



# THE WILDWOOD APARTMENTS FOR SALE! (18-UNITS)

**THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER  
(18-UNITS) FOR SALE!**

600 Wildwood Way, Clearwater, FL 33756

CONFIDENTIAL OFFERING MEMORANDUM • AUGUST 05, 2026

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

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Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty.

### MULTIFAMILY PROPERTY FOR SALE

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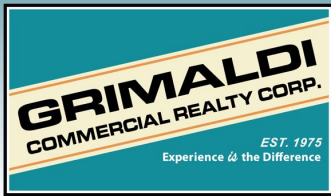




# PROPERTY INFORMATION







## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

600 Wildwood Way, Clearwater, FL 33756

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Sale Price:      | \$3,400,000        |
| Number Of Units: | 18                 |
| Cap Rate 2027:   | 6.5%               |
| Cap Rate 2028:   | 7%                 |
| Value Add:       | Yes, Under Market  |
| Rental Rates     |                    |
| Block            | Yes                |
| Lot Size         | .54 Acres          |
| Year Built:      | 1972               |
| Building Size:   | 18,540 SF          |
| Renovated:       | 2026               |
| Zoning:          | MDR                |
| Market:          | CLEARWATER, FL     |
| Submarket:       | ST. PETE/TAMPA, FL |

### PROPERTY OVERVIEW

THE WILDWOOD APARTMENTS IS AN 18-UNIT APARTMENT COMPLEX LOCATED IN CLEARWATER, FL. MINUTES FROM WORLD-FAMOUS CLEARWATER BEACH, ONE OF THE TOP-RATED BEACHES IN THE COUNTRY! CLEARWATER HAS SEEN ENORMOUS GROWTH OVER THE PAST 10 YEARS AND HAS BECOME THE FASTEST GROWING MARKET IN THE TAMPA/ST. PETERSBURG AREA. All UNITS HAVE BEEN RECENTLY UPDATED AND ARE IN GREAT CONDITION AS THE PROPERTY HAS UNDERGONE SIGNIFICANT IMPROVEMENTS OVER THE PAST 3 YEARS.

THE PROPERTY HAS MASSIVE VALUE-ADD POTENTIAL AS ALMOST ALL OF THE RENTAL RATES ARE STILL VERY MUCH BELOW THE MARKET AVERAGE. WITH THE LIMITED NUMBER OF UPDATED UNITS AVAILABLE FOR RENT IN CLEARWATER, THE DEMAND IS OFF THE CHARTS! CURRENTLY, THE RENTAL RATES ARE \$150-\$300 PER MONTH BELOW THE MARKET AVERAGE! WITH THE RECENT UPGRADES, A BUYER CAN INSTANTLY RAISE THE RENTAL RATES WITHOUT SPENDING MONEY ON CAPEX! DUE TO THE PROPERTY'S PRIME LOCATION, THESE UNITS WILL STAY RENTED, AND THE RENTAL RATES WILL ONLY CLIMB OVER TIME!

THIS UNIQUE OPPORTUNITY TO PURCHASE PRIME REAL ESTATE IN ONE OF THE FASTEST-GROWING MARKETS IN ALL OF FLORIDA WILL NOT LAST LONG. CURRENTLY, THE PROPERTY BOASTS AN IN-PLACE CAP RATE OF OVER 6%, AND AS THE BUYER BRINGS EACH UNIT'S RENTAL RATE CLOSER TO THE MARKET AVERAGE, THAT WILL RISE. A BUYER CAN EXPECT A CAP RATE OF OVER 6.5% IN 2027 AND A CAP RATE OF OVER 7% BY THE BEGINNING OF 2028!

### SECTION 1 • PROPERTY INFORMATION

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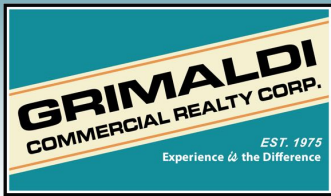




# FINANCIAL ANALYSIS



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## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

