

Turnkey Up/Down Duplex at 916 W 26th St – Minneapolis, 55405

- Walking distance to Hennepin, Lyndale, Lake St, and Franklin Ave.
 - Situated near Mueller Park — ideal for pet owners.
 - Easy street parking, even during snow emergencies.
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Main Level Unit #1 | 2 Bedrooms – 2 bathrooms | 1682 fsf

- **Rent:** Currently rented for \$2,100 (\$1950 rent + \$150 gas/water-trash)
 - **Lease:** 2/1/2025 – 2/28/2026 | No pets
 - **Main level features:** Kitchen, Living Room, 3-season porch
 - **2022 Basement Reno features:** Private laundry room, large family room (with windows), office/non-conforming bedroom, carpet, and storage.
 - Kitchen and bathrooms remodeled (to studs) in 2021 by Twin City Remodeling
 - New wood floors, cabinets with pull-out shelves, granite counters, stainless appliances.
 - Bathrooms updated with new tile, shower, fixtures, glass walls, toilet, sink, and vanity.
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Upper-Level Unit #2 | 2 Bedrooms – 1 bathroom | 982 fsf

- **Rent:** Currently rented for \$1495 (\$1495 - \$100 for mowing/trash bin maintenance)
 - **Lease:** 3/1/2025 – 3/31/2026 | 1 Cat
 - Does not pay a \$150 monthly gas or water/trash fee
 - Large, oversized, eat-in kitchen (remodeled to studs in 2018) with granite counters, stainless steel appliances. 3-season porch with southern exposure.
 - Private in-unit washer and dryer.
 - Bathroom fully remodeled to studs in 2024: refinished tub, new wall tile, vanity, fixtures.
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Renovations & Updates | Over \$200K invested in upgrades:

- Both kitchens and bathrooms were gutted to studs.
- 90% of plumbing redone with 4 shut-off zones.
- 2019: Modernized electric panels and wiring.
- 2023: New tankless furnace and hot water heater installed (no more boiler).

- Old boiler and asbestos professionally removed
 - 2024: New roof, soffits, gutters, and exterior paint/trim.
 - 2025: Window replacements/repairs and siding improvements.
 - Basement finished: raised ceilings, 700 sq ft added, new carpet, rooms.
 - Extensive tree removal was done to prevent property damage and potential wildlife access
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Financial Summary

- **Projected Gross Rent Income:** \$3495/month (\$41,940/year)
 - **Yearly Utilities & Operating Costs:** \$12,894/year
 - Gas/Heat: \$1800/year
 - Water/Garbage: \$1800/year
 - Snow Removal: \$500/year
 - Lawn: \$750/year
 - Repairs: \$1450/year
 - Insurance: \$1,740/year
 - Property Tax: \$4854/year
 - **Net Operating Income:** \$29,046/year
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Additional Notes

- Tenants pay: Electric, Cable/Internet.
- Owner maintains and pays: Gas, Water/Sewer/Trash, Snow/Lawn care.
- Reserved off-street parking for both units. 1 space per unit/room for more when no snow