Marcus & Millichap
THE ROBERTS GROUP

Krystal Kourt Apartments

5930-50 Broadway Avenue W, Crystal, MN 55428

36 UNITS

A very well-maintained 36-unit community in the high-demand rental suburb of Crystal, offered for sale for the first time in nearly 45 years

Offering Memorandum

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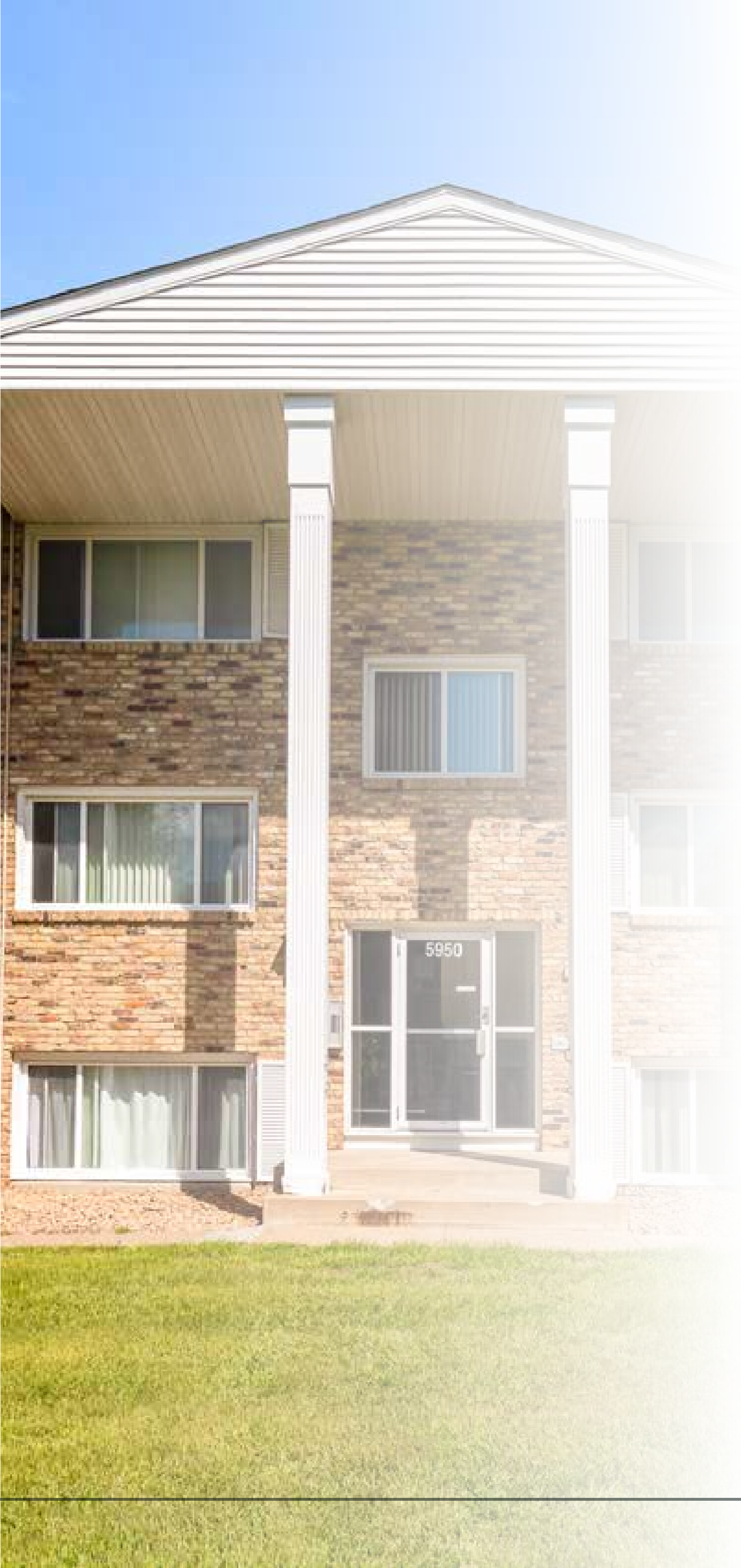

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TOUR SCHEDULE

Tour 1: Tuesday, September 16
Tour 2: Thursday, September 18
Tour 3: Thursday, September 25
Tour 4: Tuesday, September 30
Tour 5: Wednesday, October 1
Tour 6: Thursday, October 9
Tour 7: Thursday, October 16

Wednesday, October 22
CALL FOR OFFERS

PURCHASING

Purchasers wishing to make an offer should submit:

- Letter of intent (template available upon request)
- Proof of funds and banking references
- Resume including a list of past and present investment real estate

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Marcus & Millichap
THE ROBERTS GROUP

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Section 1

Krystal Kourt Apartments

PROPERTY SUMMARY // Krystal Kourt Apartments

PROPERTY DESCRIPTION

Marcus & Millichap, as exclusive listing agent, is pleased to present Krystal Kourt Apartments, offered for sale for the first time in nearly 45 years. This 36-unit multifamily community is located in Crystal, Minnesota, and features an ideal unit mix of 18 one-bedroom and 18 two-bedroom residences. Built in 1966 and consistently well maintained, the property has benefited from continuous capital investment, including new roofs across all three buildings in 2025.

The spacious apartments average 825 square feet, with current rents of $1,003 per month, providing investors with a stable income stream and clear upside potential through future rent growth. Situated on a generous 2.43-acre site, the community offers 36 garage stalls and 31 surface parking spaces, ensuring ample resident parking.

