

Woodlawn Oaks ALF

OFFERING MEMORANDUM



820 15th St N
st petersburg, FL 33705

Woodlawn Oaks ALF

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Financial Analysis

Income & Expense Analysis

03 Demographics

Demographics
Demographic Charts

Exclusively Marketed by:

Brian McBride

(813) 493-0507

Nikki@mkarealty.com

WOODLAWN OAKS ALF

01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	820 15th St N st petersburg FL 33705
---------	---

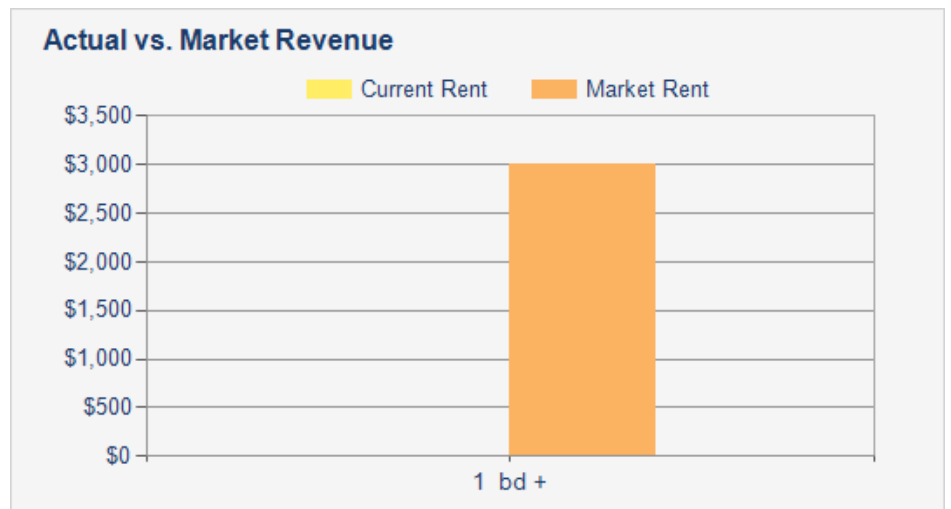
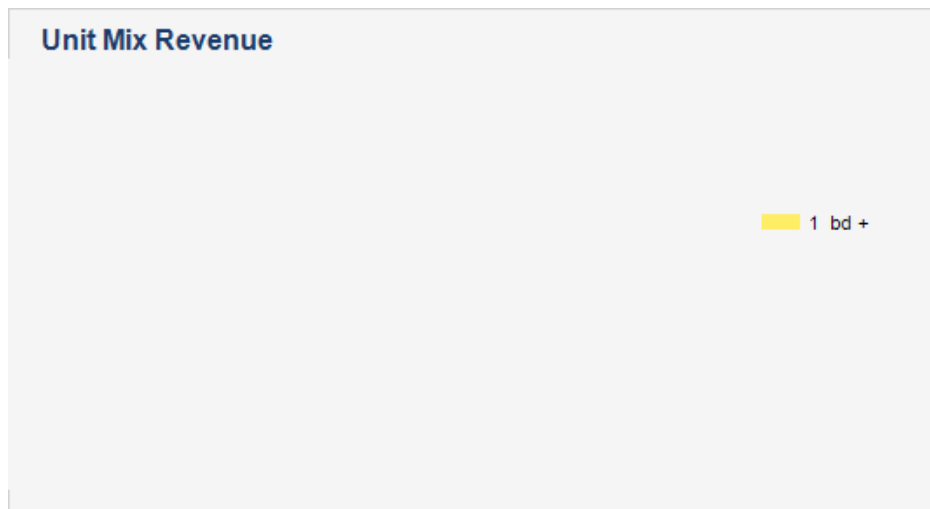
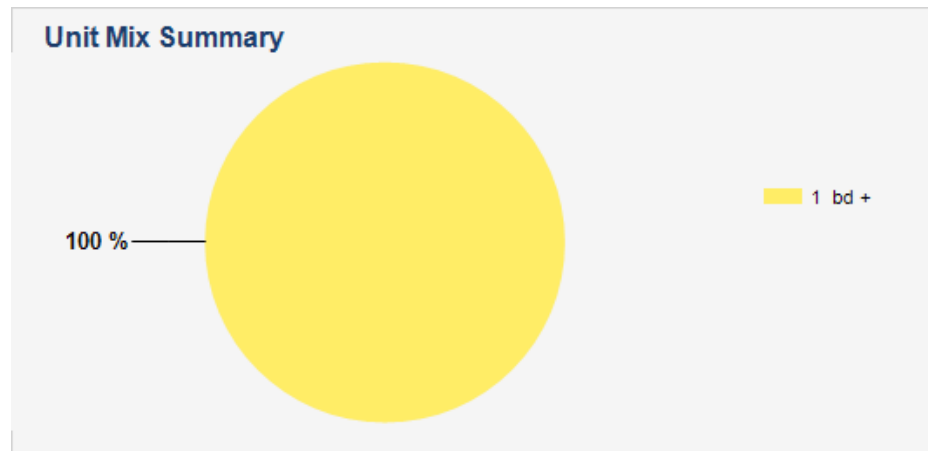
FINANCIAL SUMMARY

