

# RENT SURVEY

## University of MN Rental Market

Metro Group Real Estate

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# Introduction Letter

March 21, 2023

**Re: Rent Survey - University of Minnesota Rental Market**

Dear Property Owner,

On the following pages are lists of rental rates by bedroom counts for the University of Minnesota rental market. For purposes of confidentiality, we have not included addresses. Neighborhoods included in the survey are Marcy Holmes/Dinkytown, Como and Prospect Park. Includes data on Studio units through 6-bedroom units.

The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Metro Group Real Estate. The information is believed to be accurate, but Metro Group Real Estate, does not provide a warranty of any kind, either expressed or implied.

Thank You,

**METRO GROUP REAL ESTATE**

*Jerry Lindeen*

Jerry Lindeen  
Broker/Owner

Metro Group Real Estate is an Invest Property Brokerage Company. We specialize in the sale of investment properties from one to 100 units. If you are considering selling or are in the market to buy, you are welcome to call us.

Was this information useful? Feedback is always appreciated.

## Marcy Holmes/Dinkytown Neighborhood 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$1,590	531	\$2.99	studio	1	Apartment	Jan 2023
\$1,456	534	\$2.73	studio	1	Apartment	Jan 2023
\$1,380	480	\$2.88	studio	1	Apartment	Jan 2023
\$1,365	510	\$2.68	studio	1	Apartment	Jan 2023
\$1,350	452	\$2.99	studio	1	Apartment	Jan 2023
\$1,330	490	\$2.71	studio	1	Apartment	Jan 2023
\$1,325	431	\$3.07	studio	1	Apartment	Jan 2023
\$1,310	480	\$2.73	studio	1	Apartment	Jan 2023
\$1,295	414	\$3.13	studio	1	Apartment	Jan 2023
\$1,225	637	\$1.92	studio	1	Apartment	Jan 2023
\$1,225	461	\$2.66	studio	1	Apartment	Jan 2023
\$1,195	399	\$2.99	studio	1	Apartment	Jan 2023
\$1,190	480	\$2.48	studio	1	Apartment	Jan 2023
\$1,150	536	\$2.15	studio	1	Apartment	Jan 2023
\$1,150	548	\$2.10	studio	1	Apartment	Jan 2023
\$875			studio	1	Apartment	Jan 2023
\$850			studio	1	Apartment	Jan 2023
\$825			studio	1	Apartment	Jan 2023
\$750			studio	1	Apartment	Jan 2023
\$750			studio	1	Apartment	Jan 2023
Summary Statistics						
Sample Size						20
Sample Min						\$750
Sample Max						\$1,590
Sample Median						\$1,225
Sample Mean						\$1,180
Sample Standard Deviation						\$244
25th – 75th Percentile						\$1,016 – 1,344
10th – 90th Percentile						\$868 – 1,492
5th – 95th Percentile						\$780 – 1,580

## Marcy Holmes/Dinkytown Neighborhood 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$1,760	730	\$2.41	1	1	Apartment	Jan 2023
\$1,670	632	\$2.64	1	1	Apartment	Feb 2023
\$1,620	753	\$2.15	1	1	Apartment	Jan 2023
\$1,615	745	\$2.17	1	1	Apartment	Jan 2023
\$1,595	662	\$2.41	1	1	Apartment	Jan 2023
\$1,550	644	\$2.41	1	1	Apartment	Jan 2023
\$1,525	515	\$2.96	1	1	Apartment	Jan 2023
\$1,525	575	\$2.65	1	1	Apartment	Jan 2023
\$1,520	670	\$2.27	1	1	Apartment	Jan 2023
\$1,491	628	\$2.37	1	1	Apartment	Jan 2023
\$1,470	562	\$2.62	1	1	Apartment	Feb 2023
\$1,421	557	\$2.55	1	1	Apartment	Jan 2023
\$1,360	474	\$2.87	1	1	Apartment	Jan 2023
\$1,360	571	\$2.38	1	1	Apartment	Jan 2023
\$1,325	744	\$1.78	1	1	Apartment	Jan 2023
\$1,295	690	\$1.88	1	1	Apartment	Jan 2023
\$1,260	923	\$1.37	1	1	Apartment	Jan 2023
\$1,260	726	\$1.74	1	1	Apartment	Jan 2023
\$1,225	650	\$1.88	1	1	Apartment	Jan 2023
\$1,175	666	\$1.76	1	1	Apartment	Jan 2023
\$1,095	950	\$1.15	1	1	House	Jan 2023
\$975	650	\$1.50	1	1	Apartment	Jan 2023
\$900	550	\$1.64	1	1	Apartment	Jan 2023
\$900	550	\$1.64	1	1	Apartment	Jan 2023
\$895	700	\$1.28	1	1	Apartment	Jan 2023