Directly across from Broadway Park, residents enjoy immediate access to basketball courts, green space, and outdoor recreation, while the property's layout and neighborhood setting foster a comfortable, community-oriented living environment. Less than a mile from the West Broadway retail corridor, Krystal Kourt combines the convenience of nearby shopping, dining, and entertainment with the feel of a residential neighborhood.

With its long-term ownership, prime location, recent capital improvements, and significant value-add potential, Krystal Kourt Apartments represents a rare and compelling multifamily investment opportunity in the Twin Cities market.

PROPERTY HIGHLIGHTS

- First time available in nearly 45 years, a true pride-of-ownership community in a high-demand Twin Cities suburb.
- Clear Loss-to-Lease Upside – Current rents average $1,003 per month, well below market comparables, providing immediate revenue potential.
- Prime Location – Situated on 2.43 acres with abundant parking, across from Broadway Park and minutes from shopping, dining, and major retail corridor on Bass Lake Road and West Broadway.
- Low-cost basis with Value-Add potential
- 36-total units with an even split between one-bedroom and two-bedroom units
- New roofs on all three buildings and all garages

Krystal Kourt Apartments // PROPERTY SUMMARY

Parcel Number	05-118-21-24-0002
Number of Units	36
Year Built	1966
Number of Buildings	3
Number of Stories	2
Parking	31 Surface Spaces | 36 Garage Spaces
Acreage	2.43
Age of Windows	N/A
Age of Roof	Replaced in 2025
Total Rentable Square Footage	29,700
Boiler	Original

UNIT TYPE	SQUARE FOOTAGE	# OF UNITS	SCHEDULED RENT
1 Bedroom / 1 Bath	700 SF	18	$933
2 Bedroom / 2 Bath	950 SF	18	$1,035

FEES

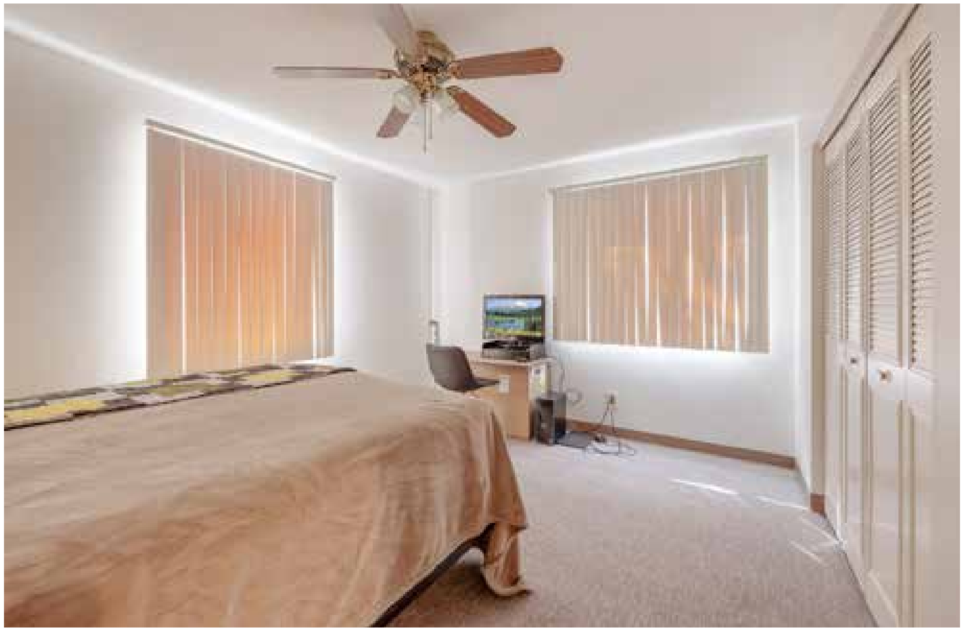
Pet Fees	Pets not allowed
Security Deposit	Equal to monthly rent

UTILITIES

UTILITY	SERVICE PROVIDER	PAID BY
Electricity	Xcel Energy	Tenant
Water / Sewer	City of Crystal	Owner

PHOTO GALLERY // Krystal Kourt Apartments

PHOTO GALLERY // Krystal Kourt Apartments



Section 2

Financials

RENT ROLL // Krystal Kourt Apartments

RESIDENTIAL RENT ROLL				SCHEDULED			POTENTIAL		
UNIT TYPE	# OF UNITS	AVG SF	RENTAL RANGE	AVG RENT	AVG RENT/SF	MONTHLY INCOME	AVG RENT	AVG RENT/SF	MONTHLY INCOME
One Bed | One Bath	18	700	$800 - $1,175	$933	$1.33	$16,785	$1,158	$1.65	$20,850
Two Bed | One Bath	18	950	$900 - $1,150	$1,035	$1.09	$18,635	$1,433	$1.51	$25,800
Totals/Weighted Averages	36	825		$984	$1.19	$35,420	$1,296	$1.57	$46,650
Gross Annualized Rents				$425,040			$559,800		

