


Amy Sperling REALTOR



Stately Northeast Minneapolis Duplex.

1506 Adams Street NE, Minneapolis



The Heart of the Arts District.
Live Like a Turn-of-the-Century Lumber Baron
in this Gorgeous Victorian Duplex. Painstakingly
maintained and brilliantly customized, this home
features a lofted bedroom space in the upper
level with amazing downtown skyline views.

Both homes are stunning showcases of hard-to-
find Old World finishes befitting a mansion.
This is an amazing first-time buyer opportunity.

List Price - \$310,000 mls #3677322


Amy Sperling REALTOR
More online at AmySperling.com
Call for a showing (651) 253-2525



SHARED FEATURES



Back of Home with Western Exposure and Outdoor Patio



2 Car Garage



Established Neighborhood

HOME DETAILS

- Year Built - 1903
- Total SF – 3,670
- 2 Car Detached Garage
- Private Upper Level Master Suite w/Window Nook
- Custom Lighting Throughout
- Gorgeous Hardwood Floors
- Formal Dining Rooms with Chandeliers
- Stained Glass Windows
- Large Front Porch & Backyard Patio
- Quiet Wooded Residential Street
- Surrounded by Unique & Charming Homes

INCOME / EXPENSE SUMMARY

- Tenant Expenses
 - Electric \$600
 - Gas \$2,800
- Owner Expenses \$8,900 (total)
 - Taxes (2009) \$5,700
 - Insurance \$2,200
 - Maintenance & Repair \$1,000
 - Water / Sewer \$576
- Annual Income \$21,240 (total)
 - Lower Unit (\$735/mo) \$8,820
 - Upper Unit (\$1,035/mo) \$12,420

UPPER LEVEL



Lofted Bedroom Space



Warm and Inviting Family Room



Large Rooftop Deck

UPPER LEVEL FEATURES

- Private Lofted Suite w/Exercise Area
- Beautiful Hardwood Finishes & Hardwood Floors
- Views of Downtown Skyline from Loft
- Rooftop Deck off Family Room
- Custom Lighting Throughout
- Stained Glass Feature Windows
- Formal Dining Room with Chandelier & Fireplace
- Original Turn-of-the-Century Woodwork
- Warm & Cozy Family Room with Wood Paneling
- Eat-in Kitchen

UPPER LEVEL DETAILS

- Total Finished Square Feet – 2,210
- Bedrooms 3
- Bathrooms 1 Full / 1 Half
- Living Room 13x14 Bedroom 1 18x26
- Dining room 15x15 Bedroom 2 10x10
- Kitchen 10x14 Bedroom 3 9x10
- Exercise Room 13x14 Office 10x13
- Rooftop Deck 8x14
- Current Monthly Rent \$1,035
- Tenant on Month-To-Month Lease