### Summary Statistics

Sample Size (not all properties are listed in this survey)	33
Sample Min	\$675
Sample Max	\$1,795
Sample Median	\$1,360
Sample Mean	\$1,337
Sample Standard Deviation	\$284
25th – 75th Percentile	\$1,146 – 1,528
10th – 90th Percentile	\$974 – 1,700
5th – 95th Percentile	\$871 – 1,803

## Marcy Holmes/Dinkytown Neighborhood 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$2,995	1,251	\$2.39	2	1	Apartment	Jan 2023
\$2,961	1,080	\$2.74	2	2	Apartment	Jan 2023
\$2,926	1,058	\$2.77	2	2	Apartment	Jan 2023
\$2,836	1,097	\$2.59	2	2	Apartment	Jan 2023
\$2,735	1,239	\$2.21	2	2	Apartment	Jan 2023
\$2,525	1,223	\$2.06	2	2	Apartment	Jan 2023
\$2,495	1,211	\$2.06	2	1	Apartment	Jan 2023
\$2,195	727	\$3.02	2	1	Apartment	Jan 2023
\$2,175	955	\$2.28	2	2	Apartment	Dec 2022
\$2,050	705	\$2.91	2	1	Apartment	Jan 2023
\$2,000	1,110	\$1.80	2	2	Apartment	Jan 2023
\$2,000	967	\$2.07	2	2	Apartment	Jan 2023
\$1,925	683	\$2.82	2	1	Apartment	Jan 2023
\$1,925	635	\$3.03	2	1	Apartment	Jan 2023
\$1,795			2	1	Apartment	Dec 2022
\$1,750	782	\$2.24	2	2	Apartment	Jan 2023
\$1,615	700	\$2.31	2	1	Apartment	Jan 2023
\$1,575	800	\$1.97	2	1	Apartment	Jan 2023
\$1,575	1,012	\$1.56	2	1	Apartment	Jan 2023
\$1,575	1,054	\$1.49	2	1	Apartment	Jan 2023
\$1,525	850	\$1.79	2	1	Apartment	Jan 2023
\$1,525	700	\$2.18	2	1	Apartment	Jan 2023
\$1,500	874	\$1.72	2	1	Apartment	Jan 2023
\$1,500	1,100	\$1.36	2	1	Condo	Jan 2023
\$1,495	963	\$1.55	2	1	Apartment	Jan 2023
\$1,450	910	\$1.59	2	1	Apartment	Jan 2023
\$1,395	998	\$1.40	2	2	Apartment	Jan 2023
\$1,395	930	\$1.50	2	1	Apartment	Jan 2023
\$1,050			2	1	Apartment	Jan 2023
\$820	1,400	\$0.59	2	2	Condo	Dec 2022

### Summary Statistics

Sample Size	30
Sample Min	\$820
Sample Max	\$2,995
Sample Median	\$1,773
Sample Mean	\$1,910
Sample Standard Deviation	\$579
25th – 75th Percentile	\$1,520 – 2,300
10th – 90th Percentile	\$1,169 – 2,651
5th – 95th Percentile	\$959 – 2,861

