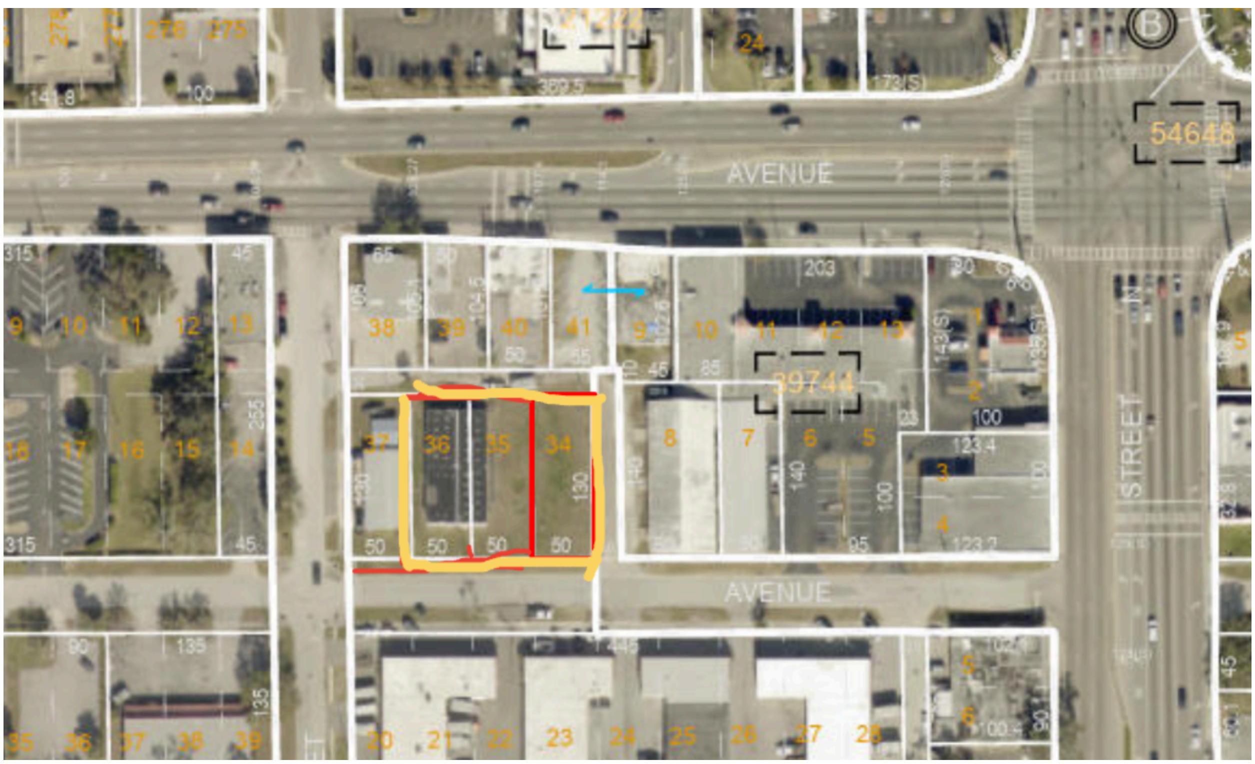
CONFIDENTIAL OFFERING MEMORANDUM

4,100 SF VALUE-ADD OFFICE OR REDEVELOPMENT OPPORTUNITY

4961 73rd Avenue, Pinellas Park, FL - Central Pinellas County, Florida

±4,107 SF Office | ±19,500 SF Site | Seller Financing Available

Offered At $450,000



01 EXECUTIVE SUMMARY

This is a **simple deal with multiple ways to win**.

You are acquiring:

- **A 4,100+ SF office building**
- **On a three-lot assembled site (150' x 130')**
- **In a central, highly accessible Pinellas location**

And you control the outcome:

→ **Renovate and create a functional office at a low basis**
→ **Or remove the building and redevelop the site**

The property is priced near land value, allowing the next owner to capture the upside.

