



Downtown Portfolio

Brian Wedlake

Guardian Real Estate Services, LLC

CatoHoldings@gmail.com

(323)377-5811



LIST PRICE
AVAILABLE UPON
REQUEST



35 APARTMENTS
2 SFR
3,500 SF RETAIL



8
PARCELS



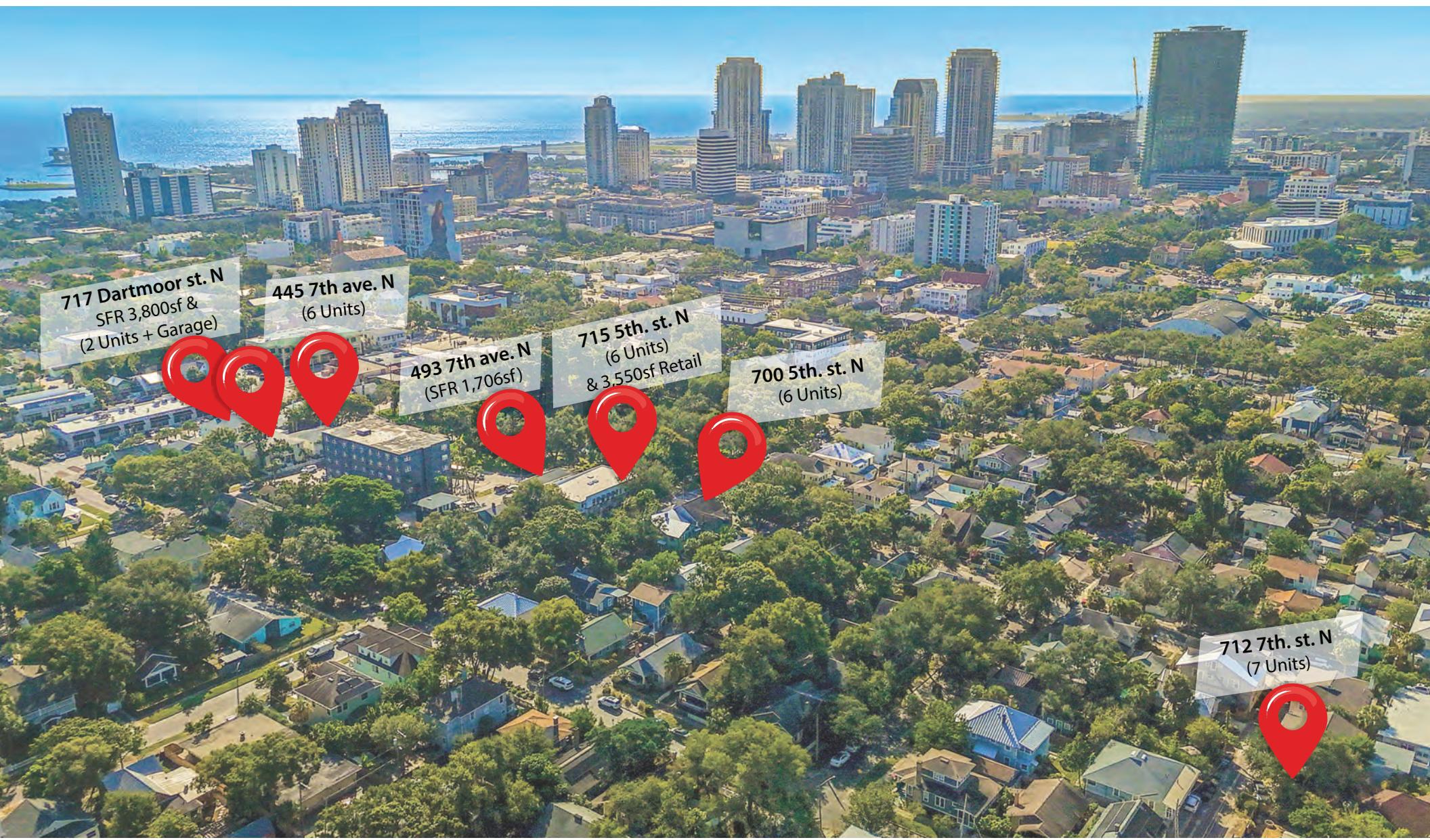
TAMPA / ST PETE
FLORIDA



6%
CAP RATE

CONTACT BRIAN FOR MORE INFORMATION

ST PETERSBURG, FLORIDA



TAMPA, FLORIDA



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



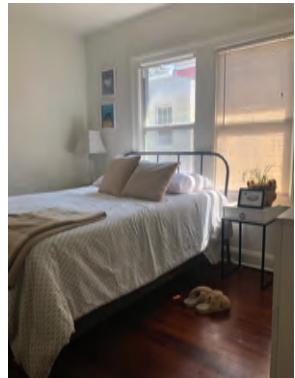
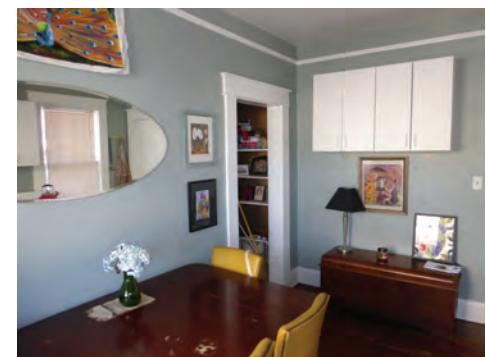
445 7th Avenue North



717 Dartmoor Street North



1416 South Lorenzo



Come see why everyone is moving to Florida!

Portfolio For Sale

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



Financials



127th. st. N
(7 Units)

700 5th. st. N
(6 Units)

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

493 7th. ave. N
(500sf/700sf)

445 7t
(6 U

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

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

FOR MORE INFORMATION CONTACT:

Brian Wedlake

Guardian Real Estate Services, LLC

CatoHoldings@gmail.com

(323)377-5811