87	\$1,229	\$1,269	\$1.94	\$1,359	\$6,144	\$6,343
	Total		3,250	\$9.37	\$6,144	\$6,343	\$9.69	\$6,172	\$73,728	\$76,116

# FINANCIAL SUMMARY

			T-12	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit
Gross Potential Rent	Pro Forma Estimates		\$73,728		\$76,116		Market Rent	3%
Renovation Income					\$0		\$0	
Less Vacancy	-5.0%		\$0	0.00%	-\$3,806	-5.0%	-\$3,806	-5.0%
Loss/Gain to Lease	Actual		\$0	0.00%	-\$2,388	-3.1%	-\$761	-1.0%
Less Concessions	-0.25%		\$0	0.00%	-\$190	-0.3%	-\$190	-0.25%
Less Change in Delinquency	-0.25%		\$0	0.00%	-\$190	-0.3%	-\$190	-0.25%
Expense/Utility Reimbursement	100%	% Collected	\$0	\$0	\$8,024	\$1,605	\$8,024	\$1,605
Other Income	2%	% Over Actual	\$0	\$0	\$0	\$0	\$0	\$0
Pet Fees/Rent	2%	% Over Actual	\$600	\$120	\$612	\$122	\$612	\$122
Parking Fees	2%	% Over Actual	\$200	\$40	\$204	\$41	\$204	\$41
Laundry Fees	2%	% Over Actual	\$1,332	\$266	\$1,358	\$272	\$1,358	\$272
Storage Fees	2%	% Over Actual	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Rent	2%	% Over Actual	\$0	\$0	\$0	\$0	\$0	\$0
CAM/Reimbursement Income	2%	% Over Actual	\$0	\$0	\$0	\$0	\$0	\$0
Sign/Billboard Income	2%	% Over Actual	\$0	\$0	\$0	\$0	\$0	\$0
<b>Gross Operating Income:</b>			<b>\$75,860</b>		<b>\$79,740</b>		<b>\$81,367</b>	
<b>Expenses:</b>			<b>\$42,502</b>	<b>56.0%</b>	<b>\$31,592</b>	<b>37.81%</b>	<b>\$31,592</b>	<b>37.09%</b>
<b>Net Operating Income:</b>			<b>\$33,358</b>	<b>\$6,672</b>	<b>\$48,148</b>	<b>\$9,630</b>	<b>\$49,775</b>	<b>\$9,955</b>
Loan Payments			\$34,828		\$34,828		\$34,828	
Pre-Tax Cash Flow			-\$1,471	-1.3%	\$13,320	11.48%	\$14,947	12.89%
Plus Principal Reduction			\$5,285		\$5,285		\$5,285	
Total Return Before Taxes			\$3,815	3.29%	\$18,606	16.04%	\$20,232	17.44%

# 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	12.99%	\$9,574	\$1,915	\$10,053	\$2,011	\$10,053	\$2,011	13.2%
Property Management Fee	0.0%	x GOI	7.37%	\$5,432	\$1,086	\$0	\$0	\$0	\$0	0.0%
Insurance	\$1,000.00	Per Unit	11.55%	\$8,517	\$1,703	\$5,000	\$1,000	\$5,000	\$1,000	6.6%
Payroll	\$250.00	Per Unit	0.00%	\$0	\$0	\$1,250	\$250	\$1,250	\$250	1.6%
General and Administrative	\$250.00	Per Unit	0.28%	\$207	\$41	\$1,250	\$250	\$1,250	\$250	1.6%
Contract Services	\$100.00	Per Unit	0.00%	\$0	\$0	\$500	\$100	\$500	\$100	0.7%
Landscaping/Grounds	\$-	Per Unit	3.53%	\$2,600	\$520	\$0	\$0	\$0	\$0	0.0%
Turnover	\$200.00	Per Unit	0.00%	\$0	\$0	\$1,000	\$200	\$1,000	\$200	1.3%
Repairs & Maintenance	\$500.00	Per Unit	6.64%	\$4,897	\$979	\$2,500	\$500	\$2,500	\$500	3.3%
Electricity	2%	% Over Actual	1.68%	\$1,240	\$248	\$1,265	\$253	\$1,265	\$253	1.7%
Water/Sewer	2%	% Over Actual	5.81%	\$4,287	\$857	\$4,373	\$875	\$4,373	\$875	5.7%
Trash Removal	2%	% Over Actual	0.16%	\$118	\$24	\$120	\$24	\$120	\$24	0.2%
Other Utilities/Fuel/Gas	2%	% Over Actual	4.70%	\$3,462	\$692	\$3,531	\$706	\$3,531	\$706	4.6%
Marketing/Advertising	\$-	Per Unit	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Other Expense (1)	\$-	Per Unit	0.01%	\$9	\$2	\$0	\$0	\$0	\$0	0.0%
Other Expense (2)	\$-	Per Unit	2.93%	\$2,159	\$432	\$0	\$0	\$0	\$0	0.0%
Reserves	\$150.00	Per Unit	0.00%	\$0	\$0	\$750	\$150	\$750	\$150	1.0%
<b>Total Expenses</b>			<b>56.03%</b>	<b>\$42,502</b>	<b>\$8,500</b>	<b>\$31,592</b>	<b>\$6,318</b>	<b>\$31,592</b>	<b>\$6,318</b>	<b>41.5%</b>
				Current	Per Unit	% of SGI				
Non-controllable expenses: Taxes, Ins., Reserves:				\$20,691	\$4,138	27.2%				
Total Expense without Taxes & Reserves				\$30,760	\$6,152	40.41%				

# RENT ROLL

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)	Occupied/ Vacant	Post-Renovation Rent
1+1	1	1	625	\$1,270	\$2.03	\$1,157	\$1.85	\$113	-9%	Occupied	\$0
1+1	2	1	625	\$1,160	\$1.86	\$1,157	\$1.85	\$3	0%	Occupied	\$0
1+1	3	1	625	\$1,000	\$1.60	\$1,157	\$1.85	-\$157	16%	Occupied	\$0
1+1	4	1	625	\$999	\$1.60	\$1,157	\$1.85	-\$158	16%	Occupied	\$0
2+1	5	1	750	\$1,715	\$2.29	\$1,715	\$2.29	\$0	0%	Occupied	\$0
<b>Totals</b>		<b>5</b>	<b>3,250</b>	<b>\$6,144</b>	<b>\$9.37</b>	<b>\$6,343</b>	<b>\$1.94</b>	<b>-\$199</b>	<b>3%</b>	<b>0</b>	<b>\$0.00</b>
<b>Averages</b>			<b>650</b>	<b>\$1,229</b>	<b>\$1.87</b>	<b>\$1,269</b>	<b>\$1.94</b>	<b>-\$40</b>		<b>0.00%</b>	<b>\$0.00</b>

# FINANCIAL OVERVIEW

## Financing - New Loan

Term	10 Years	Amortization Period	30 Years
Loan Amount	\$464,000	LTV	80.0%
Down Payment	\$116,000	Interest	6.40%
Yearly Payment	\$34,828	Monthly Payment	\$2,902
Debt Coverage Limit	1.25x	Closing Costs	1.0%
Payoff or Refinance Months	120 Months	Interest Only (Years)	0 Year(s)

## Valuation

Unlevered IRR	9.8%	Levered IRR	20.07%
Unlevered Profits	\$609,869	Levered Profits	\$368,046
Unlevered Equity Multiple	2.04x	Levered Equity Multiple	4.02x
Unlevered Avg Cash on Cash	9.5%	Levered Avg Cash on Cash	17.0%

# 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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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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