RAJOKA REALTY LLC

EXECUTIVE SUMMARY

An exceptional opportunity to acquire a 15,175 SF storage and workshop complex across 36 units in the premier Mid-Pinellas industrial submarket. Strategically located at 4810 110th Ave N, Pinellas Park, FL 33762, the property features highly versatile M-1 (Light Industrial) zoning.

The complex is currently 100% occupied by approximately 26 active tenants. The layout offers built-in operational flexibility, allowing multiple units to be combined to accommodate scaling businesses. Offered at $2,220,000 ($146.29 SF), the portfolio delivers an immediate Net Operating Income (NOI) of $163,952 at a 7.38% Cap Rate. This high-yielding investment boasts an elite, near-100% occupancy track record in a supply-constrained market.

THE FINANCIAL BLOCK

- **Asking Price:** $2,220,000
- **Net Operating Income:** $163,952
- **Capitalization Rate:** 7.38%
- **Price Per Square Foot:** $146.29 / SF
- **Current Occupancy:** 100%

PORTFOLIO SPECIFICATIONS

- **Total Portfolio Size: 15,175 SF**
- **Total Rental Units: 36 Base Units**
- **Unit Size Range: 100 SF to 2,000 SF**
- **Current Tenant Count: 26 Active Tenants**
- **Location/Submarket: Mid-Pinellas Industrial Corridor**
- **Zoning Jurisdiction: M-1, Light Industrial (City of Pinellas Park)**
- **Primary Uses: Contractor hubs, trade workshops, light manufacturing, small business storage, and wholesaling.**

INVESTMENT HIGHLIGHTS

- **Strong Income Yield: Generates an immediate, stable cash flow of $163,952 in NOI.**
- **Elite Occupancy Track Record: Driven by a worry-free, near-zero historical vacancy leasing history.**
- **Flexible Layouts: Scalable unit configurations maximize space utilization and improve tenant retention.**
- **High-Demand Unit Sizes: The uniform 100–2,000 SF layout commands premium rental rates from service providers.**
- **Supply-Constrained Market: Capitalizes on a severe regional shortage of functional workshop and storage spaces.**
- **Turnkey Condition: Exceptionally clean, professionally managed asset with minimal immediate CapEx needs.**

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