

JUST LISTED!

THE MONARCH

📍 1520 Jeffords St, Clearwater, FL 33756

INVESTMENT HIGHLIGHTS

- 68-Unit Concrete Block Apartment Community Constructed in the Early 1970s and 1980s, Offering Durable, Low-Maintenance Construction
- Elevator-Serviced Concrete Block Asset with Climate-Controlled Interior Corridors, Originally Designed and Built as an Assisted Living Facility
- Over \$500,000 in Recent Capital Improvements, Including a New Roof, Majority Replacement of Central HVAC Systems, Common Area Upgrades, New Elevator Installation, and Interior Unit Renovations
- Converted in 2021 from Assisted Living to Multifamily Use by Prior Ownership, Now Operating as Traditional Apartments
- Affordable Component, with 15 of the 68 Units Restricted to 120% of AMI
- Well Amenitized Featuring a Fitness Center, Clubhouse, Game Room, Laundry Facility, Full Commercial Kitchen, and On-Site Leasing Office
- Value-Add Upside through Continued Interior Renovations and Repositioning of the Commercial Kitchen into a Revenue-Generating Amenity
- Highly Desirable Clearwater Location: Located in a Well-Established Area of Clearwater with Consistent Multifamily Demand
- Strong Retail & Essential Services Access: Minutes to Major National Retailers Including Publix, Walmart, Costco, The Home Depot, and Target — All Within a 2-Mile Radius
- Proximity to Top Beaches & Tourism Drivers: Only 10 minutes to Clearwater Beach, Ranked Among the #1 Beaches in the U.S., Attracting 6M+ Visitors Annually
- Lifestyle Amenities Nearby: Close to Waterfront Parks, Belleair Country Club (Florida's First Golf Course), the 45-mile Pinellas Trail, and the Revitalizing Downtown Clearwater Waterfront
- Central Access to Major Employment: Quick Connectivity to US-19 and Gulf-to-Bay Blvd (SR 60) Offering Access to Downtown Clearwater, St. Petersburg, Tampa International Airport, and Westshore Business District

INVESTMENT DETAILS

Sale Price	Subject to Market
Number of Units	68
Year Built	1973 & 1981



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Florida's First Golf Course

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