

Pilothouse Court Investment Offering

Palatka, Florida | 7-Building STR Portfolio with Commercial Component

Investment Highlights:

- 10 residential income-producing units (STR/LTR mix)
- Stabilized income with ~\$187K blended NOI
- Additional warehouse income: \$3,000/month
- Located across from St. Johns Ship Building (consistent demand driver)
- ~15,386 total SF including 5,644 SF warehouse
- Value-add potential: medical, assisted living, or workforce housing

Address / Unit	Type	Beds/Baths	Status	Income	SF
100 Pilothouse	SFH	2/2	STR	-	1,200
101 Unit 1	Triplex	1/1	STR	-	605
101 Unit 2	Triplex	1/1	STR	-	605
101 Unit 3	Triplex	1/1	STR	-	605
104 Pilothouse	SFH	3/2	LTR	\$2,000	1,456
105 Pilothouse	SFH	4/3	STR	-	1,601
106 Unit 1	Duplex	2/1.5	STR	-	835
106 Unit 2	Duplex	2/1.5	STR	-	835
107 Unit 1	Duplex	2/1.5	STR	-	835
107 Unit 2	Duplex	2/1.5	STR	-	835
108 Pilothouse	Warehouse	N/A	Leased	\$3,000	5,644

Executive Summary:

This rare 7-building portfolio combines short-term rental income with stable long-term and commercial lease revenue. Positioned in a high-demand workforce corridor, the asset offers immediate cash flow with long-term redevelopment or repositioning upside.

Total Improvements: ~15,386 SF

Residential Units: 10

Warehouse: 5,644 SF