600 Wildwood Way, Clearwater, FL 33756

### RENT ROLL\*

| Rent Roll     |                                            |  |  |  |  |  |  |  |  |
|---------------|--------------------------------------------|--|--|--|--|--|--|--|--|
| Date          | 7/27/26                                    |  |  |  |  |  |  |  |  |
| Property Name | The Wildwood Apartments For Sale(18-Units) |  |  |  |  |  |  |  |  |
| City, State   | 600 Wildwood Way Clearwater, FL            |  |  |  |  |  |  |  |  |
| Total Units   | 18                                         |  |  |  |  |  |  |  |  |

| BUILDING ADDRESS            | UNIT NUMBER | S/F M.O.L | Unit Type             | (T-12) 2025 MONTHLY RENT | (IN-Place)<br>2026 GROSS RENT | 2027 GROSS RENT | 2028 (MARKET RENT) | STATUS   | LEASE END DATE |
|-----------------------------|-------------|-----------|-----------------------|--------------------------|-------------------------------|-----------------|--------------------|----------|----------------|
| Wildwood Way Clearwater, FL | 101         | 934       | 2-Bedroom/ 1-Bathroom | \$1,295                  | \$1,295                       | \$1,500         | \$1,600            | OCCUPIED | 6/26           |
| Wildwood Way Clearwater, FL | 102         | 674       | 1-Bedroom/ 1-Bathroom | \$1,250                  | \$1,250                       | \$1,350         | \$1,400            | OCCUPIED | 4/27           |
| Wildwood Way Clearwater, FL | 103         | 674       | 1-Bedroom/ 1-Bathroom | \$1,275                  | \$1,300                       | \$1,350         | \$1,400            | OCCUPIED | 5/27           |
| Wildwood Way Clearwater, FL | 104         | 674       | 1-Bedroom/ 1-Bathroom | \$1,300                  | \$1,325                       | \$1,350         | \$1,400            | OCCUPIED | 1/27           |
| Wildwood Way Clearwater, FL | 105         | 934       | 2-Bedroom/ 1-Bathroom | \$1,400                  | \$1,400                       | \$1,500         | \$1,600            | Vacant   |                |
| Wildwood Way Clearwater, FL | 106         | 934       | 2-Bedroom/ 1-Bathroom | \$1,295                  | \$1,295                       | \$1,500         | \$1,600            | OCCUPIED | 6/26           |
| Wildwood Way Clearwater, FL | 107         | 674       | 1-Bedroom/ 1-Bathroom | \$1,095                  | \$1,095                       | \$1,325         | \$1,400            | OCCUPIED | 4/26           |
| Wildwood Way Clearwater, FL | 108         | 674       | 1-Bedroom/ 1-Bathroom | \$1,250                  | \$1,300                       | \$1,350         | \$1,400            | OCCUPIED | 10/26          |
| Wildwood Way Clearwater, FL | 109         | 934       | 2-Bedroom/ 1-Bathroom | \$1,350                  | \$1,395                       | \$1,500         | \$1,600            | OCCUPIED | 3/27           |
| Wildwood Way Clearwater, FL | 201         | 934       | 2-Bedroom/ 1-Bathroom | \$1,395                  | \$1,400                       | \$1,500         | \$1,600            | OCCUPIED | 6/26           |
| Wildwood Way Clearwater, FL | 202         | 674       | 1-Bedroom/ 1-Bathroom | \$1,300                  | \$1,300                       | \$1,350         | \$1,400            | OCCUPIED | 12/26          |
| Wildwood Way Clearwater, FL | 203         | 674       | 1-Bedroom/ 1-Bathroom | \$1,250                  | \$1,250                       | \$1,350         | \$1,400            | OCCUPIED | 5/27           |
| Wildwood Way Clearwater, FL | 204         | 674       | 1-Bedroom/ 1-Bathroom | \$1,250                  | \$1,325                       | \$1,350         | \$1,400            | OCCUPIED | 2/27           |
| Wildwood Way Clearwater, FL | 205         | 934       | 2-Bedroom/ 1-Bathroom | \$1,275                  | \$1,295                       | \$1,500         | \$1,600            | OCCUPIED | 6/26           |
| Wildwood Way Clearwater, FL | 206         | 934       | 2-Bedroom/ 1-Bathroom | \$1,295                  | \$1,300                       | \$1,500         | \$1,600            | OCCUPIED | 9/26           |
| Wildwood Way Clearwater, FL | 207         | 674       | 1-Bedroom/ 1-Bathroom | \$1,050                  | \$1,095                       | \$1,350         | \$1,400            | OCCUPIED | 6/26           |
| Wildwood Way Clearwater, FL | 208         | 674       | 1-Bedroom/ 1-Bathroom | \$1,175                  | \$1,195                       | \$1,350         | \$1,400            | OCCUPIED | 5/26           |
| Wildwood Way Clearwater, FL | 209         | 934       | 2-Bedroom/ 1-Bathroom | \$1,400                  | \$1,475                       | \$1,550         | \$1,600            | OCCUPIED | 3/26           |
| Total                       |             |           |                       | \$22,900                 | \$23,290                      | \$25,525        | \$26,800           |          |                |
|                             |             |           |                       | (T-12) 2025 MONTHLY RENT | 2026 GROSS RENT               | 2027 GROSS RENT | 2028 GROSS RENT    |          |                |
|                             |             |           |                       | \$274,800.00             | \$279,480.00                  | \$306,300.00    | \$321,600.00       |          |                |

