



Downtown Portfolio

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Historic Uptown Neighborhood, Round Lake



**LIST PRICE
AVAILABLE UPON
REQUEST**



**35 APARTMENTS
2 SFR
3,500 SF RETAIL**



**8
PARCELS**



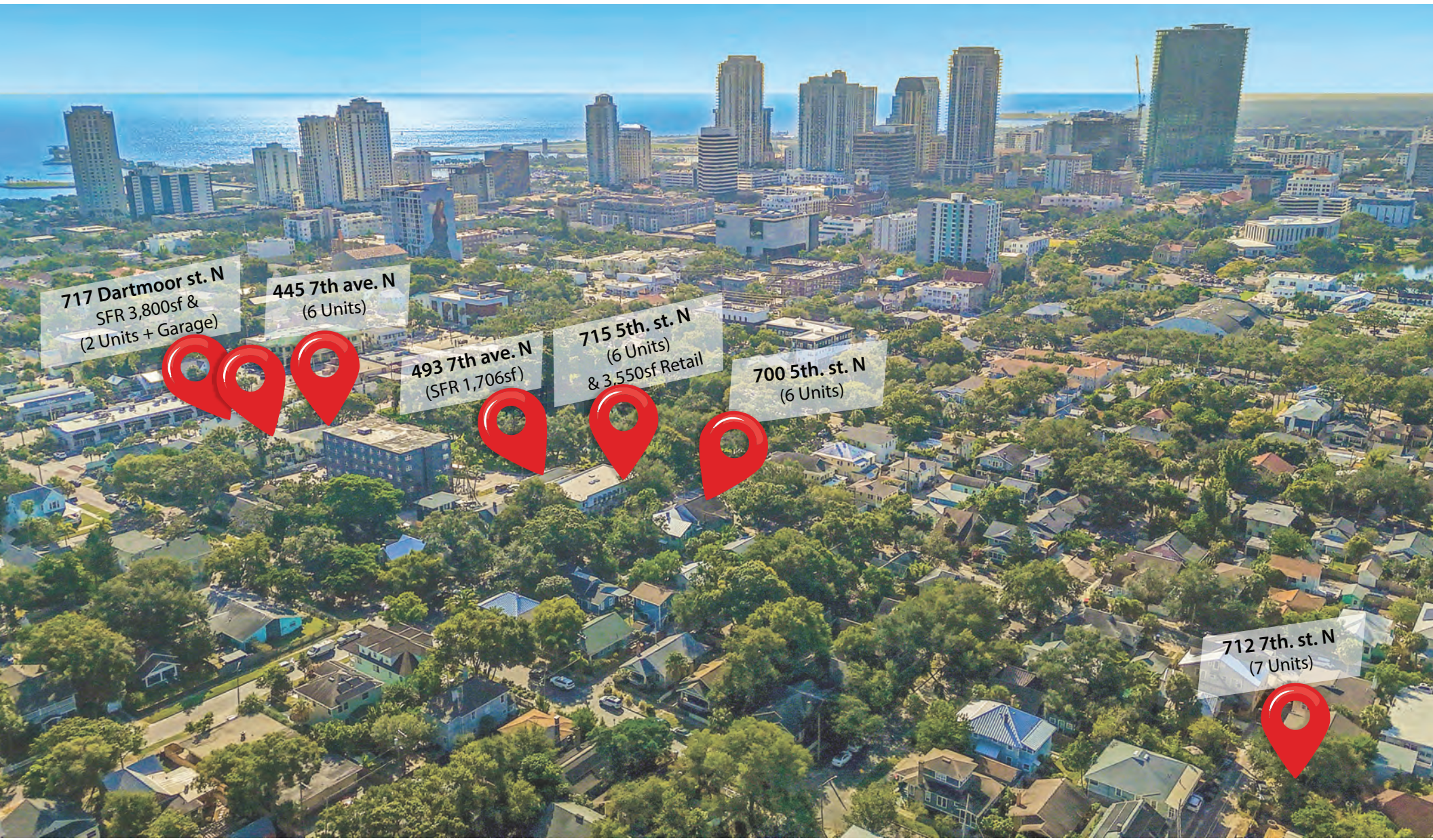
**TAMPA / ST PETE
FLORIDA**



**6%
CAP RATE**

CONTACT BRIAN FOR MORE INFORMATION

ST PETERSBURG, FLORIDA



717 Dartmoor st. N
SFR 3,800sf &
(2 Units + Garage)

445 7th ave. N
(6 Units)

493 7th ave. N
(SFR 1,706sf)