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/MONTH	CURRENT RENT/SF/MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/SF/MONTH
5930 #1	Two Bed | One Bath	950	$900	$0.95	$1,375	$1.45
5930 #2	Two Bed | One Bath	950	$900	$0.95	$1,375	$1.45
5930 #3	One Bed | One Bath	700	$800	$1.14	$1,100	$1.57
5930 #4	One Bed | One Bath	700	$950	$1.36	$1,100	$1.57
5930 #5	Two Bed | One Bath	950	$950	$1.00	$1,375	$1.45
5930 #6	Two Bed | One Bath	950	$950	$1.00	$1,375	$1.45
5930 #7	One Bed | One Bath	700	$975	$1.39	$1,100	$1.57
5930 #8	One Bed | One Bath	700	$850	$1.21	$1,100	$1.57
5930 #9	Two Bed | One Bath	950	$1,150	$1.21	$1,450	$1.53
5930 #10	Two Bed | One Bath	950	$1,050	$1.11	$1,450	$1.53
5930 #11	One Bed | One Bath	700	$950	$1.36	$1,175	$1.68
5930 #12	One Bed | One Bath	700	$975	$1.39	$1,175	$1.68

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/MONTH	CURRENT RENT/SF/MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/SF/MONTH
5940 #1	Two Bed | One Bath	950	$1,150	$1.21	$1,450	$1.53
5940 #2	Two Bed | One Bath	950	$1,150	$1.21	$1,450	$1.53
5940 #3	One Bed | One Bath	700	$975	$1.39	$1,175	$1.68
5940 #4	One Bed | One Bath	700	Vacant	$0.00	$1,175	$1.68
5940 #5	Two Bed | One Bath	950	$950	$1.00	$1,450	$1.53
5940 #6	Two Bed | One Bath	950	$1,150	$1.21	$1,450	$1.53
5940 #7	One Bed | One Bath	700	$800	$1.14	$1,175	$1.68
5940 #8	One Bed | One Bath	700	$975	$1.39	$1,175	$1.68
5940 #9	Two Bed | One Bath	950	$1,150	$1.21	$1,450	$1.53
5940 #10	Two Bed | One Bath	950	$950	$1.00	$1,450	$1.53
5940 #11	One Bed | One Bath	700	$975	$1.39	$1,175	$1.68
5940 #12	One Bed | One Bath	700	$950	$1.36	$1,175	$1.68
5950 #1	Two Bed | One Bath	950	$925	$0.97	$1,450	$1.53
5950 #2	Two Bed | One Bath	950	$1,150	$1.21	$1,450	$1.53
5950 #3	One Bed | One Bath	700	$800	$1.14	$1,175	$1.68
5950 #4	One Bed | One Bath	700	$950	$1.36	$1,175	$1.68
5950 #5	Two Bed | One Bath	950	$1,150	$1.21	$1,450	$1.53
5950 #6	Two Bed | One Bath	950	$960	$1.01	$1,450	$1.53
5950 #7	One Bed | One Bath	700	$860	$1.23	$1,175	$1.68
5950 #8	One Bed | One Bath	700	$975	$1.39	$1,175	$1.68
5950 #9	Two Bed | One Bath	950	$1,150	$1.21	$1,450	$1.53
5950 #10	Two Bed | One Bath	950	$900	$0.95	$1,450	$1.53
5950 #11	One Bed | One Bath	700	$975	$1.39	$1,175	$1.68
5950 #12	One Bed | One Bath	700	$875	$1.25	$1,175	$1.68
Total		29,700	$34,245	$1.15	$46,650	$1.57

INCOME	2023		2024		JULY T12		CURRENT		YEAR 1		NOTES	/UNIT	/SF
Gross Potential Rent	372,950		351,010		363,048		559,800		576,594		[1]	16,017	19.41
Loss / Gain to Lease	0	0.0%	0	0.0%	0	0.0%	(134,760)	24.1%	(14,415)	2.5%	[2]	(400)	(0.49)
Gross Scheduled Rent	372,950		351,010		363,048		425,040		562,179		[3]	15,616	18.93
Physical Vacancy	0	0.0%	0	0.0%	0	0.0%	(21,252)	5.0%	(28,109)	5.0%	[4]	(781)	(0.95)
Bad Debt	0	0.0%	0	0.0%	(3,767)	1.0%	0	0.0%	(2,811)	0.5%	[5]	(78)	(0.09)
Concession	0	0.0%	0	0.0%	0	0.0%	0	0.0%	(2,811)	0.5%	[6]	(78)	(0.09)
Total Vacancy	$0	0.0%	$0	0.0%	($3,767)	1.0%	($21,252)	5.0%	($33,731)	6.0%		($937)	($1)
Economic Occupancy	100.00%		100.00%		98.96%		95.00%		94.00%				
Effective Rental Income	372,950		351,010		359,281		403,788		528,448		[7]	14,679	17.79
Laundry Income	4,138		5,599		3,817		3,817		3,893		[8]	108	0.13
All Other Income	973		677		853		7,200		7,344		[9]	204	0.25
Total Other Income	$5,110		$6,276		$4,670		$11,017		$11,237			$312	$0.38
Effective Gross Income	$378,060		$357,286		$363,951		$414,805		$539,686			$14,991	$18.17

