



14% CASH-ON-CASH RETURN! 24-UNIT CONDO PORTFOLIO FOR SALE!

(14% CASH-ON-CASH RETURN!) 24-UNIT CONDO PORTFOLIO FOR SALE!

115 112th Ave NE, Saint Petersburg , FL 33716

CONFIDENTIAL OFFERING MEMORANDUM • OCTOBER 28, 2025

David Rosenthal

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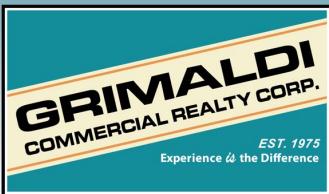
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115 112th Ave NE, Saint Petersburg , FL 33716

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

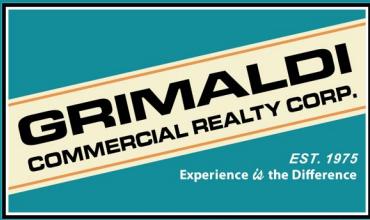
Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

MULTIFAMILY PROPERTY FOR SALE



PROPERTY INFORMATION





(14% CASH-ON-CASH RETURN!) 24-UNIT CONDO PORTFOLIO FOR SALE!

115 112th Ave NE, Saint Petersburg, FL 33716

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------------|----------------------------------|
| Sale Price: | \$3,995,000 |
| Number Of Units: | 24 |
| Cash-On-Cash Return 2025: | 14% |
| Cap Rate 2025: | 7.3% |
| Cash-On-Cash Return 2026: | 15.14% |
| Cap Rate 2026: | 8% |
| Cash-On-Cash Return 2027: | 16.1% |
| Cap Rate 2027: | 9.3% |
| Seller Financing Available: | Yes |
| HOA In Place: | Yes |
| Year Built: | 1988 |
| Renovated: | 2024 |
| Market: | St. Pete /Lago Clearwater, FL |

PROPERTY OVERVIEW

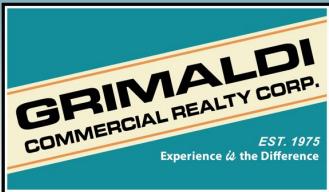
THIS 24-UNIT CONDOMINIUM PORTFOLIO CONSISTS OF CLASS A UNITS ACROSS BEAUTIFUL ST. PETERSBURG, LAGO AND CLEARWATER, FL! THESE ARE THREE OF THE FASTEST-GROWING AND HOTTEST MARKETS IN THE COUNTRY! WITH MASSIVE DEVELOPMENTS ONGOING AND PEOPLE FLOCKING TO THESE AREAS TO LIVE, THE AVAILABILITY OF UNITS LIKE THIS IS FEW AND FAR BETWEEN, CREATING INCREDIBLE DEMAND! EACH BUILDING HAS AN HOA, RESPONSIBLE FOR ALL PROPERTY INSURANCE AND EXTERIOR MAINTENANCE, INCLUDING ROOF AND STRUCTURAL REPAIRS!

ALL UNITS ARE IN FANTASTIC CONDITION WITH LONG-TERM TENANTS IN PLACE. THE OWNER HAS UPDATED ALL UNITS IN THE PAST 5 YEARS, AND ALL UNITS ARE LOCATED IN TOP-OF-THE-LINE BUILDINGS ACROSS THESE THREE CITIES. THE SELLER IS OFFERING AMAZING SELLER FINANCING (SEE P.5 OF OM), MAKING THIS DEAL EVEN BETTER!

CURRENTLY, THE RENTAL RATES ARE WELL BELOW THE MARKET AVERAGE DUE TO THE LARGE NUMBER OF LONG-TERM TENANTS THAT HAVE RENTED THEIR RESPECTIVE UNITS FOR AN AVERAGE OF OVER 2+ YEARS! THIS GIVES THE BUYER MASSIVE UPSIDE TO INCREASE THE RENTS RIGHT AWAY AND BOOST THEIR NOI WITHOUT HAVING TO SPEND MONEY ON ADDITIONAL CAPEX EXPENSES. SIMILAR UNITS OF THIS QUALITY ARE RENTING FOR AN AVERAGE OF OVER \$300-\$350 MORE PER MONTH. THIS CLEARLY SHOWS THE MASSIVE POTENTIAL FOR INCREASING THE RENT INSTANTLY, AS WELL AS IN THE FUTURE.

THIS PORTFOLIO CURRENTLY BOASTS A CAP RATE OF 8% AND A CASH-ON-CASH RETURN OF OVER 14%. THIS ONLY GETS BETTER AS THERE IS CLEARLY ROOM FOR RENTAL INCREASES AT THE PROPERTY. A BUYER CAN EASILY OBTAIN A CAP RATE OF OVER 9.3% AND A CASH-ON-CASH RETURN OF OVER 15.5% JUST BY BRINGING ALL 24 UNITS UP TO THE MARKET AVERAGE RENTAL RATE. WITH AMAZING SELLER FINANCING, THIS PROPERTY EASILY BECOMES THE BEST VALUE-ADD INCOME-PRODUCING ASSET ON THE MARKET!