PRICE	\$2,100,000
NOI (PRO FORMA)	\$181,362
CAP RATE (PRO FORMA)	8.64 %
GRM (CURRENT)	0.00
GRM (PRO FORMA)	2.65

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	18,081	122,083	263,951
2023 Median HH Income	\$56,673	\$61,772	\$63,560
2023 Average HH Income	\$88,191	\$96,073	\$95,724

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd +	22	\$0	\$0	\$3,000	\$66,000
Totals/Averages	22	\$0	\$0	\$3,000	\$66,000



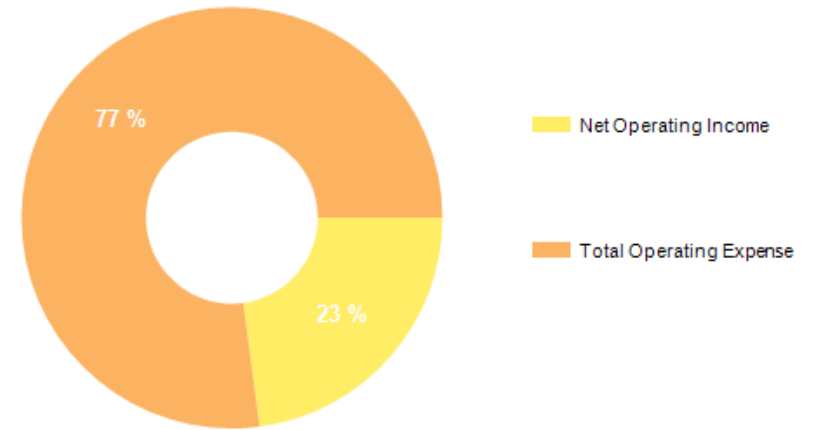
WOODLAWN OAKS ALF

02 Financial Analysis

Income & Expense Analysis

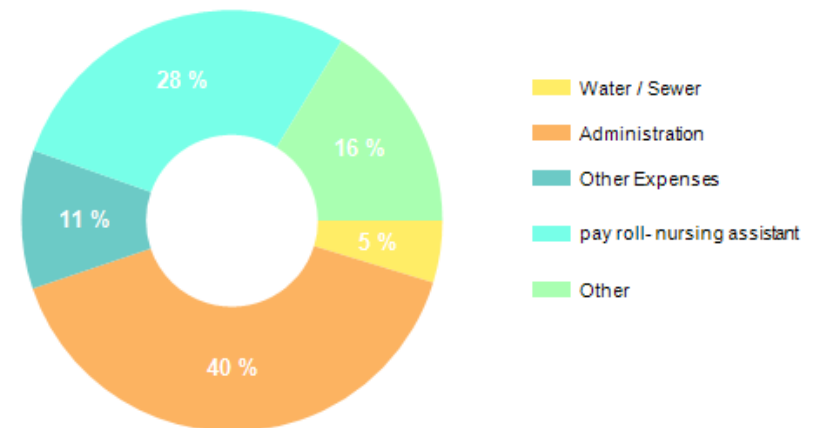
REVENUE ALLOCATION PRO FORMA

INCOME	PRO FORMA	
Gross Scheduled Rent	\$792,000	
Effective Gross Income	\$792,000	
Less Expenses	\$610,638	77.10 %
Net Operating Income	\$181,362	