EXPENSES	2023		2024		JULY T12		CURRENT		YEAR 1		NOTES	/UNIT	/SF
Real Estate Taxes	66,421		67,688		68,739		69,967		69,967		[10]	1,944	2.36
Insurance	33,330		43,859		44,253		28,800		29,664		[11]	824	1.00
Utilities - Electric	3,386		3,025		7,464		7,464		7,688		[12]	214	0.26
Utilities - Water & Sewer	24,247		26,866		33,851		33,851		34,866		[13]	969	1.17
Utilities - Gas	21,250		15,658		19,340		19,340		19,920		[14]	553	0.67
Trash Removal	15,088		16,528		16,691		16,691		17,191		[15]	478	0.58
Repairs & Maintenance	19,177		31,498		31,455		31,455		32,399		[16]	900	1.09
Landscaping & Snow Removal	22,864		11,535		10,792		10,792		11,116		[17]	309	0.37
Turnover Expense	5,479		7,972		8,546		8,546		8,802		[18]	245	0.30
Caretaker	3,060		984		5,700		12,000		12,360		[19]	343	0.42
General & Administrative	10,412		18,569		19,680		13,500		13,905		[20]	386	0.47
Operating Reserves	0		0				9,000		9,000		[21]	250	0.30
Management Fee	18,309		17,268		16,530		20,740	5.0%	26,984	5.0%	[22]	750	0.91
Total Expenses	$243,022		$261,449		$283,039		$282,145		$293,862			$8,163	$9.89
Expenses as % of EGI	64.3%		73.2%		77.8%		68.0%		54.5%				
Net Operating Income	$135,038		$95,836		$80,912		$132,660		$245,824			$6,828	$8.28

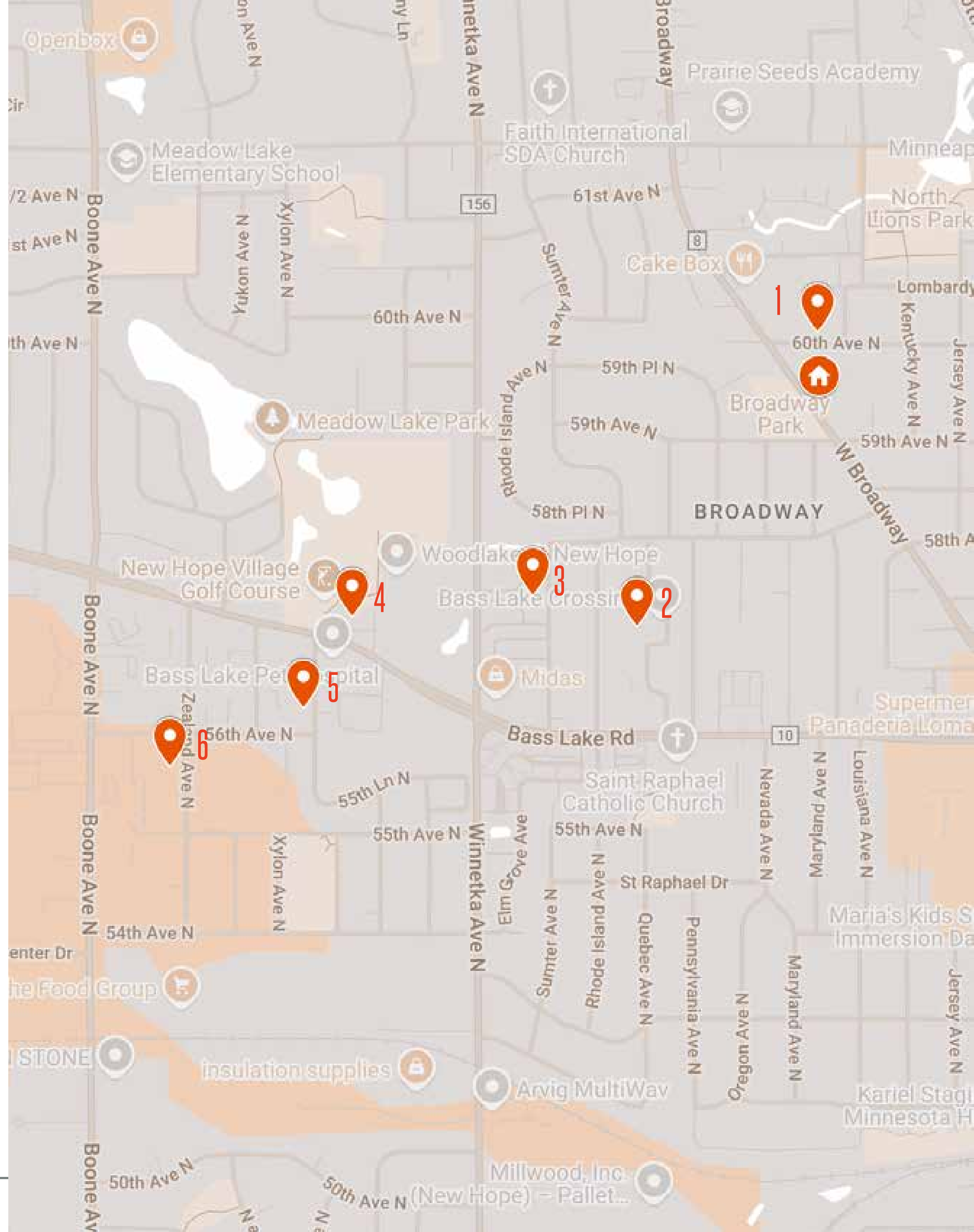
1. Gross Potential Rent - Reflects Brokers opinion of Market Rent.
2. Loss-to-Lease - Determined by Market Rent less Schduled Rental Income.
3. Gross Scheduled Rent - Reflects actual figure from Rent Roll.
4. Physical Vacancy - Current & Year 1 - Broker's adjustment calculated at 5 percent of Gross Scheduled Rent.
5. Bad Debt - Current - Broker's removal. Year 1 - Broker's adjustment calculated at 0.5% of Gross Scheduled Rent
6. Concession - Current - Actual figure. Year 1 - Broker's adjustment calculated at 0.5% of Gross Scheduled Rent
7. Effective Rental Income - Determined by gross potential rent less vacancy.
8. Laundry Income - Current - Actual figure. Year 1 - Calculated at a 2% increase.
9. All Other Income - Current - Broker's adjustment calculated at $200/unit. Year 1 - Calculated at a 2% increase.
10. Real Estate Taxes - Current & Year 1 - Based on 2026 estimates taxes.
11. Insurance - Current - Broker's adjustment calculated at $800/unit. Year 1 - Calculated at a 3% increase.
12. Utilities - Electric - Current - Actual figure. Year 1 - Calculated at a 3% increase.
13. Utilities - Water & Sewer - Current - Actual figure. Year 1 - Calculated at a 3% increase.
14. Utilities - Gas - Current - Actual figure. Year 1 - Calculated at a 3% increase.
15. Trash Removal - Current - Actual figure. Year 1 - Calculated at a 3% increase.
16. Repairs & Maintenance - Current - Actual figure. Year 1 - Calculated at a 3% increase.
17. Landscaping & Snow Removal - Current - Actual figure. Year 1 - Calculated at a 3% increase.
18. Turnover Expense - Current - Actual figure. Year 1 - Calculated at a 3% increase.
19. Caretaker - Current - Broker's adjustment callculated at $1,000/month. Year 1 - Calculated at a 3% increase.
20. General & Administrative - Current - Broker's adjustment calculated at $375/unit. Year 1 - Calculated at a 3% increase.
21. Operating Reserves - Current & Year 1 - Broker's addition calculated at $250/unit.
22. Management Fee - Broker's addition calculated at 5 percent of Effective Gross Income.