SECTION 1 • PROPERTY INFORMATION



115 112th Ave NE, Saint Petersburg, FL 33716

SELLER FINANCING AVAILABLE!



SELLER FINANCING APPROXIMATE TERMS:

DOWN PAYMENT: \$650,000

YEAR 1 INTEREST RATE: 6%

YEAR 2 INTEREST RATE: 7%

YEAR 3 INTEREST RATE: 8%

INTEREST-ONLY PAYMENTS

BALLOON LENGTH: 3-5 YEARS

MONTHLY DEBT SERVICE AS LOW AS \$16,725!

THE BEST PART OF THIS SALE IS THAT THE SELLER IS WILLING TO PROVIDE SELLER FINANCING AT AMAZING TERMS. CURRENTLY, THE SELLER IS OFFERING THE FOLLOWING SELLER FINANCING TERMS: \$650,000 DOWN PAYMENT, 6% INTEREST RATE FOR YEAR 1, 7% INTEREST RATE FOR YEAR 2, AND 8% INTEREST RATE FOR YEAR 3. THE MONTHLY PAYMENTS WILL BE INTEREST-ONLY, WITH A 3-5 YEAR BALLOON. THESE TERMS, ALONG WITH THE RENTAL INCREASES AVAILABLE TO THE BUYER, WILL EASILY PRODUCE A CASH-ON-CASH RETURN OF APPROXIMATELY 15.5% BY THE END OF 2025!

THESE TERMS ARE FAR BETTER THAN ANYTHING A BANK CAN CURRENTLY OFFER AS A PROPERTY LIKE THIS WOULD REQUIRE CLOSE TO APPROXIMATELY 35% DOWN AND WOULD ONLY OFFER AN AMORTIZATION OF APPROXIMATELY 20-25 YEARS AT BEST WITH NO INTEREST-ONLY OPTION AVAILABLE AND AN INTEREST RATE NEARING 8%!

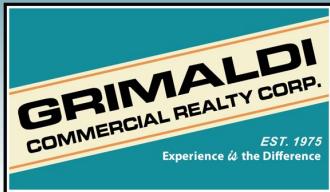
THE BUYERS' MONTHLY SAVINGS FROM USING THE INTEREST-ONLY OPTION ARE IMMENSE. THESE TERMS ARE FAR SUPERIOR TO ANY CONVENTIONAL FINANCING AVAILABLE IN TODAY'S MARKET!

SECTION 1 • PROPERTY INFORMATION



FINANCIAL ANALYSIS





115 112th Ave NE, Saint Petersburg, FL 33716

RENT ROLL*

Rent Roll

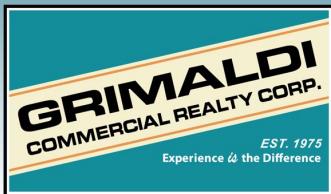
| | |
|---------------|-----------------------------|
| Date | 11/1/25 |
| Property Name | 24 Unit Condo Portfolio |
| City, State | St. Pete, Clearwater, Largo |
| Total Units | 24 |