EXPENSES	PRO FORMA	
Real Estate Taxes	\$18,000	
Insurance	\$15,354	
Management Fee	\$16,500	
Marketing	\$1,655	
Water / Sewer	\$28,944	
Administration	\$244,500	
Utilities	\$16,000	
Other Expenses	\$65,000	
pay roll- nursing assistant	\$172,728	
liability	\$5,250	
fire & safety	\$5,409	
internet	\$5,106	
security	\$6,568	
resident fund	\$9,624	
Total Operating Expense	\$610,638	
% of EGI	77.10 %	

DISTRIBUTION OF EXPENSES PRO FORMA



WOODLAWN OAKS ALF

03 Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,104	114,509	256,516
2010 Population	14,945	111,210	249,246
2023 Population	18,081	122,083	263,951
2028 Population	19,754	124,611	266,407
2023 African American	2,588	31,243	54,704
2023 American Indian	100	382	873
2023 Asian	560	5,008	11,195
2023 Hispanic	1,841	11,673	25,908
2023 Other Race	492	3,302	7,553
2023 White	12,526	71,559	166,167
2023 Multiracial	1,810	10,526	23,288
2023-2028: Population: Growth Rate	8.95 %	2.05 %	0.95 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,586	7,310	13,878
\$15,000-\$24,999	859	4,756	9,875
\$25,000-\$34,999	904	5,111	10,347
\$35,000-\$49,999	973	5,920	13,133
\$50,000-\$74,999	1,865	10,010	21,910
\$75,000-\$99,999	1,025	7,327	16,132
\$100,000-\$149,999	1,379	8,280	18,894
\$150,000-\$199,999	570	3,633	7,878
\$200,000 or greater	799	5,141	10,159
Median HH Income	\$56,673	\$61,772	\$63,560
Average HH Income	\$88,191	\$96,073	\$95,724

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,999	58,672	128,171
2010 Total Households	7,111	48,958	109,766
2023 Total Households	9,960	57,490	122,206
2028 Total Households	11,250	59,854	125,139
2023 Average Household Size	1.74	2.08	2.12
2000 Owner Occupied Housing	2,831	30,560	74,796
2000 Renter Occupied Housing	4,653	19,706	38,182
2023 Owner Occupied Housing	3,555	33,002	77,651
2023 Renter Occupied Housing	6,405	24,488	44,555
2023 Vacant Housing	1,211	6,464	13,768
2023 Total Housing	11,171	63,954	135,974
2028 Owner Occupied Housing	3,794	33,861	79,317
2028 Renter Occupied Housing	7,456	25,993	45,822
2028 Vacant Housing	1,023	5,895	13,251
2028 Total Housing	12,273	65,749	138,390
2023-2028: Households: Growth Rate	12.35 %	4.05 %	2.40 %

Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,271	7,584	15,938
2023 Population Age 35-39	1,242	7,641	15,647
2023 Population Age 40-44	1,212	7,774	15,918
2023 Population Age 45-49	1,140	7,525	15,679
2023 Population Age 50-54	1,216	8,355	17,832
2023 Population Age 55-59	1,344	8,821	19,480
2023 Population Age 60-64	1,326	9,189	20,788
2023 Population Age 65-69	1,170	8,345	18,726
2023 Population Age 70-74	994	6,737	15,973
2023 Population Age 75-79	661	4,530	10,891
2023 Population Age 80-84	414	2,773	7,068
2023 Population Age 85+	478	2,814	7,304
2023 Population Age 18+	15,193	99,646	217,433
2023 Median Age	44	44	46