The seller is practical, easy to work with, and open to creative structure, including seller financing.

02 | THE STORY

The building began its life as a professional dental office in Clearwater.

It was later:

- Relocated to this site as a modular office building
- Placed on a three-lot assemblage
- Taken through site plan approval for office use

Like many projects, ownership shifted focus to another opportunity.

As a result:

- Permits have expired
- The project paused mid-stream
- The property is now being offered as-is

That pause is where the opportunity lives.

03 | WHAT YOU HAVE TODAY

- **±4,107 SF modular office structure**
- **±19,500 SF site (150' x 130')**
- **Former professional office layout**
- **Central Pinellas location**
- **Vacant and not currently occupiable**

To move forward as an office, expect:

- New roof
- Termite treatment
- Drywall repair
- Flooring and paint
- Parking lot installation
- Landscaping
- Sewer hookup
- Site plan re-approval + CO

04 | THE OPPORTUNITY

A. REHAB PLAY (PRIMARY PATH)

This is where the deal shines.

You're stepping into:

- Existing structure
- Existing footprint
- Existing concept

At a **basis far below replacement cost**

Cost-Plus Framework

Purchase Price: $450,000
Price Per SF: ≈ $109/SF

Estimated Rehab:

New Roof	**$28,000**
Drywall	**$ 7,000**
Sub-Flooring	**$ 5,000**
Painting	**$ 4,000**

Update or Re-Engineer the Site Plan

Parking, Landscaping & Drainage

Update HVAC

Replace Both ADA Ramps With Masonry

Projected All-In Basis:
Well below comparable office pricing in the market

4961 73rd Avenue Pinellas Park, FL - Rendering

Outcome

- 4,100+ SF usable office
- Central location
- Controlled cost basis
- Significant upside vs stabilized pricing

B. REDEVELOPMENT (BUILT-IN SAFETY NET)

If the building isn’t your play:

- The structure is modular
- Removal is faster and less expensive than traditional demolition
- You’re left with a clean, assembled site

Potential uses (buyer to verify):

- **Office**
- **Service yard / contractor use**
- **Outside storage**
- **Flex / "black space"**

This gives you **true optionality** — not a forced strategy.

05 | LOCATION (THE REAL DRIVER)

One block from 49th Street & Park Boulevard

From this site:

- **Minutes to Tampa**
- **Minutes to St. Petersburg**
- **Minutes to Clearwater**
- **Direct routes to Gulf Beaches**

Why it matters

- **Strong local labor pool**
- **Public transportation nearby**
- **Easy employee access**
- **Ideal for:**
    - Call centers
    - Service companies
    - Office users needing central reach

This is a **working, functional location** — not fringe.

06 | SELLER FINANCING (KEY ADVANTAGE)

The seller is willing to help structure the deal.

Illustrative Terms

- **$100,000+ down**
- **6.0% interest**
- **Interest-only payments**
- **5-year balloon (or longer)**
- **Personal guarantee required**
- **No flood insurance required**
- **No wind insurance required**

Why this matters

- Lower upfront capital requirement
- More capital available for improvements

- Faster execution (no bank delays)
- Strong cash flow during rehab

07 | WHY THIS DEAL MAKES SENSE

- You are buying at near land value
- You control both a building and redevelopment path
- You are in a central, proven location
- You have multiple exit strategies
- You have a seller who is flexible and realistic

08 | IDEAL BUYER PROFILE

This opportunity fits:

- Owner-users tired of leasing
- Medical or professional users
- Call center operators
- Contractors / service companies
- Value-add investors
- Developers seeking downside protection

09 | PRICING

Offered at: $450,000

The pricing reflects:

- Current condition
- Required improvements
- Clear upside for the next owner

10 | BROKER / OWNER

This is a **broker-owned property**, which means:

- Direct communication
- Fast decision-making
- Flexible deal structuring
- Creative solutions welcomed

If you see the vision, let's have a conversation.

Thank you for your interest.

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