Section 3

Comparables

RENT COMPS MAP

1. Park Place Apartments
2. Bass Lake Crossing
3. The Birchway Apartments
4. Continental Apartments
5. New Hope Garden and Village Apartments
6. Granite Creek Apartments



PROPERTY	1 BED RENT/SF	1 BED RENT	2 BED RENT/SF	2BED RENT	YEAR BUILT	# OF UNITS
Krystal Kourt Apartments 5930-50 Broadway Avenue W, Crystal, MN 55428	$1.33	$933	$1.09	$1,035	1966	36
Park Place Apartments 7136 60th Avenue N, New Hope, MN 55428	$1.72	$1,119	---	---	1961	36
Bass Lake Crossing 5601 Quebec Avenue N, New Hope, MN 55428	$1.07	$1,075	$1.17	$1,405	1970	140
The Birchway Apartments 5716 Winnetka Avenue N, Minneapolis, MN 55428	$1.87	$1,195	$1.70	$1,370	1968	108
Continental Apartments 8100 Bass Lake Road, Minneapolis, MN 55428	$1.74	$1,235	---	---	1969	34
New Hope Garden and Village Apartments 5615 Xylon Avenue N, New Hope, MN 55428	$1.64	$1,093	$1.64	$1,370	1969	150
Granite Creek Apartments 5555 Zealand Avenue N, Minneapolis, MN 55428	$1.52	$1,099	$1.47	$1,399	1968	69

RENT COMPS // Krystal Kourt Apartments

Krystal Kourt Apartments

5930-50 Broadway Avenue W, Crystal, MN 55428

36 Units Year Built 1966

UNIT TYPE	SIZE SF	RENT	RENT/SF
One Bedroom	700	$949	$1.36
Two Bedroom	950	$1,058	$1.11
AVG	825	$1,003	$1.22

Park Place Apartments

7136 60th Avenue N, New Hope, MN 55428

36 Units Year Built 1961

UNIT TYPE	SIZE SF	RENT	RENT/SF
One Bedroom	650	$1,119	$1.72
AVG	650	$1,119	$1.72

Bass Lake Crossing

5601 Quebec Avenue N, New Hope, MN 55428

140 Units Year Built 1970

UNIT TYPE	SIZE SF	RENT	RENT/SF
One Bedroom	1,000	$1,075	$1.07
Two Bedroom	1,200	$1,405	$1.17
AVG	1,100	$1,240	$1.12

The Birchway Apartments

5716 Winnetka Avenue N, Minneapolis, MN 55428

108 Units Year Built 1968

UNIT TYPE	SIZE SF	RENT	RENT/SF
One Bedroom	638	$1,195	$1.87
Two Bedroom	804	$1,370	$1.70
AVG	721	$1,283	$1.79

RENT COMPS // Krystal Kourt Apartments

Continental Apartments

8100 Bass Lake Road, Minneapolis, MN 55428

34 Units **Year Built 1969**

UNIT TYPE	SIZE SF	RENT	RENT/SF
One Bedroom	710	$1,235	$1.74
AVG	710	$1,235	$1.74

New Hope Garden and Village Apartments

5615 Xylon Avenue N, New Hope, MN 55428

150 Units **Year Built 1969**

UNIT TYPE	SIZE SF	RENT	RENT/SF
One Bedroom	668	$1,093	$1.64
Two Bedroom	836	$1,370	$1.64
AVG	752	$1,231	$1.64