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,012	\$66,522	\$67,003
Average Household Income 25-34	\$91,194	\$93,632	\$91,372
Median Household Income 35-44	\$73,573	\$80,160	\$82,699
Average Household Income 35-44	\$109,853	\$114,915	\$115,105
Median Household Income 45-54	\$79,435	\$80,944	\$83,953
Average Household Income 45-54	\$112,888	\$115,781	\$117,225
Median Household Income 55-64	\$61,862	\$66,868	\$70,424
Average Household Income 55-64	\$98,677	\$105,571	\$104,959
Median Household Income 65-74	\$38,594	\$51,145	\$54,042
Average Household Income 65-74	\$68,907	\$82,269	\$83,682
Average Household Income 75+	\$51,192	\$66,617	\$67,848

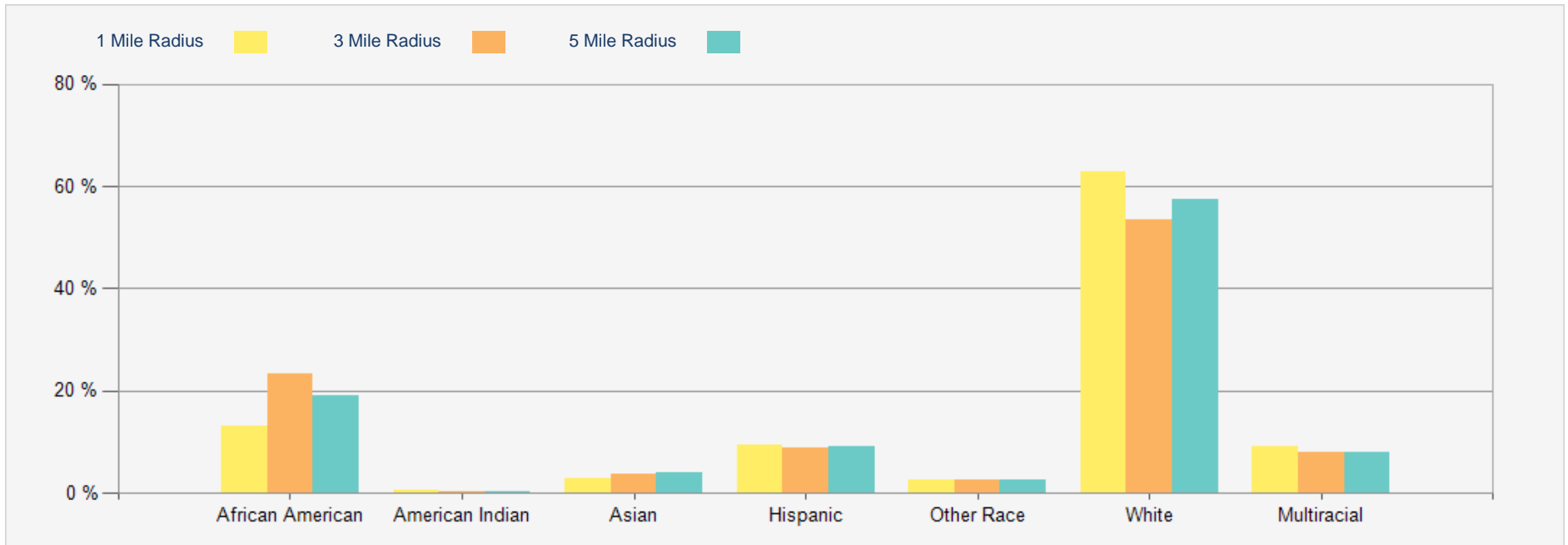
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,227	7,730	16,103
2028 Population Age 35-39	1,259	7,490	15,902
2028 Population Age 40-44	1,281	7,605	15,734
2028 Population Age 45-49	1,304	7,904	16,253
2028 Population Age 50-54	1,225	7,613	15,839
2028 Population Age 55-59	1,302	8,277	17,647
2028 Population Age 60-64	1,364	8,659	19,097
2028 Population Age 65-69	1,383	8,895	19,878
2028 Population Age 70-74	1,193	7,673	17,355
2028 Population Age 75-79	965	5,870	13,698
2028 Population Age 80-84	630	3,826	9,268
2028 Population Age 85+	591	3,239	8,280
2028 Population Age 18+	16,698	102,361	220,267
2028 Median Age	45	45	46