UPPER LEVEL



Formal Dining Room with Chandelier and Fireplace



Elegant Dining Room with Stained Glass



Views of Skyline from this Reading Nook



Spacious Closet



Decorative Fireplace

LOWER LEVEL



Living Room with Pocket Doors



Formal Dining Room with Built-In Hutch



Living Room Surrounded by Windows

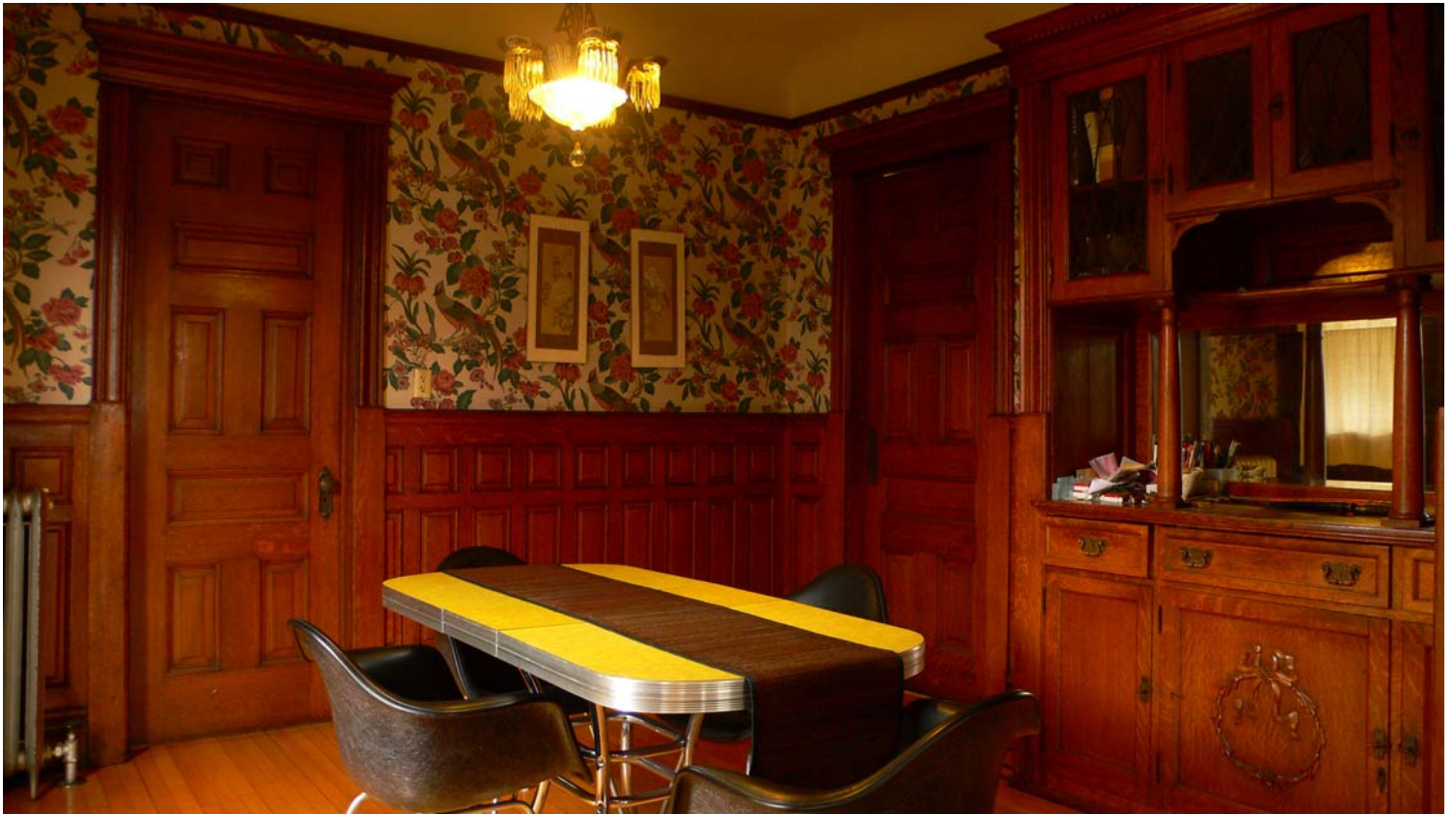
LOWER LEVEL FEATURES

- Private Upper Level Master Suite w/Seating Area
- Beautiful Hardwood Finishes
- Eat-in Kitchen
- Rooftop Deck off Family Room
- Custom Lighting Throughout
- Gorgeous Hardwood Floors
- Formal Dining Room with Chandelier
- Beautifully Appointed Bathrooms
- Large Storage Closet
- Spacious Living Room with Fireplace

LOWER LEVEL DETAILS

- Total Finished Square Feet – 1,460
- Bedrooms 2
- Bathrooms 1 Full
- Living Room 14x15
- Dining Room 15x16
- Family Room 12x14
- Kitchen 10x11
- Front Porch 6x14
- Current Monthly Rent \$735
- Tenant on Month-To-Month Lease
- Bedroom 1 10x12
- Bedroom 2 8x10
- Foyer 11x11
- Kitch Pantry 5x6

LOWER LEVEL



Formal Dining Room with Elegant Chandelier & Built-Ins



Bedroom



Family Room Adjacent to Grand Foyer



Decorative Fireplace with Marble Surround



Gorgeous Chandelier in Dining Room

**NORTHEAST
MINNEAPOLIS
ARTS
DISTRICT**

NORTHEAST MINNEAPOLIS ARTS DISTRICT

Northeast Minneapolis is experiencing a fantastic revitalization as old warehouses and once-empty factories are put to use as artist studios and art related businesses. Hand-in-hand with this artist boom, many are moving into the neighborhood, bringing new restaurants, galleries, retail, and theater venues. Explore these unique local venues: The Modern, Erte, Mayslack's, Broadway Pizza, The 331 Club, Uncle Frankie's, and The Northeast Social Club.



Only 3 Blocks from the Ritz, Modern and Erte.