## Marcy Holmes/Dinkytown Neighborhood 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$3,995	1,576	\$2.53	3	2	Apartment	Jan 2023
\$3,525	1,673	\$2.11	3	3	Apartment	Jan 2023
\$3,475	1,521	\$2.28	3	3	Apartment	Jan 2023
\$2,399	1,215	\$1.97	3	2	Apartment	Jan 2023
\$2,300	1,117	\$2.06	3	2	Apartment	Jan 2023
\$2,175	1,150	\$1.89	3	1	Apartment	Jan 2023
\$2,100	1,100	\$1.91	3	2	Apartment	Jan 2023
\$2,100	938	\$2.24	3	2	House	Dec 2022
\$2,095	1,000	\$2.10	3	1.5	Apartment	Jan 2023
\$2,055	1,000	\$2.06	3	2	Apartment	Jan 2023
\$2,000	2,982	\$0.67	3	1	Apartment	Dec 2022
\$1,975	1,020	\$1.94	3	2	Apartment	Jan 2023
\$1,975	1,107	\$1.78	3	1	Apartment	Jan 2023
\$1,975	1,224	\$1.61	3	1	Apartment	Jan 2023
\$1,875	1,140	\$1.64	3	1	Apartment	Jan 2023
\$1,590	2,700	\$0.59	3	1.5	House	Dec 2022
\$1,500	1,659	\$0.90	3	2	Apartment	Jan 2023
\$1,400			3	1	Duplex	Dec 2022

### Summary Statistics

Sample Size	18
Sample Min	\$1,400
Sample Max	\$3,995
Sample Median	\$2,075
Sample Mean	\$2,251
Sample Standard Deviation	\$706
25th – 75th Percentile	\$1,775 – 2,727
10th – 90th Percentile	\$1,347 – 3,155
5th – 95th Percentile	\$1,091 – 3,411

## Marcy Holmes/Dinkytown Neighborhood 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$3,275	1,732	\$1.89	4	4	TownHouse	Jan 2023
\$2,200	1,205	\$1.83	4	2	Apartment	Jan 2023
\$2,300	2,200	\$1.05	4	2	House	Jan 2023
\$2,375	2,442	\$0.97	4	2	Duplex	Dec 2022
Summary Statistics						
Sample Size						4
Sample Min						\$2,200
Sample Max						\$3,275
Sample Median						\$2,338
Sample Mean						\$2,538
Sample Standard Deviation						\$497
25th – 75th Percentile						\$2,203 – 2,873
10th – 90th Percentile						\$1,901 – 3,175
5th – 95th Percentile						\$1,721 – 3,355

## Marcy Holmes/Dinkytown Neighborhood 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$2,550	2,200	\$1.16	5	3	House	Mar 2023
\$2,595	1,900	\$1.37	5	2	Duplex	Jan 2023
\$2,750	1,223	\$2.25	5	2	Apartment	Jan 2023
\$2,625	1,040	\$2.52	5	2	House	Jan 2023
\$3,660	2,600	\$1.41	5	3	House	Jan 2023
\$2,600	3,091	\$0.84	5	1.5	House	Jan 2023
\$2,550	2,200	\$1.16	5	2.5	House	Jan 2023
\$2,500	2,871	\$0.87	5	2	House	Jan 2023
\$2,995	1,200	\$2.50	5	2	House	Dec 2022
\$3,750	2,200	\$1.70	5	2	House	Dec 2022
\$3,895	2,677	\$1.45	5	2	House	Dec 2022
\$1,800	1,980	\$0.91	5	2	House	Dec 2022
Summary Statistics						
Sample Size						12
Sample Min						\$1,800
Sample Max						\$3,895
Sample Median						\$2,613
Sample Mean						\$2,856
Sample Standard Deviation						\$616
25th – 75th Percentile						\$2,441 – 3,272
10th – 90th Percentile						\$2,067 – 3,646
5th – 95th Percentile						\$1,843 – 3,869