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#### SECTION 2 • FINANCIAL ANALYSIS

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## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

600 Wildwood Way, Clearwater, FL 33756

### INCOME STATEMENT\*

| Income Statement                                 |                              |                  |                    |                  |                  |                  |
|--------------------------------------------------|------------------------------|------------------|--------------------|------------------|------------------|------------------|
| Property Name                                    | Wildwood Apartments For Sale |                  |                    |                  |                  |                  |
| Number of Units                                  | 18                           |                  |                    |                  |                  |                  |
| Purchase Price                                   | \$3,400,000                  |                  |                    |                  |                  |                  |
| 2027 CAP RATE                                    | 6.5%                         |                  |                    |                  |                  |                  |
| 2028 CAP RATE                                    | 7.0%                         |                  |                    |                  |                  |                  |
|                                                  |                              | T-12 (2025)      | 2026               | 2027             | 2028             | 2029             |
| <b>INCOME</b>                                    |                              |                  |                    |                  |                  |                  |
| RENT                                             |                              | \$274,800        | \$279,480          | \$306,300        | \$321,600        | \$350,544        |
| OTHER INCOME ( Laundry, Lost Deposits, Pet Fees) |                              | \$11,956         | \$12,635           | \$13,015         | \$13,746         | \$14,029         |
| <b>POTENTIAL GROSS INCOME</b>                    |                              | <b>\$286,756</b> | <b>\$292,115</b>   | <b>\$319,315</b> | <b>\$335,346</b> | <b>\$364,573</b> |
| <b>EFFECTIVE GROSS INCOME</b>                    |                              | <b>\$286,756</b> | <b>\$292,115</b>   | <b>\$319,315</b> | <b>\$335,346</b> | <b>\$364,573</b> |
| <b>EXPENSES</b>                                  |                              |                  |                    |                  |                  |                  |
| UTILITIES (WATER/SEWER) Tenants Pay Utilities    |                              | \$1,025          | \$0                | \$0              | \$0              | \$0              |
| LAWN & PEST CONTROL                              |                              | \$1,350          | \$1,377            | \$1,405          | \$1,433          | \$1,461          |
| MANAGEMENT                                       |                              | \$16,488         | \$16,769           | \$18,378         | \$19,296         | \$21,033         |
| REPAIRS AND MAINTENANCE                          |                              | \$7,255          | \$7,400            | \$7,548          | \$7,699          | \$7,853          |
| INSURANCE                                        |                              | \$27,355         | \$27,952           | \$27,999         | \$28,559         | \$29,130         |
| PROPERTY TAX                                     |                              | \$37,773         | \$37,773           | \$44,529         | \$46,582         | \$46,985         |
| <b>OPERATING EXPENSES</b>                        |                              | <b>\$91,246</b>  | <b>\$91,271</b>    | <b>\$99,859</b>  | <b>\$103,569</b> | <b>\$106,462</b> |
| <b>NET OPERATING INCOME (NOI)</b>                |                              | <b>\$195,510</b> | <b>\$200,844</b>   | <b>\$219,456</b> | <b>\$231,777</b> | <b>\$258,111</b> |
| <b>CASH FLOW FROM OPERATIONS</b>                 |                              | <b>\$195,510</b> | <b>\$200,844</b>   | <b>\$219,456</b> | <b>\$231,777</b> | <b>\$258,111</b> |
| <b>NCF AFTER DEBT SERVICE</b>                    |                              | <b>\$195,510</b> | <b>\$200,844</b>   | <b>\$219,456</b> | <b>\$231,777</b> | <b>\$258,111</b> |
| <b>RETURNS AND CAP RATE</b>                      |                              |                  |                    |                  |                  |                  |
|                                                  |                              | T-12 (2025)      | 2026               | 2027             | 2028             | 2029             |
| <b>PURCHASE PRICE</b>                            | (\$3,400,000)                |                  |                    |                  |                  |                  |
| <b>CASH FLOW FROM OPERATIONS</b>                 |                              | \$195,510        | \$200,844          | \$219,456        | \$231,777        | \$258,111        |
| <b>TOTAL UNLEVERED CASH FLOW</b>                 | (\$3,400,000)                | <b>\$195,510</b> | <b>\$200,844</b>   | <b>\$219,456</b> | <b>\$231,777</b> | <b>\$258,111</b> |
|                                                  |                              | 6%               | 6%                 | 6.5%             | 7%               | 8%               |
| Purchase                                         | (\$3,400,000)                |                  |                    |                  |                  |                  |
| Loan Funding                                     | \$2,550,000                  |                  |                    |                  |                  |                  |
| Before Tax Cash Flow                             |                              | \$195,510        | \$200,844          | \$219,456        | \$231,777        | \$258,111        |
| <b>Total Levered Cash Flow</b>                   | <b>(\$850,000)</b>           | <b>\$195,510</b> | <b>\$200,844.1</b> | <b>\$219,456</b> | <b>\$231,777</b> | <b>\$258,111</b> |