| BUILDING ADDRESS | UNIT NUMBER | Unit S/F | Building Name | Bed/Bath | (T-12) 2024 MONTHLY RENT | [In Place] | | STATUS | |
|--|-------------|----------|-------------------------|----------|--------------------------|-------------------|---------------------------|----------|----------------|
| | | | | | | 2025 MONTHLY RENT | MARKET RENTAL RATE (2026) | | |
| 1 13300 Walsingham Rd Largo, FL | 45 | 713 | Portofino at Largo | 1/1 | \$1,350 | \$1,400 | \$1,600.00 | OCCUPIED | Month-To-Month |
| 2 13300 Walsingham Rd Largo, FL | 46 | 713 | Portofino at Largo | 1/1 | \$1,350 | \$1,400 | \$1,650.00 | OCCUPIED | Month-To-Month |
| 3 13300 Walsingham Rd Largo, FL | 48 | 713 | Portofino at Largo | 1/1 | \$1,350 | \$1,400 | \$1,595.00 | OCCUPIED | Month-To-Month |
| 4 7200 Ulmerton Rd Largo, FL | D2 | 765 | Villa Nueva | 1/1 | \$1,500 | \$1,500 | \$1,650.00 | OCCUPIED | Month-To-Month |
| 5 115 112th Ave NE St. Petersburg, FL | 815 | 516 | Bridgewater | 1/1 | \$1,525 | \$1,525 | \$1,700.00 | OCCUPIED | Month-To-Month |
| 6 115 112th Ave NE St. Petersburg, FL | 519 | 516 | Bridgewater | 1/1 | \$1,700 | \$1,700 | \$1,800.00 | OCCUPIED | Month-To-Month |
| 7 234-2 115th ave N St. Petersburg, FL | 234-2 | 885 | Windward Point | 2/1 | \$1,735 | \$1,750 | \$1,895.00 | OCCUPIED | 11/25 |
| 8 9100 Dr. MLK Jr Str. N St. Petersburg, FL | 305 | 525 | Enclave at St. Pete | 1/1 | \$1,350 | \$1,525 | \$1,650.00 | OCCUPIED | 6/26 |
| 9 9100 Dr. MLK Jr Str. N St. Petersburg, FL | 1403 | 525 | Enclave at St. Pete | 1/1 | \$1,425 | \$1,425 | \$1,500.00 | OCCUPIED | 6/26 |
| 10 7200 Ulmerton Rd Largo, FL | C2 | 765 | Villa Nueva | 1/1 | \$1,600 | \$1,650 | \$1,800.00 | OCCUPIED | Month-To-Month |
| 11 101 Lake Ave NE Largo, FL | 223 | 715 | Lafayette Square | 1/2 | \$1,400 | \$1,500 | \$1,700.00 | OCCUPIED | 6/26 |
| 12 1320 Moreland Dr Clearwater, FL | 13 | 720 | Moreland at Morningside | 1/1 | \$1,376 | \$1,425 | \$1,625.00 | OCCUPIED | Month-To-Month |
| 13 1320 Moreland Dr Clearwater, FL | 18 | 720 | Moreland at Morningside | 1/1 | \$1,450 | \$1,550 | \$1,625.00 | OCCUPIED | Month-To-Month |
| 14 2500 Harn Blvd Clearwater, FL | E8 | 500 | Morningside | 1/1 | \$1,250 | \$1,300 | \$1,450.00 | OCCUPIED | 9/26 |
| 15 2501 Harn Blvd Clearwater, FL | H37 | 500 | Morningside | 1/1 | \$1,325 | \$1,475 | \$1,550.00 | OCCUPIED | 1/26 |
| 16 6931 Stonesthrow Cir N St. Petersburg, FL | 5201 | 770 | Stonesthrow | 2/1.5 | \$1,700 | \$1,775 | \$2,000.00 | OCCUPIED | Month-To-Month |
| 17 101 Lake Ave NE Largo, FL | 120 | 715 | Lafayette Square | 1/2 | \$1,500 | \$1,500 | \$1,875.00 | OCCUPIED | Month-To-Month |
| 18 10221 Sailwinds Blvd S Largo, FL | H101 | 901 | Bella Vista | 2/2 | \$1,900 | \$2,050 | \$2,250.00 | OCCUPIED | Month-To-Month |
| 19 6916 Stonesthrow Cir N St. Petersburg, FL | 9305 | 770 | Stonesthrow | 2/1.5 | \$1,900 | \$2,000 | \$2,100.00 | OCCUPIED | Month-To-Month |
| 20 7298 Ulmerton Rd Largo, FL | 206 | 755 | Brittany's Place | 1/1 | \$1,550 | \$1,600 | \$1,775.00 | OCCUPIED | Month-To-Month |
| 21 7298 Ulmerton Rd Largo, FL | 311 | 755 | Brittany's Place | 1/1 | \$1,600 | \$1,750 | \$1,775.00 | OCCUPIED | 5/26 |
| 22 10200 Gandy Blvd N St. Petersburg, FL | 905 | 468 | Vantage Point | 1/1 | \$1,550 | \$1,550 | \$1,700.00 | OCCUPIED | Month-To-Month |
| 23 10200 Gandy Blvd N St. Petersburg, FL | 1323 | 468 | Vantage Point | 1/1 | \$1,350 | \$1,425 | \$1,650.00 | OCCUPIED | 8/26 |
| 24 10200 Gandy Blvd N St. Petersburg, FL | 1006 | 468 | Vantage Point | 1/1 | \$1,500 | \$1,625 | \$1,750.00 | OCCUPIED | Month-To-Month |
| Total | | | | | \$36,236 | \$37,800 | \$41,665 | | |

2024 GROSS RENT 2025 GROSS MARKET RENT MARKET RENTAL RATE (2026)

\$434,832.00 \$453,600.00 \$499,980.00

SECTION 2 • FINANCIAL ANALYSIS



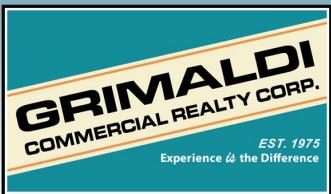
(14% CASH-ON-CASH RETURN!) 24-UNIT CONDO PORTFOLIO FOR SALE!