## Marcy Holmes/Dinkytown Neighborhood 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$3,800	2,104	\$1.81	6	2	House	Mar 2023
\$2,700	2,467	\$1.09	6	2	Duplex	Jan 2023
\$3,250	2,500	\$1.30	6	3	House	Jan 2023
\$3,000	3,418	\$0.88	6	2	House	Jan 2023
\$3,000	4,019	\$0.75	6	4	House	Jan 2023
\$3,000	2,791	\$1.07	6	2	House	Jan 2023
\$2,600	2,871	\$0.91	6	2	Duplex	Jan 2023
\$2,750	2,116	\$1.30	6	2	House	Dec 2022
\$3,850	3,419	\$1.13	6	3	House	Dec 2022
\$3,495	2,800	\$1.25	6	3	House	Dec 2022
Summary Statistics						
Sample Size						10
Sample Min						\$2,600
Sample Max						\$3,850
Sample Median						\$3,000
Sample Mean						\$3,145
Sample Standard Deviation						\$444
25th – 75th Percentile						\$2,845 – 3,445
10th – 90th Percentile						\$2,576 – 3,714
5th – 95th Percentile						\$2,415 – 3,875



## Como Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$1,225	425	\$2.88	studio	1	Apartment	Jan 2023
\$1,195	507	\$2.36	studio	1	Apartment	Jan 2023
\$1,150	461	\$2.49	studio	1	Apartment	Jan 2023
\$1,150	400	\$2.88	studio	1	Apartment	Oct 2022
\$1,149	421	\$2.73	studio	1	Apartment	Jan 2023
\$1,049	425	\$2.47	studio	1	Apartment	Jan 2023
\$1,045	397	\$2.63	studio	1	Apartment	Jan 2023
\$1,029	500	\$2.06	studio	1	Apartment	Jan 2023
\$1,000	550	\$1.82	studio	1	Apartment	Oct 2022
\$999	557	\$1.79	studio	1	Apartment	Jan 2023

## Summary Statistics

Sample Size	8
Sample Min	\$999
Sample Max	\$1,225
Sample Median	\$1,099
Sample Mean	\$1,106
Sample Standard Deviation	\$85
25th – 75th Percentile	\$1,048 – 1,163
10th – 90th Percentile	\$997 – 1,214
5th – 95th Percentile	\$966 – 1,245

## Como Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$1,495	815	\$1.83	1	1	Apartment	Jan 2023
\$1,285	562	\$2.29	1	1	Apartment	Jan 2023
\$1,179	700	\$1.68	1	1	Apartment	Jan 2023
\$1,095	475	\$2.31	1	1	Apartment	Jan 2023
\$1,079	515	\$2.10	1	1	Apartment	Jan 2023
\$999	624	\$1.60	1	1	Apartment	Jan 2023

## Summary Statistics

Sample Size	6
Sample Min	\$999
Sample Max	\$1,495
Sample Median	\$1,137
Sample Mean	\$1,189
Sample Standard Deviation	\$179
25th – 75th Percentile	\$1,068 – 1,310
10th – 90th Percentile	\$960 – 1,418
5th – 95th Percentile	\$895 – 1,483

## Como Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$1,825	1,048	\$1.74	2	2	Apartment	Jan 2023
\$1,725	896	\$1.93	2	2	Apartment	Jan 2023
\$1,395	800	\$1.74	2	1	Duplex	Jan 2023
\$1,295			2	1	Apartment	Jan 2023
\$1,199	780	\$1.54	2	1	Apartment	Jan 2023
\$1,125	800	\$1.41	2	1	Apartment	Jan 2023
\$1,092	843	\$1.30	2	1	Apartment	Jan 2023
\$1,000			2	1	Triplex	Jan 2023
Summary Statistics						
Sample Size					8	
Sample Min					\$1,000	
Sample Max					\$1,825	
Sample Median					\$1,247	
Sample Mean					\$1,332	
Sample Standard Deviation					\$301	
25th – 75th Percentile					\$1,130 – 1,535	
10th – 90th Percentile					\$948 – 1,717	
5th – 95th Percentile					\$839 – 1,826	