Granite Creek Apartments

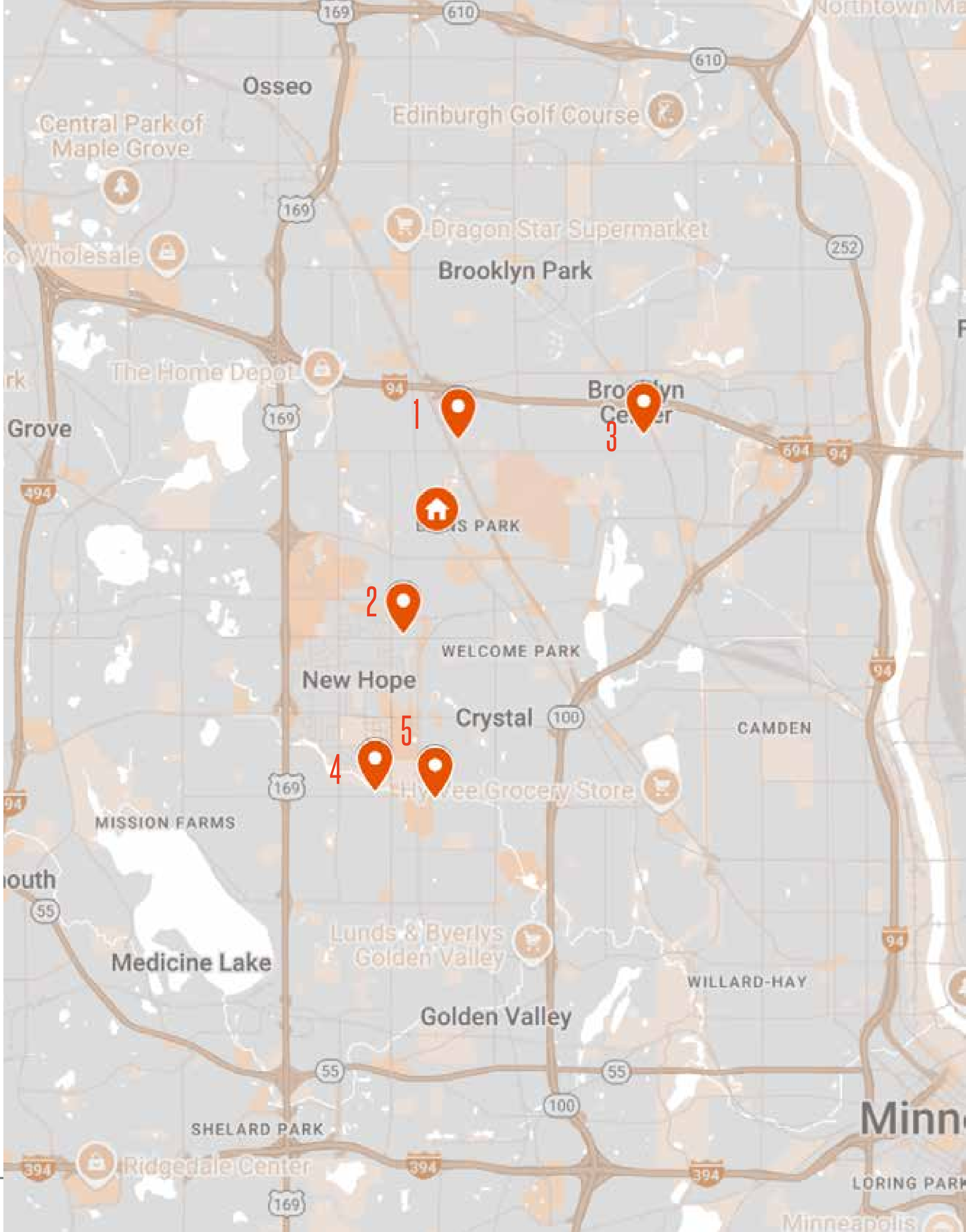
5555 Zealand Avenue N, Minneapolis, MN 55428

108 Units **Year Built 1968**

UNIT TYPE	SIZE SF	RENT	RENT/SF
One Bedroom	725	$1,099	$1.52
Two Bedroom	950	$1,399	$1.47
AVG	838	$1,249	$1.49

SALES COMPS MAP

1. The Groves Apartments
2. Wingate Apartments
3. Granite Peaks
4. Bella Vista Apartments
5. Valley Place



PROPERTY	# OF UNITS	YEAR BUILT	PRICE/SQFT	PRICE/UNIT	SALE PRICE	UNIT MIX
Krystal Kourt Apartments 7201 36th Avenue N, Crystal, MN 55427	36	1966	---	---	Market Bid	18 One Bedroom 18 Two Bedroom
The Groves Apartments 6802 63rd Avenue N, Brooklyn Park, MN 55428	120	1967	$100/SF	$100,000	$12,000,000	60 One Bedroom 60 Two Bedroom
Wingate Apartments 7700 49th Avenue N, New Hope, MN 55428	136	1967	$125/SF	$94,118	$12,800,000	112 One Bedroom 24 Two Bedroom
Granite Peaks 3907 65th Ave N Brooklyn Center, MN 55429	54	1963	$89/SF	$94,259	$5,090,000	3 Studio 19 One Bedroom 24 Two Bedroom
Bella Vista Apartments 8100 36th Avenue N, New Hope, MN 55427	24	1973	$128/SF	$121,250	$2,910,000	2 One Bedroom 22 Two Bedroom
Valley Place 7201 36th Avenue N, Crystal, MN 55427	71	1971	$92/SF	$119,190	$8,462,500	1 Studio 35 One Bedroom 35 Two Bedroom 2 Two Bedroom

SALES COMPS // Krystal Kourt Apartments

Krystal Kourt Apartments
5930-50 Broadway Avenue W, Crystal, MN 55428

Sale Price:	Market Bid		
Property Type:	Multifamily	Price/SF	--
COE:	--	Year Built:	1966
Lot Size:	2.43 Acres	Number of Units	36
Total SF	29,700	Price/Unit:	--

