



Offered at \$2,499,000
 Delivering
 approximately 7.5% cap
 rate on blended
 stabilized
 NOI of ~\$187,000

7-Building Short-Term Rental Portfolio + Stabilized Leases

**100 Pilothouse Court
 Palatka, FL**

Putnam County Growth Last 10 Years (2015–2025)

- Population grew from 71,961 (2015) to 77,734 (2025) — +8% total growth (U.S. Census Bureau).
- Recent acceleration: +5.4% from 2020–2024.
- Real estate momentum: Median home prices rose 8.2% year-over-year as of early 2026 (Redfin).
- Major economic driver: St. Johns Ship Building (directly across the street) continues expanding with Navy contracts and barge builds, creating steady job-related rental demand.
- This growth, combined with Palatka's riverfront appeal and proximity to Jacksonville, supports strong long-term occupancy and appreciation for your Pilothouse Drive cluster.



Portfolio at a Glance:

- 10 short-term rental quarters with clear bedroom/bath mix
- 3,650 rentable nights per year
- Two stabilized leases generating \$5,000/month (\$60,000 gross annually)
- Direct shipyard anchor (St. Johns Ship Building across the street) drives consistent year-round occupancy (55–65% portfolio average).

Proven Financial Performance (STR portion only):

- 2024 NOI: \$160,259
- 2025 NOI: \$110,006
- Average STR NOI: \$135,132
- Blended stabilized NOI (STR + leases): ~\$187,000



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