## Como Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$2,325			3	2	Apartment	Jan 2023
\$2,287	1,222	\$1.87	3	2	Apartment	Jan 2023
\$2,175	1,150	\$1.89	3	1	Apartment	Jan 2023
\$2,100	1,350	\$1.56	3	1	Condo	Jan 2023
\$2,100	1,433	\$1.47	3	1	House	Mar 2023
\$2,100	1,063	\$1.98	3	1	House	Jan 2023
\$2,100	1,579	\$1.33	3	1.5	House	Jan 2023
\$2,100	963	\$2.18	3	1	House	Jan 2023
\$2,100	1,800	\$1.17	3	2	House	Jan 2023
\$2,085	952	\$2.19	3	2	Apartment	Jan 2023
\$2,025	1,142	\$1.77	3	2	House	Dec 2022
\$1,995	1,288	\$1.55	3	1	House	Jan 2023
\$1,995	1,024	\$1.95	3	1	House	Jan 2023
\$1,830			3	1	Duplex	Jan 2023
\$1,788	1,350	\$1.32	3	2	House	Mar 2023
\$1,750			3	2.5	Apartment	Dec 2022
\$1,700	1,182	\$1.44	3	2	House	Dec 2022
\$1,695	2,000	\$0.85	3	2	House	Mar 2023
\$1,650	1,308	\$1.26	3	2	House	Jan 2023
\$1,645	2,000	\$0.82	3	2	House	Mar 2023
\$1,595	1,100	\$1.45	3	1	House	Feb 2023
\$1,595	1,152	\$1.38	3	1	House	Jan 2023
\$1,545	1,172	\$1.32	3	2	House	Mar 2023
\$1,525	1,200	\$1.27	3	1	Apartment	Jan 2023
\$1,500	1,876	\$0.80	3	1	House	Jan 2023
\$1,500	920	\$1.63	3	2	House	Jan 2023
\$1,500	1,100	\$1.36	3	1	House	Jan 2023
\$1,495	1,250	\$1.20	3	1	House	Jan 2023
\$1,495	1,204	\$1.24	3	1	House	Jan 2023
\$1,450			3	1	Duplex	Jan 2023
\$1,425	1,300	\$1.10	3	2	House	Jan 2023
\$1,395	1,452	\$0.96	3	2	House	Jan 2023
\$1,335	1,248	\$1.07	3	2	House	Feb 2023
\$1,000	1,300	\$0.77	3	2	House	Jan 2023

## Summary Statistics

Sample Size	34
Sample Min	\$1,000
Sample Max	\$2,325
Sample Median	\$1,698
Sample Mean	\$1,762
Sample Standard Deviation	\$321
25th – 75th Percentile	\$1,546 – 1,979
10th – 90th Percentile	\$1,352 – 2,173
5th – 95th Percentile	\$1,235 – 2,289

## Como Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$2,800	2,428	\$1.15	4	2	House	Mar 2023
\$2,800	1,866	\$1.50	4	2	House	Mar 2023
\$2,675	1,521	\$1.76	4	2	Apartment	Jan 2023
\$2,600	1,348	\$1.93	4	2	House	Mar 2023
\$2,600	1,600	\$1.63	4	3	House	Mar 2023
\$2,600	1,000	\$2.60	4	2	House	Jan 2023
\$2,600	2,000	\$1.30	4	2	House	Jan 2023
\$2,595	1,800	\$1.44	4	2	House	Mar 2023
\$2,595	1,200	\$2.16	4	2	House	Jan 2023
\$2,500	1,847	\$1.35	4	3	House	Jan 2023
\$2,460	1,800	\$1.37	4	2	House	Jan 2023
\$2,400	1,062	\$2.26	4	2	House	Jan 2023
\$2,400	1,700	\$1.41	4	2	House	Jan 2023
\$2,295	1,850	\$1.24	4	1	House	Mar 2023
\$2,295	1,700	\$1.35	4	2	House	Jan 2023
\$2,295	1,850	\$1.24	4	2	House	Jan 2023
\$2,200	1,772	\$1.24	4	2	House	Jan 2023
\$2,200	2,040	\$1.08	4	1.5	House	Jan 2023
\$2,195	1,450	\$1.51	4	2	House	Jan 2023
\$2,100	2,518	\$0.83	4	2	House	Mar 2023
\$2,000	1,844	\$1.08	4	1	House	Jan 2023
\$2,000	1,000	\$2.00	4	1	House	Jan 2023
\$2,000	1,670	\$1.20	4	1	House	Jan 2023
\$2,000	1,900	\$1.05	4	2	House	Jan 2023
\$2,000	2,659	\$0.75	4	2	House	Jan 2023
\$1,950	1,400	\$1.39	4	2	House	Jan 2023
\$1,950	1,790	\$1.09	4	2	House	Jan 2023
\$1,900	1,600	\$1.19	4	1	House	Jan 2023
\$1,900	2,316	\$0.82	4	2	House	Jan 2023
\$1,900	2,510	\$0.76	4	2	Duplex	Jan 2023
\$1,900	2,318	\$0.82	4	2	House	Jan 2023
\$1,800	1,805	\$1.00	4	1	House	Jan 2023
\$1,500	1,400	\$1.07	4	1	House	Jan 2023