#### SECTION 2 • FINANCIAL ANALYSIS



## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

600 Wildwood Way, Clearwater, FL 33756

### PROPERTY DESCRIPTION



#### PROPERTY DESCRIPTION

THIS NEWLY UPDATED 18-UNIT PROPERTY SITS JUST MINUTES FROM WORLD-FAMOUS CLEARWATER BEACH, ONE OF THE TOP-RATED BEACHES IN THE COUNTRY, AS WELL AS DOWNTOWN CLEARWATER, MORTON PLANT HOSPITAL, BELLEAIR COUNTRY CLUB, AND THE CHARMING SHOPS OF BELLEAIR! WITH ALL OF THE RECENT DEVELOPMENT, CLEARWATER HAS SEEN ENORMOUS GROWTH OVER THE PAST 10 YEARS. IT HAS BECOME THE FASTEST GROWING MARKET IN THE TAMPA/ST. PETERSBURG AREA AND RENTAL RATES IN THE IMMEDIATE CORRIDOR HAVE SKYROCKETED! THE PROPERTY CONSISTS OF AN 18-UNIT MIX OF 1-BEDROOM (10) AND 2-BEDROOM APARTMENTS (8). ALL OF THE UNITS HAVE BEEN UPDATED, AND THE PROPERTY HAS UNDERGONE SIGNIFICANT IMPROVEMENTS OVER THE PAST 3 YEARS.

THE EXTERIOR OF THE PROPERTY IS ALSO IN GOOD CONDITION, WITH RECENT ROOF IMPROVEMENTS, AMPLE ASSIGNED/SURFACE PARKING, UPDATED HVAC UNITS, AND FRESH LANDSCAPING IN FRONT OF THE BUILDING. THIS WILL ALLOW A BUYER TO RAISE RENTAL RATES WITHOUT HAVING TO SPEND ANY MONEY ON FUTURE CAPEX. THE UNITS ARE APPROXIMATELY \$150-\$300 PER MONTH BELOW THE MARKET AVERAGE, GIVING THE BUYER MASSIVE VALUE-ADD OPPORTUNITY AND THE ABILITY TO INCREASE THEIR NOI INSTANTLY!