The Restored Ritz – Home to Ballet of the Dolls



The Casket Arts Complex

“Surround yourself with culture! Walk to artist studios, performance venues, and a unique bars & restaurants on almost every corner”



GREAT REASONS TO OWN A DUPLEX

Build Equity Quickly

This benefit is easy to understand. In a duplex, income from your tenant helps you pay off a large portion of your mortgage. You pay off your mortgage faster when your tenant pays rental income every month!

Afford More Home

Because your tenant is subsidizing your mortgage, your expenses are less, helping you afford a larger property than if purchasing a single family home.

Tax Breaks

Duplex ownership combines the tax benefits of both homeownership and investment property. These tax deductions can amount to significant savings. Also, don't forget the \$8,000 tax credit for first-time home buyers! The tax benefits of investment property are well known & sought-after opportunities. For detailed information on the tax benefits of duplex ownership, consult with an appropriate professional.

Lower Insurance Costs

Owner occupied duplexes require a basic homeowner's policy — not a more-expensive commercial insurance policy required for non-owner occupied rental property.

Easier Maintenance

Projects are much more convenient when you don't have to leave home and travel to another site. Both the owner and tenant share in the benefit of repairs to the exterior or common areas of a duplex. A helpful tenant willing to lend a hand on projects can also be a big blessing.

Flexibility to Move On

If owner-occupying isn't for you, or if you want a larger home, you can move into another home without worrying about selling your duplex - you simply find renters for it! This is a wonderful opportunity to build more equity.

Helpful Neighbors

People who live side-by-side can be a great asset to each other. The resulting sense of community is hard to find, even between neighbors in single family homes. Tenants are naturally more likely to treat your home differently when the owner lives there. Good tenants are also an excellent resource to watch your home when you are away.

Live Close to Family

A duplex is an ideal living arrangement for elderly parents in need of assistance or grown children seeking privacy while staying close to the nest.

RESOURCES TO HELP YOU WITH YOUR PURCHASE

Mortgage

Tom Hafner
Lakeland Mortgage
(952) 224-1802
thafner@lakelandmortgage.com
TomHafner.com

Pat Gleason
Wells Fargo
(612) 667-1257
patricia.j.gleason@wellsfargo.com
WellsFargo.com

Title & Closing Services

Marguerite Cutchey
International Closing Services
(952) 920-1001
mjc@internationalclosingservices.com
InternationalClosingServices.com

Movers

Beltmann Group
(Agents for North American)
(651) 639-2800
Beltmann.com

Berger Transfer
(agents for Allied Van lines)
(800) 817-2640
BergerAllied.com

Home Inspector

Bill Yares
Twin City Home Evaluations
(612) 822-2020

Cleaning

Alison Lundy, Alison's Cleaning
(612) 710-1429
AlisonsCleaning.com

Storage & Closets

Susan Gurstel
Saratoga Closets
(612) 236-9492
Susan@SaratogaClosets.com
SaratogaClosets.com

Insurance

Edward Conley
Liberty Mutual
(763) 543-4344 x55247
Edward.Conley@LibertyMutual.com
LibertyMutual.com

Temporary Housing

Leslie Ubl
Leading Apartments
(612) 270-9553
lubl@leadingapartments.com
LeadingApartments.com



Need Help Finding a Home?

Your options may seem overwhelming. That's where Amy Sperling can help. Amy is a Realtor[®] specializing in the Twin Cities Metro Area. He has the tools and insight to help you find you the right home at the right price.

Selling Your Home?

If you are considering selling your home, Amy can help. As a Realtor[®] with over 16 years of experience, she has unique insight into your neighborhood and knows what it takes to aggressively market your home. Contact Amy for RESULTS when you list.

Why Choose Hoffman Parkin?

Hoffman Parkin has been selling distinguished homes and award-winning projects for over 30 years. With over 550 million in sales, our multi-faceted team hosts a wealth of experience in the real estate industry.

Not all agents are created equal. We understand urban markets better than anyone, which is a huge advantage to you. We can steer you towards the best investments and away from bad ones. We can also provide inside information on unlisted homes and unique opportunities before they are public.



Amy Sperling, Realtor[®]

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Take a Closer Look. . .



This beautiful historic home has so many wonderful features that we actually had a hard time finding a place to fit them all on this brochure!

Take a closer look on our website or, better yet, call Amy for a showing (651) 253-2525.

explore at:
AmySperling.com