## Summary Statistics

Sample Size (not all properties are listed in this survey)	54
Sample Min	\$1,500
Sample Max	\$2,800
Sample Median	\$2,198
Sample Mean	\$2,211
Sample Standard Deviation	\$296
25th – 75th Percentile	\$2,011 – 2,410
10th – 90th Percentile	\$1,832 – 2,590
5th – 95th Percentile	\$1,724 – 2,697

## Como Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$3,195	1,847	\$1.73	5	3	House	Jan 2023
\$3,150	1,500	\$2.10	5	2	Apartment	Jan 2023
\$3,150	2,300	\$1.37	5	3	House	Jan 2023
\$2,900	1,868	\$1.55	5	2	House	Jan 2023
\$2,895	2,000	\$1.45	5	3	House	Jan 2023
\$2,850	3,121	\$0.91	5	2	House	Jan 2023
\$2,800	1,800	\$1.56	5	2	House	Mar 2023
\$2,800	2,070	\$1.35	5	2	House	Mar 2023
\$2,800	1,022	\$2.74	5	2	House	Jan 2023
\$2,750	3,012	\$0.91	5	2	House	Mar 2023
\$2,750	1,584	\$1.74	5	2	House	Jan 2023
\$2,700	1,800	\$1.50	5	2	House	Jan 2023
\$2,695	1,800	\$1.50	5	2	House	Mar 2023
\$2,600	2,500	\$1.04	5	2.5	House	Jan 2023
\$2,550	2,000	\$1.28	5	2	House	Jan 2023
\$2,500	2,500	\$1.00	5	2	House	Jan 2023
\$2,500	2,200	\$1.14	5	2	House	Jan 2023
\$2,500	1,677	\$1.49	5	2	House	Jan 2023
\$2,500	3,121	\$0.80	5	2	House	Jan 2023
\$2,400	2,036	\$1.18	5	3	House	Jan 2023
\$2,400	3,554	\$0.68	5	2	House	Jan 2023
\$2,375	2,000	\$1.19	5	2	Apartment	Jan 2023
\$2,375	2,000	\$1.19	5	2	House	Jan 2023
\$2,300	1,600	\$1.44	5	2	House	Jan 2023
\$2,300	3,121	\$0.74	5	2	House	Jan 2023
\$2,245	1,625	\$1.38	5	2	Apartment	Jan 2023
\$2,190	2,536	\$0.86	5	2	House	Jan 2023
\$2,000	2,350	\$0.85	5	4	House	Mar 2023

## Summary Statistics

Sample Size (not all properties are listed in this survey)	44
Sample Min	\$2,000
Sample Max	\$3,600
Sample Median	\$2,573
Sample Mean	\$2,599
Sample Standard Deviation	\$355
25th – 75th Percentile	\$2,360 – 2,839
10th – 90th Percentile	\$2,145 – 3,054
5th – 95th Percentile	\$2,016 – 3,183