#### SECTION 2 • FINANCIAL ANALYSIS





## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

600 Wildwood Way, Clearwater, FL 33756

### PROPERTY UPDATES



### PROPERTY UPDATES

THE OWNER HAS DONE A FANTASTIC JOB MAINTAINING AND UPDATING THE UNITS, WHICH HAS LED TO MOST TENANTS STAYING IN THEIR RESPECTIVE UNITS FOR AN EXTENDED TIME. THE OWNER HAS NOT PUSHED THE RENTAL RATES UP ANYWHERE CLOSE TO THE MARKET AVERAGE, AS THEY PREFERRED TO KEEP THE PROPERTY FULLY OCCUPIED WITH THEIR ALREADY IN-PLACE TENANTS, RATHER THAN GOING TO THE MARKET EACH YEAR TO ACHIEVE THE HIGHEST RENT POSSIBLE. THIS WILL ALLOW THE BUYER TO COME IN AND PUSH THE RENTS CLOSE TO THE MARKET AVERAGE FOR THE BEST POSSIBLE RETURNS!

RECENT UPGRADES AND RENOVATIONS AT THE PROPERTY INCLUDE BUT ARE NOT LIMITED TO: MAINTAINED ROOF, LUXURIOUS INTERIORS, NEW HVAC UNITS, INTERIOR AND EXTERIOR PAINT, NEW KITCHENS WITH WHITE SHAKER CABINETS, GRANITE COUNTERTOPS, AND TOP-OF-THE-LINE APPLIANCES, NEW TILE AND VINYL FLOORING, NEW LANDSCAPING, COMMON AREA PAVERS, NEW TANKLESS WATER HEATERS, UPGRADED DOORS AND WINDOWS, NEW BATHROOMS WITH ALL NEW FIXTURES, PARKING LOT UPGRADES, SIGNAGE, AND MUCH MORE!

THIS IS AN AMAZING VALUE-ADD OPPORTUNITY TO PURCHASE PRIME REAL ESTATE IN CLEARWATER! THE PROPERTY FEATURES ON-SITE LAUNDRY FACILITIES THAT PRODUCE ADDITIONAL INCOME FOR THE OWNER. IT IS VERY CLEAN AND EASY TO MANAGE WHETHER THE BUYER IS LOCAL OR OUT OF STATE. THE MANY UPGRADES AND IMPROVEMENTS WILL ONLY HELP THE BUILDING APPRECIATE OVER TIME, AND AS THE DEMAND CONTINUES TO RISE IN THE CLEARWATER AREA, THE RENTAL RATES WILL ONLY FOLLOW!

### SECTION 2 • FINANCIAL ANALYSIS





## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- 18-UNIT APARTMENT COMPLEX IN CLEARWATER, FL!
- MINUTES FROM WORLD-FAMOUS CLEARWATER BEACH!
- CLEARWATER, FL IS THE FASTEST GROWING MARKET IN THE TAMPA/ST. PETE AREA!
- SEVERELY BELOW-MARKET RENTAL RATES IN PLACE AT THE PROPERTY, GIVING THE BUYER MASSIVE UPSIDE POTENTIAL IN THE FUTURE!
- CURRENT RENTAL RATES ARE APPROXIMATELY \$150-\$300 BELOW THE MARKET AVERAGE RENTAL RATE!
- 2026 CAP RATE: 6%
- 2027 CAP RATE: 6.5%
- 2028 CAP RATE: 7%
- THE PROPERTY IS IN FANTASTIC CONDITION WITH MANY RECENT UNIT UPDATES!
- UNIT UPDATES INCLUDED: NEW FLOORING, NEW KITCHENS, UPDATED HVAC UNITS, NEW ELECTRICAL PANELS, NEW APPLIANCES AND MUCH MORE!
- LARGE PARKING LOT IN FRONT OF THE BUILDING FOR TENANTS AND GUESTS!



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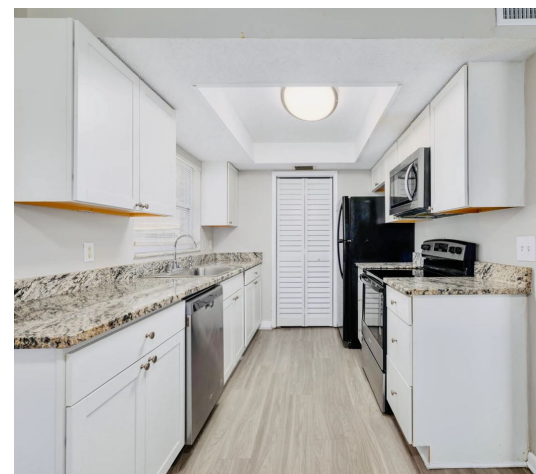




## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

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### INTERIOR PHOTOS



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# LOCATION INFORMATION



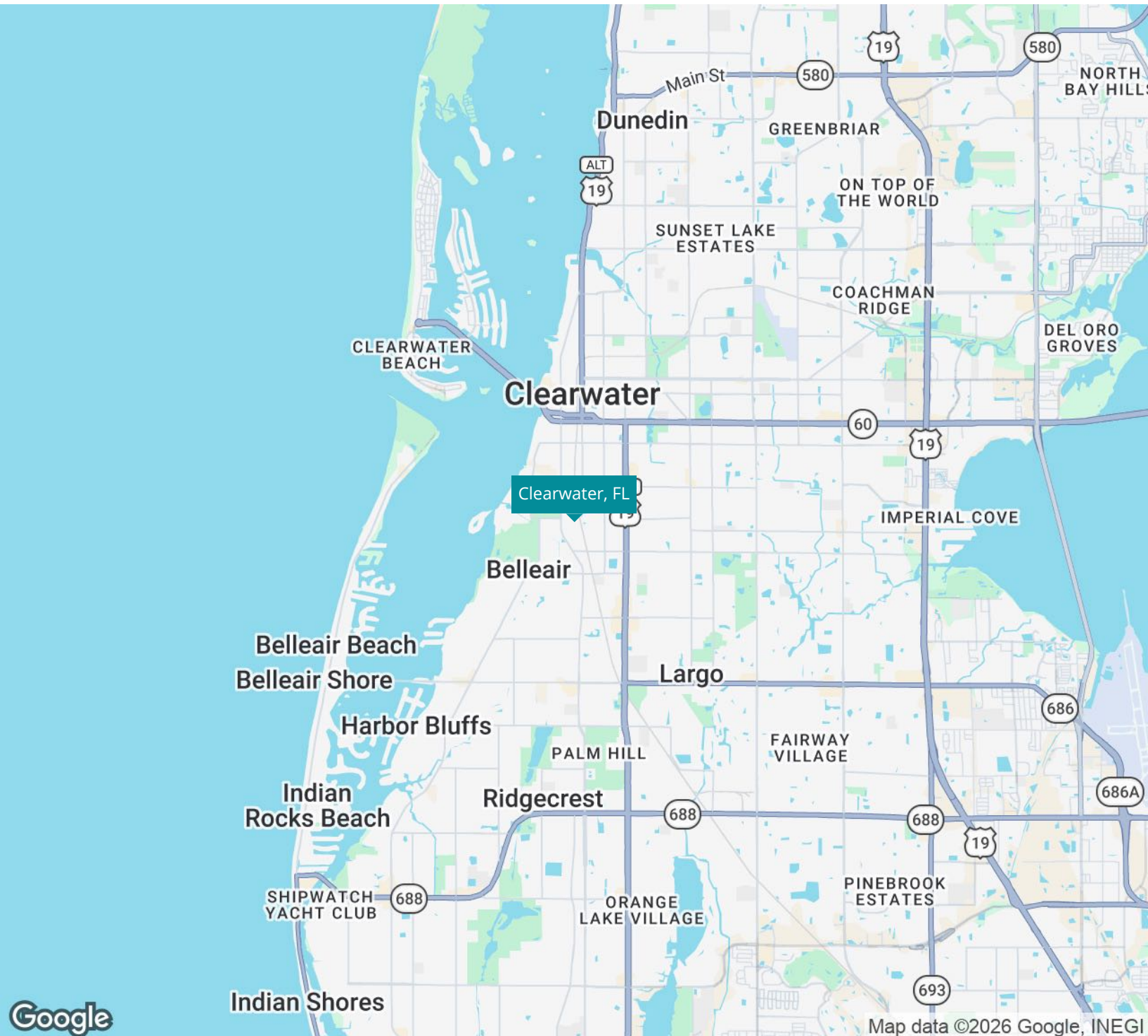




## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

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### REGIONAL MAP



#### SECTION 3 • LOCATION INFORMATION

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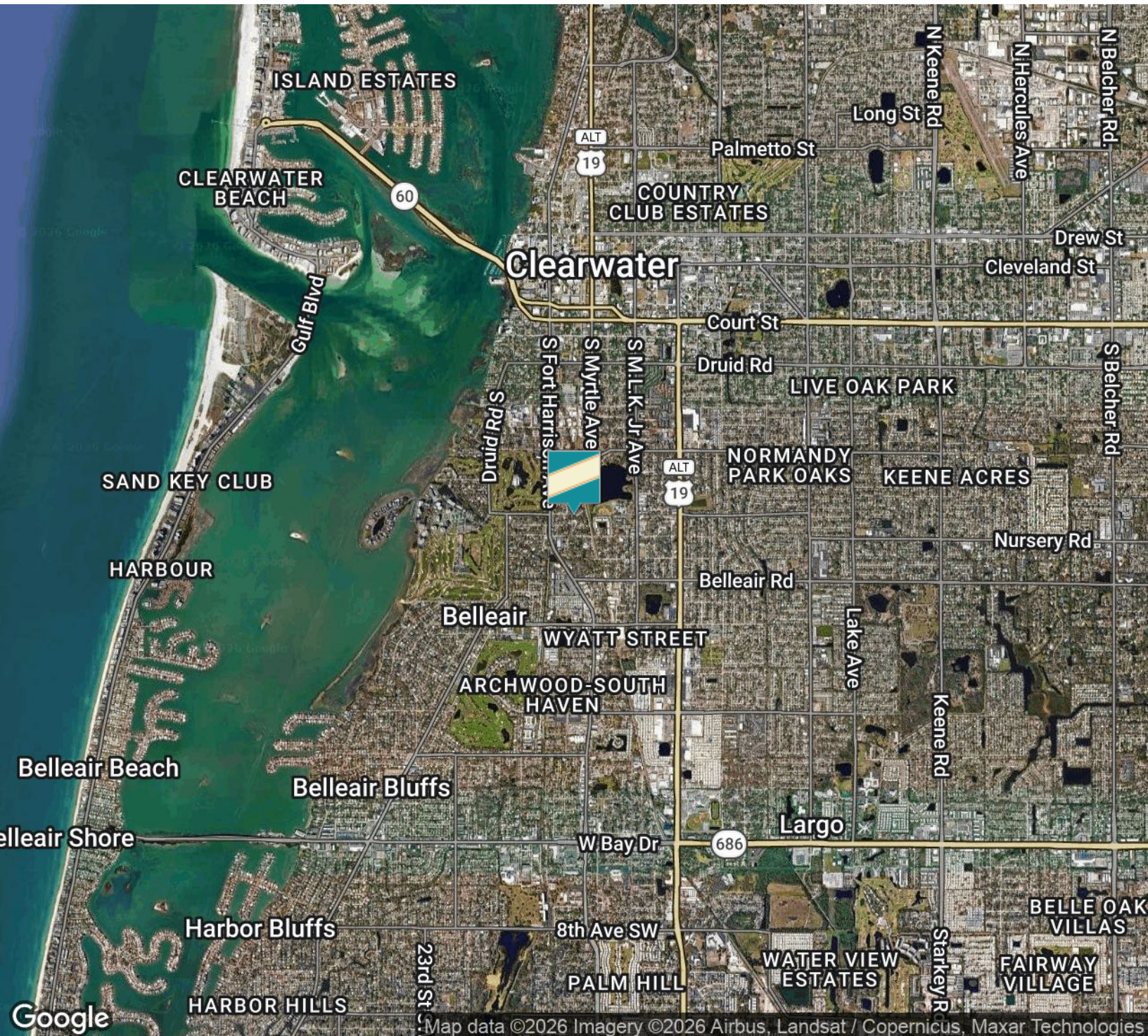




## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

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### LOCATION MAP



#### SECTION 3 • LOCATION INFORMATION

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# DEMOGRAPHICS



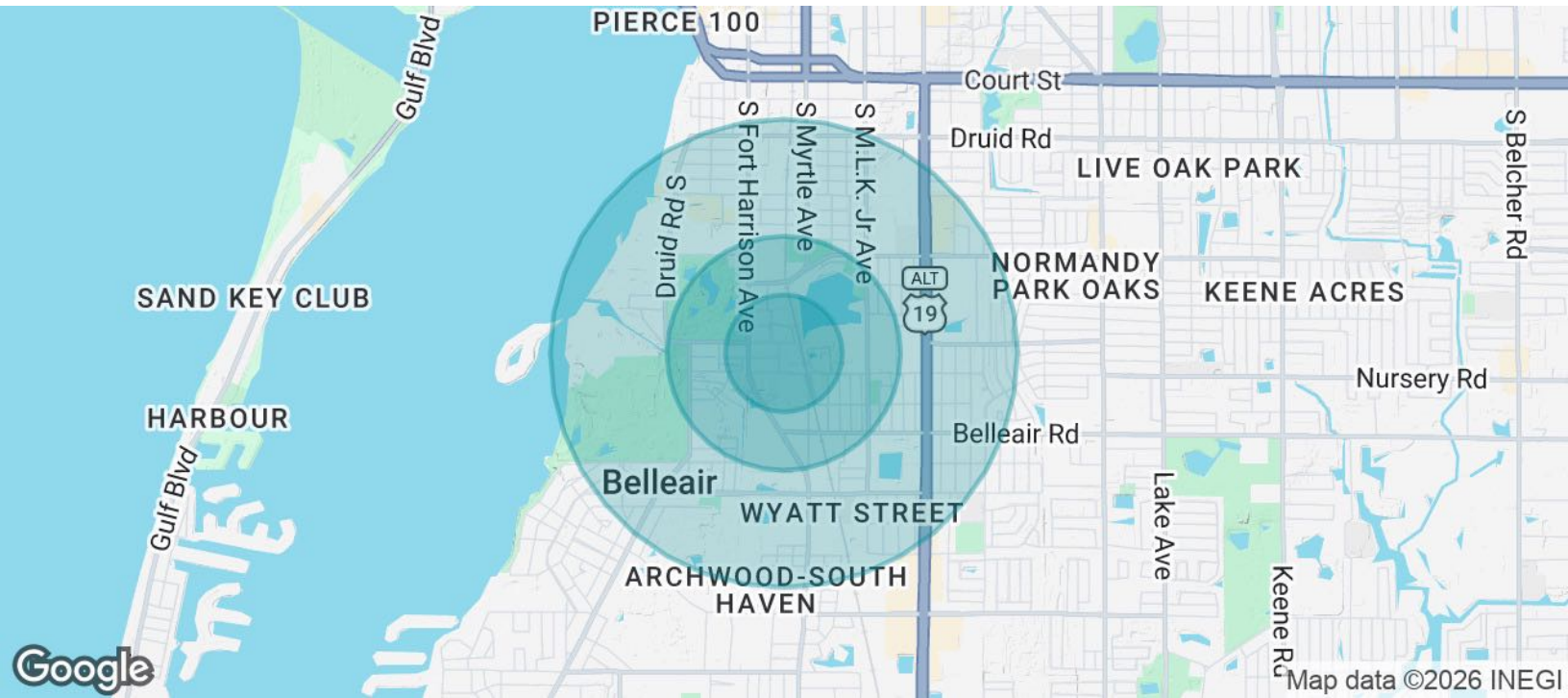




## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

600 Wildwood Way, Clearwater, FL 33756

### DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 771        | 3,046     | 12,604 |
| Average Age          | 34.4       | 38.6      | 40.9   |
| Average Age (Male)   | 29.1       | 35.5      | 39.4   |
| Average Age (Female) | 39.6       | 40.9      | 41.0   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 300        | 1,173     | 4,922     |
| # of Persons per HH | 2.6        | 2.6       | 2.6       |
| Average HH Income   | \$63,795   | \$73,116  | \$89,873  |
| Average House Value | \$337,922  | \$379,455 | \$366,599 |

2023 American Community Survey (ACS)

#### SECTION 4 • DEMOGRAPHICS





# ADVISOR BIOS







## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

600 Wildwood Way, Clearwater, FL 33756

### ADVISOR BIO & CONTACT 1

#### DAVID ROSENTHAL

V.P. Commercial Sales



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Tampa, FL 33613  
T 813.882.0884  
C 813.245.7333  
david@grimaldicommercialrealty.com

#### PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

#### EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.





## THE WILDWOOD APARTMENTS IN DOWNTOWN CLEARWATER (18-UNITS) FOR SALE!

600 Wildwood Way, Clearwater, FL 33756

### ADVISOR BIO & CONTACT 2

#### KARI L. GRIMALDI/ BROKER

President



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kari@grimaldicommercialrealty.com  
FL #BK3076744

#### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

#### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member