715 5th. st. N
(6 Units)
& 3,550sf Retail

700 5th. st. N
(6 Units)

712 7th. st. N
(7 Units)

TAMPA, FLORIDA



2319 West Texas ave. (4 Units)
& 1416 S Lorenzo (4 Units)

OVERVIEW



- The Portfolio: These properties are **densely packed** and strategically located near **downtown** St. Petersburg and Tampa, Florida. No flood or hurricane damage!
- Each property offers the tranquility of **neighborhood living** with the convenience of all that a burgeoning **downtown** area affords for work and play. For getting around town, residents have the luxury of easy interstate access, free **trolley** rides to the beach, **boat** ferry service across the bay, **bike** along the **Pinellas Trail**, or simply walking to grab that local coffee.



- Notable area attractions like the **Dali Museum** and the recently renovated **St. Pete Pier**, continue to foster this area's robust population growth. Job growth continues with the expansion of USF's bayboro campus and several local **hospitals**.
- The **professional** management/maintenance team is available to stay in place during ownership transition and even has a waiting list of tenants.



715 5th Street North (495, 497, 499 7th Avenue North)



700 5th Street North



493 7th Avenue North



712 7th Street North



2319 West Texas Avenue



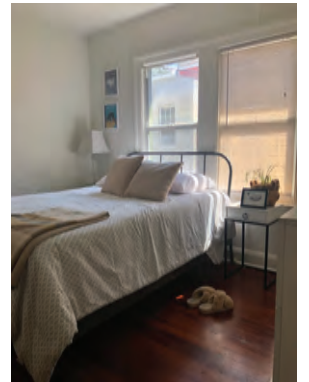
445 7th Avenue North



717 Dartmoor Street North



1416 South Lorenzo



Come see why everyone is moving to Florida!



Portfolio For Sale

Chihuly Collection

The Vinoy Resort and Golf Club

St. Pete Pier

St Petersburg Yacht Club

The Dali Museum

USF St. Pete Campus

Museums and Attractions:
St. Petersburg Municipal Marina
The Don CeSar of St. Pete Beach
James Museum of Western and Wildlife Art
Museum of the American Arts
Imagine Museum: Contemporary Glass Art
The Palladium

Airports:
Tampa International (TIA: voted best US large airport)
Albert Whitted (private charters)
St. Pete/ Clearwater International Airport (PIE)

Neighborhood Restaurants:
Bier Boutique
Flatbread + Butter
Starbucks
Chipotle
Foxtail Coffee Company

Major Employers:
St. Anthony's Hospital
Johns Hopkins All Children's Hospital
Orlando Health Bayfront Hospital
Emergency Room
Moffit Cancer Center
Progressive Insurance



Location # of Units	700 5th Street St Pete (6 Apts)	2319 W Texas Tampa (4 Apts)	1416 S Lorenzo Tampa (4 Apts)	445 7th Ave St Pete (6 Apts)	715 5th St St Pete (6 Apts + 3 Retail)	493 7th Ave St Pete (House)	717 Dartmoor St Pete (1 House +2 Apts)	712 7th Street St Pete (7 Apts)	Total Portfolio
Rental Income	\$108,170	\$148,695		\$104,770	\$212,258	\$48,086	\$91,890	\$101,440	\$815,309
Expenses									
Utilities	\$6,616	\$8,691		\$5,363	\$28,438	\$0	\$4,408	\$7,028	\$60,542
Property Tax	\$9,663	\$13,636		\$6,685	\$16,112	\$8,380	\$16,377	\$12,932	\$83,785
Repairs	\$19,251	\$17,111		\$13,152	\$16,651	\$6,754	\$2,375	\$12,241	\$87,534
Insurance	<u>\$3,477</u>	<u>\$5,789</u>		<u>\$10,764</u>	<u>\$17,585</u>	<u>\$4,869</u>	<u>\$24,044</u>	<u>\$17,263</u>	<u>\$83,792</u>
Expenses	\$39,008	\$45,228		\$35,963	\$78,786	\$20,003	\$47,203	\$49,464	\$315,653
Net Income	\$69,162	\$103,467		\$68,807	\$133,473	\$28,083	\$44,687	\$51,976	\$499,656
Cap Rate									6.02%



27th. st. N
(7 Units)

700 5th. st. N
(6 Units)

715 5th. st. N
(6 Units)
& 3,550sf Retail

193 7th. ave. N
(5 Units, 7,000sf)

445 7th. st. N
(6 Units)

35 Apartments, 2 SFR, & 3,500 SF Retail

8 Parcels Offered as Portfolio in Tampa / St Pete, FL

FOR MORE INFORMATION CONTACT:

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