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,348	\$76,196	\$77,391
Average Household Income 25-34	\$105,755	\$108,770	\$106,695
Median Household Income 35-44	\$83,606	\$90,125	\$94,747
Average Household Income 35-44	\$124,004	\$130,340	\$131,353
Median Household Income 45-54	\$89,805	\$93,339	\$97,114
Average Household Income 45-54	\$128,318	\$132,755	\$133,875
Median Household Income 55-64	\$73,957	\$80,370	\$83,531
Average Household Income 55-64	\$114,064	\$122,520	\$122,432
Median Household Income 65-74	\$48,794	\$60,235	\$63,674
Average Household Income 65-74	\$83,488	\$98,479	\$100,097
Average Household Income 75+	\$62,791	\$82,869	\$84,362

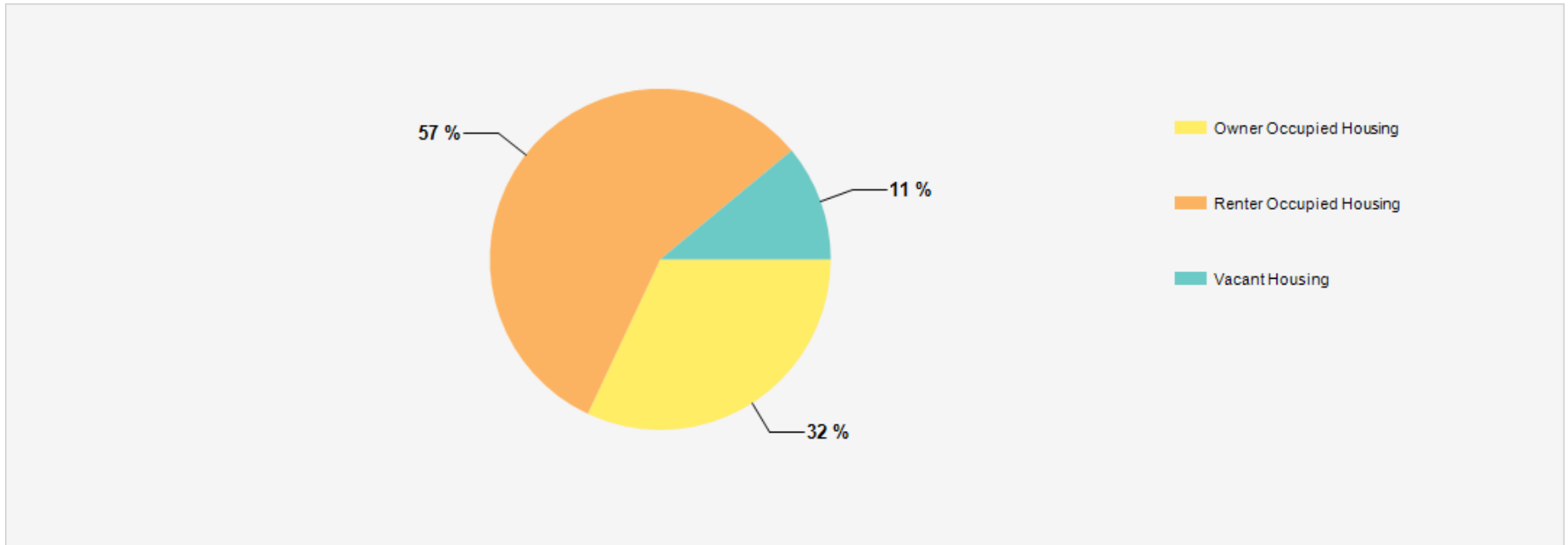
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