115 112th Ave NE, Saint Petersburg, FL 33716

INCOME STATEMENT*

| PROPERTY INFORMATION | | Approx. Seller Financing Terms | | | | |
|--|-----------------------------------|--------------------------------|------------------------------------|------------------|------------------|------------------|
| Property Name | 24-Unit Condo Portfolio For Sale! | Loan Amount | \$3,345,000 | | | |
| Number of Units | 24 | Interest Rate | Year 1:6%, Year 2: 7% / Year 3: 8% | | | |
| Purchase Price | \$3,995,000 | Amortization | Interest-Only Payments | | | |
| 2025 Cash-On-Cash Return | 15.5% | Monthly Payment | \$16,750 | | | |
| 2026 Cash-On-Cash Return | 16.1% | DOWN PAYMENT | \$650,000 | | | |
| | | T-12 (2024) | 2025 | 2026 | 2027 | 2028 |
| INCOME | | | | | | |
| RENT | | \$434,832 | \$453,600 | \$499,980 | \$544,978 | \$588,576 |
| OTHER INCOME (Pet Deposits, Lost Deposits) | | \$4,470 | \$4,880 | \$5,124 | \$5,502 | \$5,942 |
| POTENTIAL GROSS INCOME | | \$439,302 | \$458,480 | \$505,104 | \$550,480 | \$594,519 |
| | EFFECTIVE GROSS INCOME | \$439,302 | \$458,480 | \$505,104 | \$550,480 | \$594,519 |
| EXPENSES | | | | | | |
| UTILITIES (WATER/SEWER/TRASH/ LAWN) HOA Pays All of this | | \$0 | \$0 | \$0 | \$0 | \$0 |
| HOA (Annual Total Cost For All Units Combined) | | \$110,129 | \$111,006 | \$113,235 | \$116,102 | \$117,995 |
| ADDITIONAL PROPERTY MGMT | | \$13,045 | \$13,608 | \$14,999 | \$16,349 | \$23,543 |
| REPAIRS AND MAINTENANCE | | \$4,696 | \$4,799 | \$5,196 | \$5,300 | \$5,406 |
| INSURANCE (Optional Liability Only) HOA Pay The Rest | | \$2,253 | \$2,264 | \$2,269 | \$2,314 | \$2,361 |
| PROPERTY TAX | | \$33,715 | \$33,958 | \$37,005 | \$40,560 | \$54,550 |
| OPERATING EXPENSES | | \$163,838 | \$165,635 | \$172,704 | \$180,626 | \$203,855 |
| NET OPERATING INCOME (NOI) | | \$275,464 | \$292,845 | \$332,400 | \$369,855 | \$390,664 |
| CASH FLOW FROM OPERATIONS | | \$275,464 | \$292,845 | \$332,400 | \$369,855 | \$390,664 |
| DEBT SERVICE | | | \$201,000 | \$234,000 | \$256,000 | \$201,000 |
| NCF AFTER DEBT SERVICE | | \$275,464 | \$91,845 | \$98,400 | \$113,855 | \$189,664 |
| RETURNS AND CAP RATE | | | | | | |
| | | T-12 (2024) | 2025 | 2026 | 2027 | 2028 |
| PURCHASE PRICE | | (\$3,995,000) | | | | |
| CASH FLOW FROM OPERATIONS | | \$275,464 | \$292,845 | \$332,400 | \$369,855 | \$390,664 |
| TOTAL UNLEVERED CASH FLOW | | (\$3,995,000) | \$275,464 | \$292,845 | \$332,400 | \$369,855 |
| FREE AND CLEAR CAP RATE (AVERAGE) | | 9% | 7.3% | 8% | 9.3% | 10% |
| Purchase | | (\$3,995,000) | | | | |
| Loan Funding | | \$3,345,000 | | | | |
| Seller Carry Back | | | | | | |
| Before Tax Cash Flow | | | | | | |
| Total Levered Cash Flow | | (\$650,000) | \$275,464 | \$91,845 | \$98,400 | \$113,855 |
| Cash-on-Cash Return (Average) | | 15.44% | | 14% | 15.14% | 16.1% |
| | | | | | | 16.4% |

SECTION 2 • FINANCIAL ANALYSIS



115 112th Ave NE, Saint Petersburg, FL 33716

LOCATION DESCRIPTION

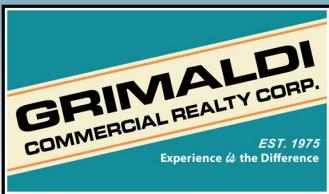


PROPERTY DESCRIPTION

THIS PORTFOLIO OF BEAUTIFUL CLASS A CONODS IS LOCATED IN 3 OF THE FASTEST-GROWING MARKETS ON THE GULF COAST OF FLORIDA. LARGO, FL, KNOWN FOR ITS HISTORICALLY HIGH OCCUPANCY RATE AND LARGE NUMBER OF RENTAL UNITS, IS A FAVORITE OF MANY NEW FLORIDA RESIDENTS. CLEARWATER, FL, IS ONE OF THE MOST SOUGHT-AFTER RENTAL MARKETS IN ALL OF FLORIDA. WITH THE RECENT UPGRADES AND DEVELOPMENTS TO CLEARWATER BEACH OVER THE PAST 5 YEARS, IT HAS BECOME ONE OF THE LARGEST TOURIST ATTRACTIONS IN THE COUNTRY! SAINT PETERSBURG IS THE LARGEST OF THE THREE AND IS THE FASTEST-GROWING RENTAL MARKET ON THE FLORIDA GULF COAST. THERE IS A VERY LIMITED NUMBER OF CONDO UNITS AVAILABLE FOR RENT IN THESE GROWING CITIES, WHICH CREATES MASSIVE DEMAND.