UNIT TYPE	# UNITS
One Bedroom	18
Two Bedroom	18
TOTAL	36

The Groves Apartments
6802 63rd Avenue N, Brooklyn Park, MN 55428

Sale Price:	$12,000,000		
Property Type:	Multifamily	Price/SF	$100
COE:	8/7/2024	Year Built:	1967
Lot Size:	5.98 Acres	Number of Units	120
Total SF	120,000	Price/Unit:	$100,000

UNIT TYPE	# UNITS
One Bedroom	60
Two Bedroom	60
TOTAL	120

Wingate Apartments
7700 49th Avenue N, New Hope, MN 55428

Sale Price:	$12,800,000		
Property Type:	Multifamily	Price/SF	$125
COE:	3/5/2024	Year Built:	1967
Lot Size:	7.53 Acres	Number of Units	136
Total SF	102,380	Price/Unit:	$94,118

UNIT TYPE	# UNITS
One Bedroom	112
Two Bedroom	24
TOTAL	136

Granite Peaks
3907 65th Ave N Brooklyn Center, MN 55429

Sale Price:	$5,090,000		
Property Type:	Multifamily	Price/SF	$89
COE:	5/30/2024	Year Built:	1963
Lot Size:	3.39 Acres	Number of Units	54
Total SF	57,024	Price/Unit:	$94,259

UNIT TYPE	# UNITS
Studio	3
One Bedroom	19
Two Bedroom	24
TOTAL	54

SALES COMPS // Krystal Kourt Apartments

Bella Vista Apartments

8100 36th Avenue N, New Hope, MN 55427

Sale Price:	$2,910,000		
Property Type:	Multifamily	Price/SF	$128
COE:	2/6/2024	Year Built:	1973
Lot Size:	1.46 acres	Number of Units	24
Total SF	22,674	Price/Unit:	$121,250

UNIT TYPE	# UNITS
One Bedroom	2
Two Bedroom	22
TOTAL	24

Valley Place

7201 36th Avenue N, Crystal, MN 55427

Sale Price:	$8,462,500		
Property Type:	Multifamily	Price/SF	$92
COE:	11/13/2024	Year Built:	1971
Lot Size:	4.00 Acres	Number of Units	71
Total SF	91,923	Price/Unit:	$119,190

UNIT TYPE	# UNITS
Studio	1
One Bedroom	35
Two Bedroom	33
Two Bedroom	2
TOTAL	71

Section 4

Local Market

MARKET OVERVIEW

MINNEAPOLIS-ST. PAUL

The Minneapolis-St. Paul metro consists of 16 counties in the southeastern portion of central Minnesota. The metro has a population of more than 3.7 million people and covers 6,364 square miles. Nearly 1,000 of Minnesota's 10,000 lakes are located within the metro, along with the Mississippi, Minnesota and St. Croix rivers. The Twin Cities of Minneapolis and St. Paul straddle the Mississippi River and encompass the seven core counties of the region. The most populous is Hennepin County, with almost 1.3 million residents. At roughly 435,000 citizens, Minneapolis is the city with the most residents in the state, followed by St. Paul, the capital city, which has approximately 307,000 people.

METRO HIGHLIGHTS

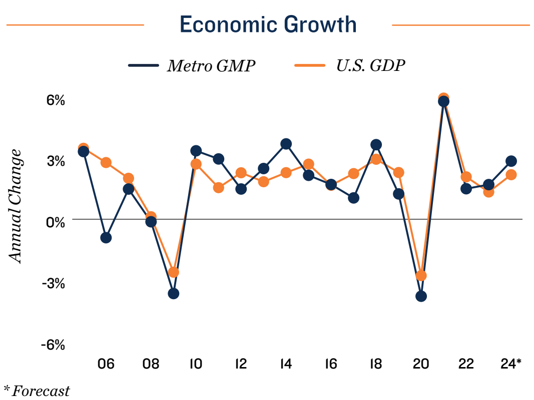
DIVERSE ECONOMIC BASE
The metro's economy includes food production and delivery, information technology, biomedical technology, retail, finance and logistics.

ATTRACTIVE BUSINESS ENVIRONMENT
Companies are drawn to the region's high quality of living and skilled labor force, as well as the strong work ethic.

ABUNDANCE OF HIGHER EDUCATION
More than 20 colleges and universities are located throughout the metro, producing a highly-educated pool of workers.