## Como Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$4,000	2,761	\$1.45	6	2	House	Jan 2023
\$3,900	1,820	\$2.14	6	2	House	Jan 2023
\$3,650	2,352	\$1.55	6	3	House	Jan 2023
\$3,600			6	2	Duplex	Jan 2023
\$3,600	2,000	\$1.80	6	2	House	Jan 2023
\$3,450	3,419	\$1.01	6	2	House	Mar 2023
\$3,400	3,000	\$1.13	6	2	House	Jan 2023
\$3,300	2,172	\$1.52	6	2	House	Jan 2023
\$3,200	3,400	\$0.94	6	2.5	House	Jan 2023
\$3,200	3,710	\$0.86	6	2	House	Jan 2023
\$3,195	2,250	\$1.42	6	2	House	Mar 2023
\$3,100	3,981	\$0.78	6	4	House	Jan 2023
\$3,000	3,185	\$0.94	6	3	House	Jan 2023
\$3,000	2,677	\$1.12	6	3	House	Jan 2023
\$3,000	3,417	\$0.88	6	2	House	Jan 2023
\$2,900	2,981	\$0.97	6	2	Apartment	Jan 2023
\$2,900	1,600	\$1.81	6	2	House	Jan 2023
\$2,900	2,500	\$1.16	6	2	House	Jan 2023
\$2,900	3,981	\$0.73	6	3	House	Jan 2023
\$2,790	2,000	\$1.40	6	2	House	Jan 2023
\$2,790	2,200	\$1.27	6	2	House	Jan 2023
\$2,790	2,428	\$1.15	6	2	House	Jan 2023
\$2,650	2,731	\$0.97	6	2	Duplex	Jan 2023
\$2,600	1,658	\$1.57	6	2	House	Jan 2023
\$2,000	2,500	\$0.80	6	2	House	Jan 2023

## Summary Statistics

Sample Size (not all properties are listed in this survey)	34
Sample Min	\$2,000
Sample Max	\$4,000
Sample Median	\$3,198
Sample Mean	\$3,180
Sample Standard Deviation	\$408
25th – 75th Percentile	\$2,905 – 3,456
10th – 90th Percentile	\$2,657 – 3,703
5th – 95th Percentile	\$2,509 – 3,851

## Prospect Park Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$964	500	\$1.93	studio	1	Apartment	Feb 2023
\$925	404	\$2.29	studio	1	Apartment	Jan 2023
\$750	395	\$1.90	studio	1	Apartment	Dec 2022
Summary Statistics						
Sample Size						3
Sample Min						\$750
Sample Max						\$964
Sample Median						\$925
Sample Mean						\$880
Sample Standard Deviation						\$114
25th – 75th Percentile						\$803 – 957
10th – 90th Percentile						\$734 – 1,026
5th – 95th Percentile						\$693 – 1,068

## Prospect Park Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$1,500	728	\$2.06	1	1	Apartment	Jan 2023
\$1,400	695	\$2.01	1	1	Apartment	Jan 2023
\$1,300	700	\$1.86	1	1	Apartment	Jan 2023
\$1,150	750	\$1.53	1	1	Apartment	Feb 2023
\$1,125	616	\$1.83	1	1	Apartment	Jan 2023
\$1,025	650	\$1.58	1	1	Apartment	Jan 2023
\$995	750	\$1.33	1	1	Apartment	Dec 2022
Summary Statistics						
Sample Size						7
Sample Min						\$995
Sample Max						\$1,500
Sample Median						\$1,150
Sample Mean						\$1,214
Sample Standard Deviation						\$192
25th – 75th Percentile						\$1,085 – 1,343
10th – 90th Percentile						\$969 – 1,459
5th – 95th Percentile						\$899 – 1,529

## Prospect Park Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$1,600			2	1	Apartment	Jan 2023
\$1,595	1,157	\$1.38	2	1	Condo	Jan 2023
\$1,570	840	\$1.87	2	1	House	Jan 2023
\$1,500			2	1	Apartment	Dec 2022
\$1,450	1,200	\$1.21	2	1	Apartment	Jan 2023
\$870	806	\$1.08	2	2	Apartment	Jan 2023

## Summary Statistics

Sample Size	6
Sample Min	\$870
Sample Max	\$1,600
Sample Median	\$1,535
Sample Mean	\$1,431
Sample Standard Deviation	\$281
25th – 75th Percentile	\$1,242 – 1,621
10th – 90th Percentile	\$1,071 – 1,791
5th – 95th Percentile	\$969 – 1,893

## Prospect Park Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$2,250	1,600	\$1.41	3	1	Apartment	Jan 2023
\$2,100	1,166	\$1.80	3	1	House	Mar 2023
\$2,100	1,025	\$2.05	3	1	Apartment	Jan 2023
\$1,950	950	\$2.05	3	1	Apartment	Jan 2023