THE RENTAL RATES IN THIS PART OF FLORIDA HAVE STEADILY RISEN YEAR-OVER-YEAR, AND WITH THE LIMITED NUMBER OF RENTAL UNITS AVAILABLE IN THESE MARKETS, THIS IS EXPECTED TO CONTINUE FOR YEARS TO COME! ALL OF THE UNITS ARE SEVERELY UNDER THE MARKET AVERAGE, GIVING THE BUYER MASSIVE FUTURE UPSIDE. A BUYER CAN INSTANTLY RAISE THE RENTAL RATES WITHOUT HAVING TO SPEND MUCH IF ANY, MONEY ON CAPEX! SIMILAR UNITS IN THE AREA ARE RENTING FOR APPROXIMATELY \$300-\$350 MORE PER MONTH!

SECTION 2 • FINANCIAL ANALYSIS



115 112th Ave NE, Saint Petersburg, FL 33716

PROPERTY UPDATES & HOA INFORMATION



PROPERTY DESCRIPTION

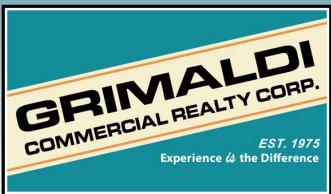
ALL 24 UNITS ARE LOCATED IN FANTASTIC CONDO BUILDINGS ACROSS THESE 3 CITIES. THEY ARE SPACIOUS UNITS THAT COME WITH ACCESS TO AMENITIES SUCH AS POOLS, GYMS, TENNIS COURTS, CLUBHOUSE ACCESS, AMPLE PARKING, DINING AREAS, AND MUCH MORE! THE OWNER HAS SPENT MONEY UPDATING EACH AND EVERY UNIT OVER THE PAST 5 YEARS.

UNIT UPDATES INCLUDE BUT ARE NOT LIMITED TOO: NEW FLOORING, NEW INTERIOR PAINT, NEW WINDOWS, FULLY UPDATED BATHROOMS, NEW BATHROOM TILE, NEW KITCHEN TILE, NEW KITCHEN APPLIANCES, UPDATED WINDOWS, AND MUCH MORE. ALL UNITS HAVE TOP-OF-THE-LINE HVAC UNITS. ALL HVAC UNITS WERE REPAVED IN THE PAST 5 YEARS, WITH MOST REPLACED WITHIN THE PAST 2 YEARS! THE OWNER IS NOT RESPONSIBLE FOR ROOF OR EXTERIOR MAINTAINANCE!

THE BEST PART ABOUT THIS AMAZING INVESTMENT OPPORTUNITY IS THAT ALL OF THE UNITS ARE PART OF A HOMEOWNERS ASSOCIATION. THE HOA HAS A SET MONTHLY COST FOR ALL UNITS OF (\$113,235) TOTAL FOR THE ENTIRE PORTFOLIO ANNUALLY. IN EXCHANGE FOR THE MONTHLY FEE, THE HOA MANAGES THE INDIVIDUAL UNITS AND COVERS ALL REPAIRS TO THE EXTERIOR OF THE BUILDING. INCLUDING BUT NOT LIMITED TO GARBAGE, WATER AND SEWER, LAWN, LANDSCAPING, PARKING LOT MAINTENANCE, EXTERIOR BUILDING INSURANCE INCLUDING WIND COVERAGE, ALL EXTERIOR BUILDING MAINTENANCE, DRIVEWAY AND PARKING LOT MAINTAINANCE, COMMON AREA MAINTAINANCE, MAINTAINANCE OF ALL AMENITIES, ROOF REPAIRS, ON-SITE MANAGEMENT, AND MUCH MORE.

THE HOA TAKES CARE OF ANY MANAGEMENT EXPENSES AT THE PROPERTY, SAVING THE BUYER FROM A LARGE ANNUAL COST, AS WELL AS BUILDING AND WIND INSURANCE, WHICH HAS BECOME EXTREMELY EXPENSIVE IN FLORIDA OVER THE PAST 6 MONTHS! ELIMINATING THESE TWO EXPENSES, AS WELL AS EXTERIOR MAINTENANCE AND ROOF REPAIRS, ALLOWS THE BUYER TO PRODUCE GREAT INCOME WITHOUT HAVING TO SPEND MONEY ON THESE ITEMS IN THE FUTURE. THIS IS THE PERFECT INVESTMENT FOR A BUYER WHO WANTS TO OBTAIN GREAT RETURNS WITHOUT HAVING TO SPEND A GREAT DEAL OF TIME MANAGING THE PROPERTIES. PERFECT FOR A LOCAL OR OUT-OF-STATE INVESTOR!