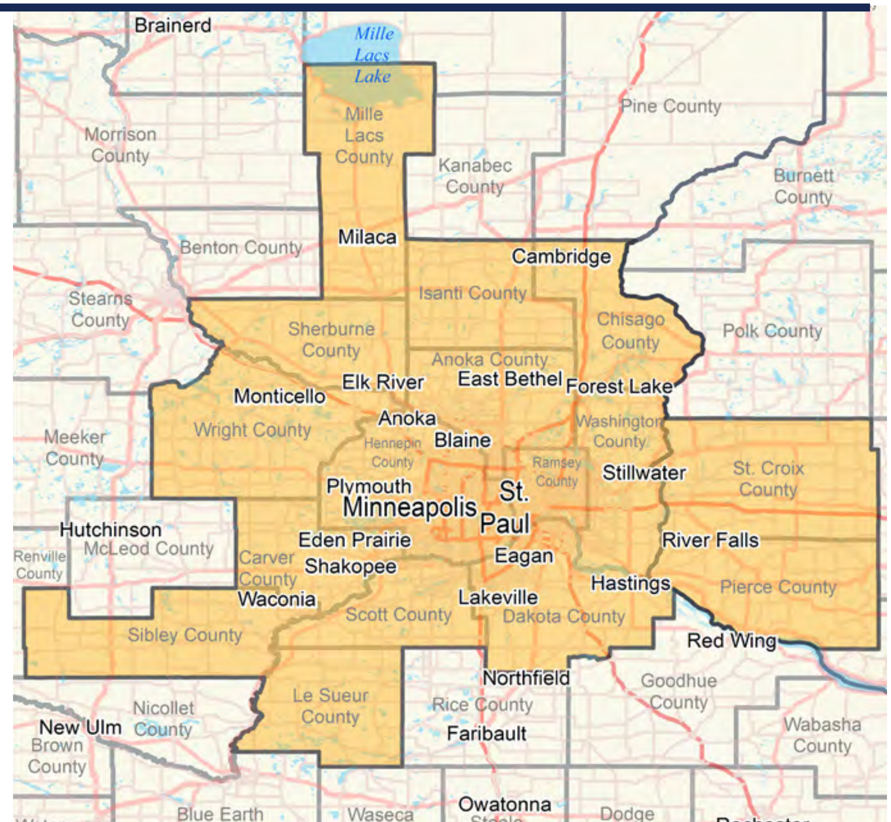
ECONOMY

- The metro's diverse economic base includes 14 Fortune 500 companies, such as Target Corp., Land O'Lakes, Best Buy, 3M Company, U.S. Bancorp and General Mills.
- The industrial sector encompasses traditional and high-tech manufacturing.
- Medical institutions, including the University of Minnesota and the Mayo Clinic, underpin a growing biomedical research and development sector.
- Minneapolis, with its strong financial base, houses the Ninth Federal Reserve District.



MAJOR AREA EMPLOYERS

- Target Corp.
- University of Minnesota
- Allina Health
- Fairview Health Services
- CentraCare Health System
- Wells Fargo
- 3M Co.
- UnitedHealth Group, Inc.
- HealthPartners
- U.S. Bancorp



SHARE OF 2023 TOTAL EMPLOYMENT

10%	MANUFACTURING
16%	PROFESSIONAL AND BUSINESS SERVICES
12%	GOVERNMENT
8%	LEISURE AND HOSPITALITY
8%	FINANCIAL ACTIVITIES
18%	TRADE, TRANSPORTATION, AND UTILITIES
4%	CONSTRUCTION
17%	EDUCATION AND HEALTH SERVICES
2%	INFORMATION
4%	OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

17 FORTUNE 500 COMPANIES HEADQUARTERED IN MINNESOTA

UnitedHealth Group #4

Target #32

CHS #97

Best Buy #100

3M #134

US Bank #107

General Mills #203

C.H. Robinson #233

Ecolab #269

Land O Lakes #245

Ameriprise Financial #254

Xcel Energy #302

Hormel Foods #343

Thrivent Financial #405

Polaris #431

Securian Financial #462

Fastenal #488

8 FORBES LARGEST PRIVATE COMPANIES HEADQUARTERED IN MINNESOTA

Cargill #1

Mortenson #119

DigiKey #159

Andersen Windows & Doors #167

Johnson Brothers #192

RDI #193

Ryan #194

Taylor #244

A diversified economic base

Minneapolis-St. Paul has one of the largest concentrations of Fortune 1000s in the world. The region is home to numerous international headquarters, American headquarters for foreign firms, and substantial office operations for firms that are headquartered on either coast. Safe and abundant food, clean water, and health solutions will drive the global economy in coming years.

Minneapolis-St. Paul is the leader in these technologies and industries, and has the R&D, financial, and business services infrastructure to support them. Heralded as the "Silicon Valley of Water", innovative companies like Ecolab, Pentair, and GE are investing in R&D to ensure clean and abundant water for the globe. Among both the private and public sector, Minneapolis-St. Paul is a leader in biotechnology and medical innovation.

Market Basic and Outlook

285,459
Estimated Existing Units

4,949
Estimated Under Construction Units

2,346
2025-29 5-Yr Average Net Deliveries (Forecase)

↓54%
YoY Anticipated Deliveries (2025 vs 2024)

3,790,663
Population (MSA - 2024)

2,071,100
Total Employee (MSA - 2024)

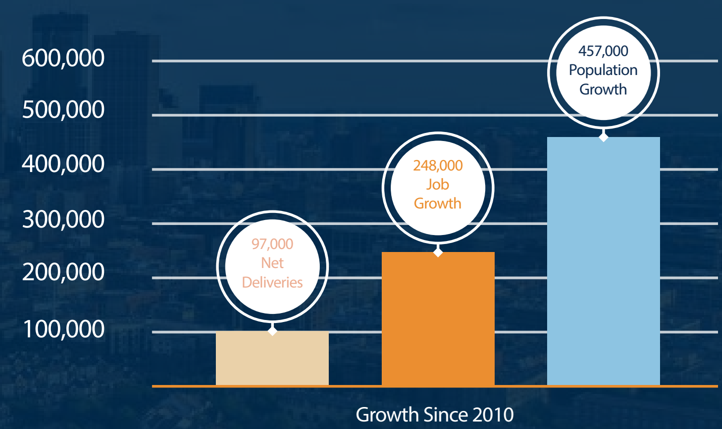
$129,742
Avg. Household Income (MSA - 2024)

13.71%
Population growth (MSA - Since 2010)

13.60%
Employee growth (MSA - Since 2010)

2.50%
Unemployment Rate (MSA - Dec 2024)

MSA Deliveries vs Job and Population Growth



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