## Summary Statistics

Sample Size	4
Sample Min	\$1,950
Sample Max	\$2,250
Sample Median	\$2,100
Sample Mean	\$2,100
Sample Standard Deviation	\$123
25th – 75th Percentile	\$2,018 – 2,183
10th – 90th Percentile	\$1,944 – 2,257
5th – 95th Percentile	\$1,899 – 2,302



## Prospect Park Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$2,350	2,200	\$1.07	4	2	Apartment	Dec 2022
\$625			4	3	Condo	Dec 2022
Summary Statistics						
Sample Size					2	
Sample Min					\$625	
Sample Max					\$2,350	
Sample Median					\$1,488	
Sample Mean					\$1,488	
Sample Standard Deviation					\$1,220	
25th – 75th Percentile					\$665 – 2,311	
10th – 90th Percentile					\$0 – 3,051	
5th – 95th Percentile					\$0 – 3,495	

## Prospect Park Neighborhood - 3-Month Rent Survey

Rent	SF	Per SF	Beds	Baths	Bldg Type	Listing
\$3,300	3,167	\$1.04	6	2	House	Dec 2022
\$3,000	2,875	\$1.04	6	2	Apartment	Dec 2022
Summary Statistics						
Sample Size					2	
Sample Min					\$3,000	
Sample Max					\$3,300	
Sample Median					\$3,150	
Sample Mean					\$3,150	
Sample Standard Deviation					\$213	
25th – 75th Percentile					\$3,007 – 3,294	
10th – 90th Percentile					\$2,879 – 3,422	
5th – 95th Percentile					\$2,802 – 3,499	

# About Metro Group Real Estate

**Metro Group Real Estate** is a locally owned Investment Real Estate Sales, Finance Facilitator & Property Management Company focused primarily on Multifamily Real Estate.

Over 25 years of experience in investment real estate transaction management including buying and selling millions of dollars worth of properties for others as clients and business partners. Commercial real estate finance experience closing millions of dollars of real estate loans for investors and business partners. Experience with 1031 Exchanges, condominium conversions, property flips.

Property operating experience with property and financial management, maintenance, marketing & leasing, property rehab, staff & vendor management.

## Jerry Lindeen - Broker & Owner

**Jerry Lindeen**, has over 25 years of business experience in the multifamily and commercial real estate business. He received a Bachelor of Science degree with an emphasis in real estate from St. Cloud State University in Minnesota in 1995.

From the strong encouragement of a local commercial real estate executive, Jerry entered the investment real estate sales business in the Twin Cities area. Since then, Jerry has sold several million dollars worth of investment real estate from single family housing to 50+ unit apartment properties. Jerry's understanding of finance, investment, networking and real estate operations has proven valuable in helping investors make wise real estate investment decisions.

## Commercial Real Estate Finance

The first five years of his career were spent in the commercial real estate finance arena, primarily as an analyst/underwriter and a construction real estate lender.

In those first five years he learned the ins-and-outs of commercial real estate finance from construction lending/administration in a direct lender environment to permanent finance working for a national commercial mortgage brokerage organization. He performed commercial real estate financial analysis on all property types, including multifamily, office, retail, industrial and mixed-use. He coordinated and closed millions of dollars of real estate construction and permanently financed real estate, working directly with borrowers, lenders and third-party service providers.

## Multifamily Housing Investor

Since 1996, Jerry has completed over \$8,000,000 worth of multifamily real estate transactions on the behalf of himself and his equity partners. He is majority owner and managing partner of 5 multifamily properties consisting of 47 market rate apartment units in Northeast Minneapolis, Columbia Heights and St. Cloud, MN and 10 townhomes in Jordan, MN. He has been involved in every aspect of multifamily investment and property management, including acquisition/disposition, 1031 exchanges, condominium conversions, finance, negotiations, underwriting, financial and property operations, marketing and leasing, property rehab and maintenance and vendor and staff management.

## Veteran

Jerry Lindeen was honorably discharged from the MN Army National Guard in 1999 after serving 10 years.