SECTION 2 • FINANCIAL ANALYSIS



(14% CASH-ON-CASH RETURN!) 24-UNIT CONDO PORTFOLIO FOR SALE!

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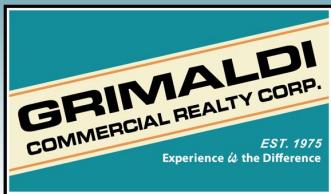
COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 24-UNIT CONDO PORTFOLIO ACROSS ST.PETE/CLEARWATER AND LARGO, FL!
- CLASS A UNITS IN CONDO BUILDINGS WITH AMENITIES SUCH AS: POOLS, GYM, CLUBHOUSES, TENNIS COURTS, DINING AREAS, AND MUCH MORE!
- AMAZING SELLER FINANCING TERMS AVAILABLE:
- DOWN PAYMENT: \$650,000
- (YEAR 1 IR: 6%), (YEAR 2 IR: 7%), (YEAR 3 IR: 8%)
- INTEREST-ONLY PAYMENTS, 3-5 YEAR BALLOON!
- 14% CASH-ON-CASH RETURN IN 2025!
- 15.14% CASH-ON-CASH RETURN IN 2026!
- 8% CAP RATE IN 2026!
- 9.3% CAP RATE IN 2027!
- 16.1% CASH-ON-CASH RETURN IN 2027!
- SEVERELY UNDER-MARKET RENTAL RATES IN PLACE, GIVING THE BUYER MASSIVE UPSIDE!
- ALL UNITS HAVE BEEN UPDATED IN THE PAST 5 YEARS AND ARE IN FANTASTIC CONDITION!
- ABILITY TO INCREASE THE RENTAL RATES IMMEDIATELY WITHOUT HAVING TO SPEND MONEY ON CAPEX.
- EACH PROPERTY HAS AN HOA THAT IS RESPONSIBLE FOR WATER, EXTERIOR BUILDING MAINTENANCE, PROPERTY INSURANCE, ROOF REPAIRS, COMMON AREA MAINTENANCE, MGMT, AND MUCH MORE!



SECTION 2 • FINANCIAL ANALYSIS



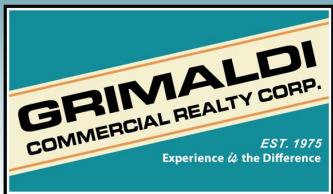
115 112th Ave NE, Saint Petersburg , FL 33716

ADDRESSES INCLUDED IN THE SALE

Property Addresses included in the sale are as follows:

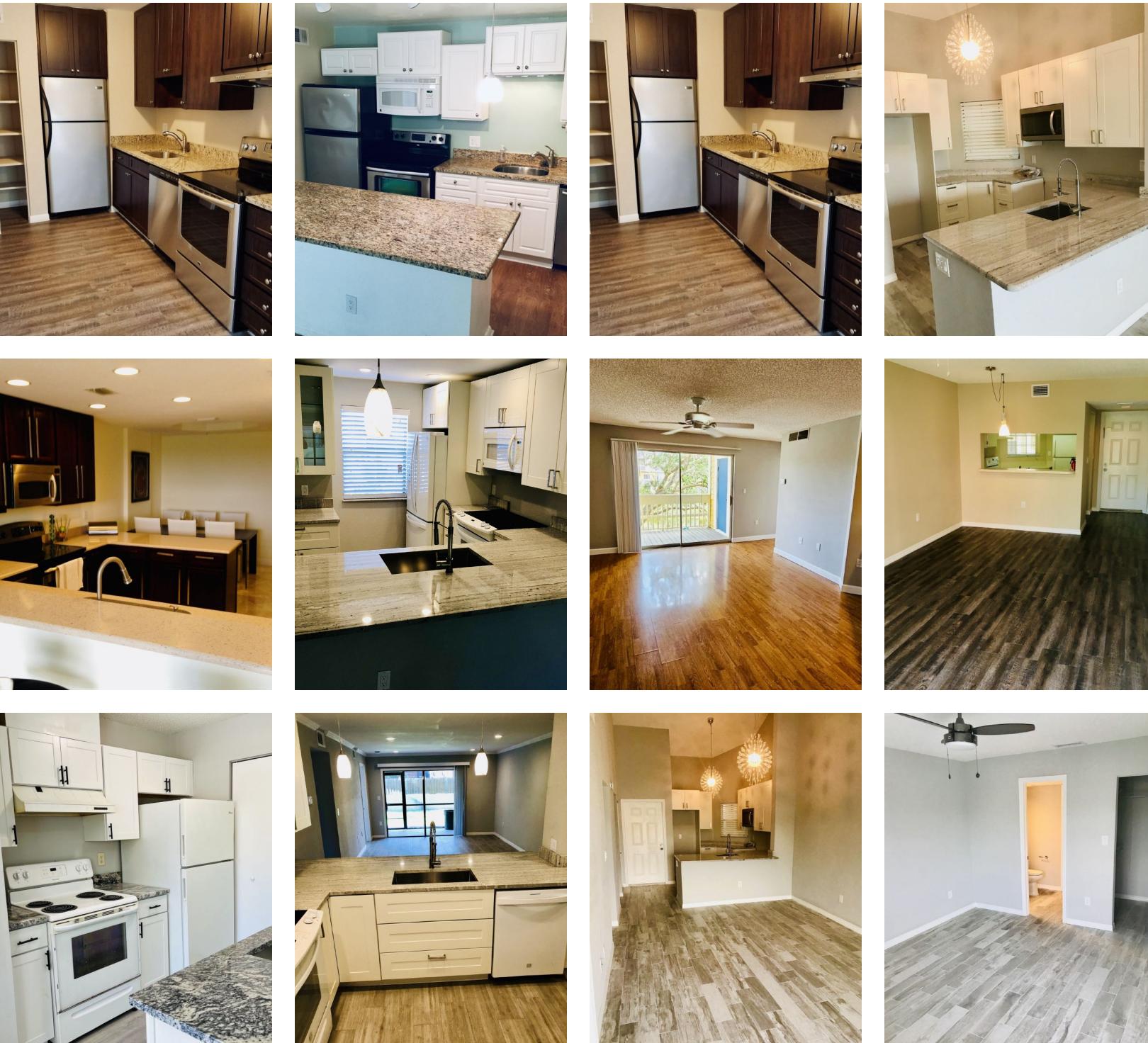
| | | |
|----|---|-------------------------|
| 1 | 13300 WALSINGHAM RD LARGO, FL # 45 | 17-30-15-72685-002-0450 |
| 2 | 13300 WALSINGHAM RD LARGO, FL # 46 | 17-30-15-72685-002-0460 |
| 3 | 13300 WALSINGHAM RD LARGO, FL # 48 | 17-30-15-72685-002-0480 |
| 4 | 7200 ULMERTON RD LARGO, FL # D2 | 07-30-16-94059-004-0042 |
| 5 | 115 112TH AVE NE ST. PETERSBURG, FL # 519 | 18-30-17-11348-005-0519 |
| 6 | 115 112TH AVE NE ST. PETERSBURG, FL # 815 | 18-30-17-11348-008-0815 |
| 7 | 234 115th Ave N ST. PETESBURG, FL #234-2 | 18-30-17-98325-006-2342 |
| 8 | 9100 DR MARTIN LUTHER KING JR ST N ST. PETE # 305 | 24-30-16-25834-003-0305 |
| 9 | 9100 DR MARTIN LUTHER KING JR ST N ST. PETE# 140 | 24-30-16-25834-014-1403 |
| 10 | 7200 ULMERTON RD LARGO, FL # C2 | 07-30-16-94059-003-0032 |
| 11 | 101 LAKE AVE NE LARGO, FL # 120 | 35-29-15-47343-002-1200 |
| 12 | 1320 MORELAND DR CLEARWATER, FL # 13 | 19-29-16-58928-002-0130 |
| 13 | 1320 MORELAND DR CLEARWATER, FL # 18 | 19-29-16-58928-002-0180 |
| 14 | 2500 HARN BLVD CLEARWATER, FL # E8 | 19-29-16-58980-005-0080 |
| 15 | 2501 HARN BLVD CLEARWATER, FL # H37 | 19-29-16-58980-008-0370 |
| 16 | 6931 STONES THROW CIR N ST. PETE # 5201 | 18-31-16-85538-005-5201 |
| 17 | 101 LAKE AVE NE LARGO, FL # 223 | 35-29-15-47343-002-2230 |
| 18 | 10221 SAILWINDS BLVD S LARGO, FL # 101 | 10-30-15-06370-008-1010 |
| 19 | 6916 STONES THROW CIR N ST. PETE, FL # 9305 | 18-31-16-85538-009-9305 |
| 20 | 7298 ULMERTON RD LARGO, FL # 206 | 07-30-16-11566-002-2060 |
| 21 | 7298 ULMERTON RD LARGO, FL # 311 | 07-30-16-11566-003-3110 |
| 22 | 10200 GANDY BLVD N ST. PETE, FL # 905 | 19-30-17-93701-009-0905 |
| 23 | 10200 GANDY BLVD N ST. PETE, FL # 1323 | 19-30-17-93701-013-1323 |
| 24 | 10200 GANDY BLVD N ST. PETE, FL # 1006 | 19-30-17-93701-010-1006 |

SECTION 2 • FINANCIAL ANALYSIS



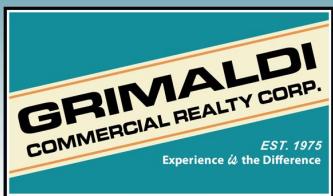
115 112th Ave NE, Saint Petersburg, FL 33716

INTERIOR UNIT PHOTOS



SECTION 2 • FINANCIAL ANALYSIS

(14% CASH-ON-CASH RETURN!) 24-UNIT CONDO PORTFOLIO FOR SALE!



