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6538 42nd Ave N. Saint Petersburg, FL 33709

(8) 2 Bedroom 1 Bath Units

All 1,800 Monthly Rent

12 Month Leases Market rent is \$1,900

Property taxes are \$27,500 a year

Property insurance is \$7,500 a year

General Liability Insurance is \$1,000 a year

Landscaping is \$600 a year

Pest Control is \$900 a year

Garbage is \$2,400 a year

Water is \$6,000 a year

Tenant cover electric

The property is fully renovated.

Roof 2022

New plumbing

New Kitchen Cabinets, Granite countertops,

Ceiling Fan in every room, new appliances, New

AC in every unit (mini split), New Toilets and

Vanities, rain shower in showers.

The seller holds a security deposit for each tenant as well.

We're offering a fully renovated, stabilized 8-unit with tenants paying electric.

NOI is \$117k (after 4% vacancy)



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