115 112th Ave NE, Saint Petersburg, FL 33716

EXTERIOR PHOTOS

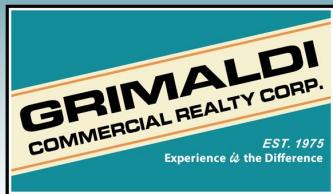


SECTION 2 • FINANCIAL ANALYSIS



LOCATION INFORMATION

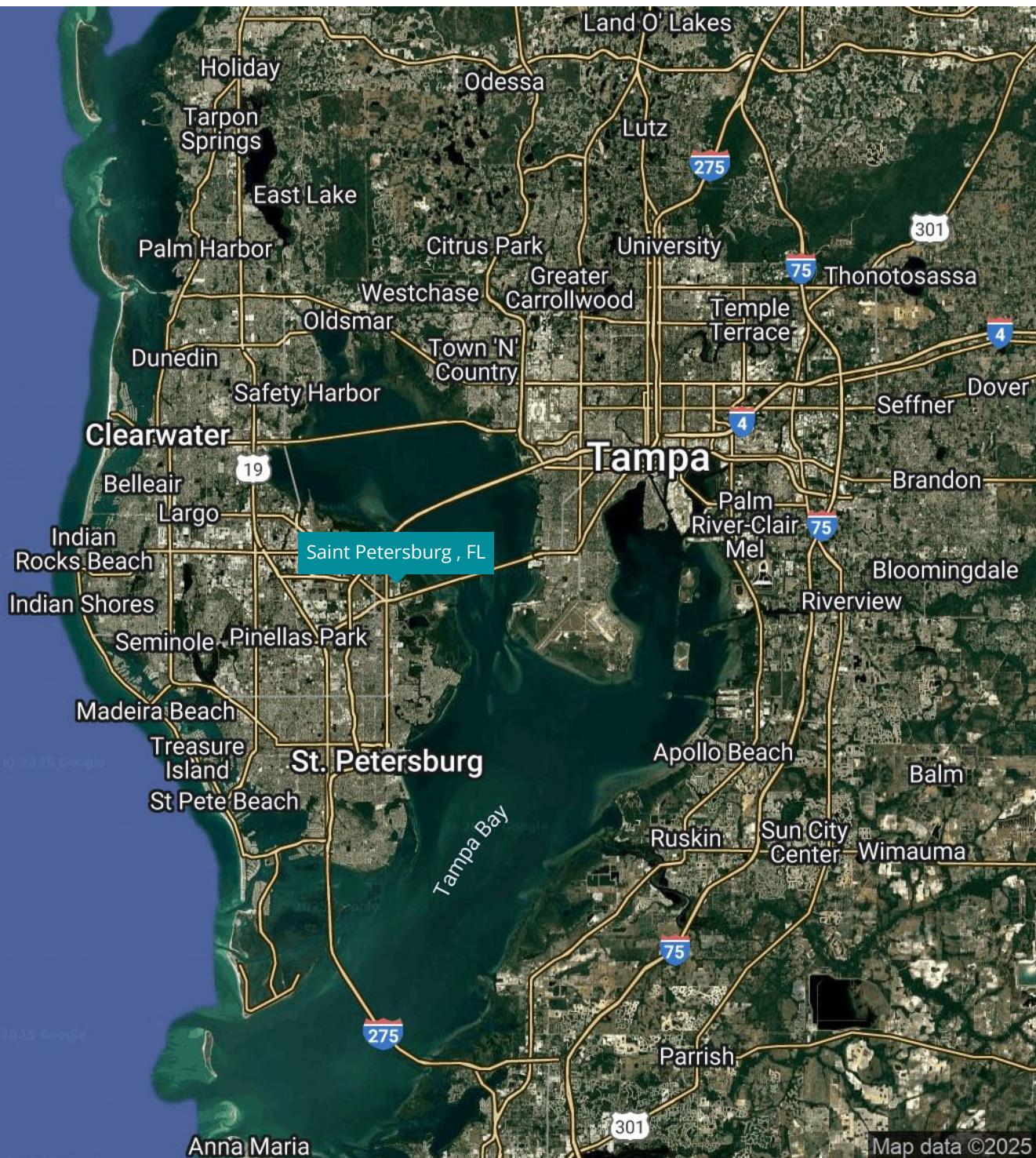




(14% CASH-ON-CASH RETURN!) 24-UNIT CONDO PORTFOLIO FOR SALE!

115 112th Ave NE, Saint Petersburg, FL 33716

REGIONAL MAP

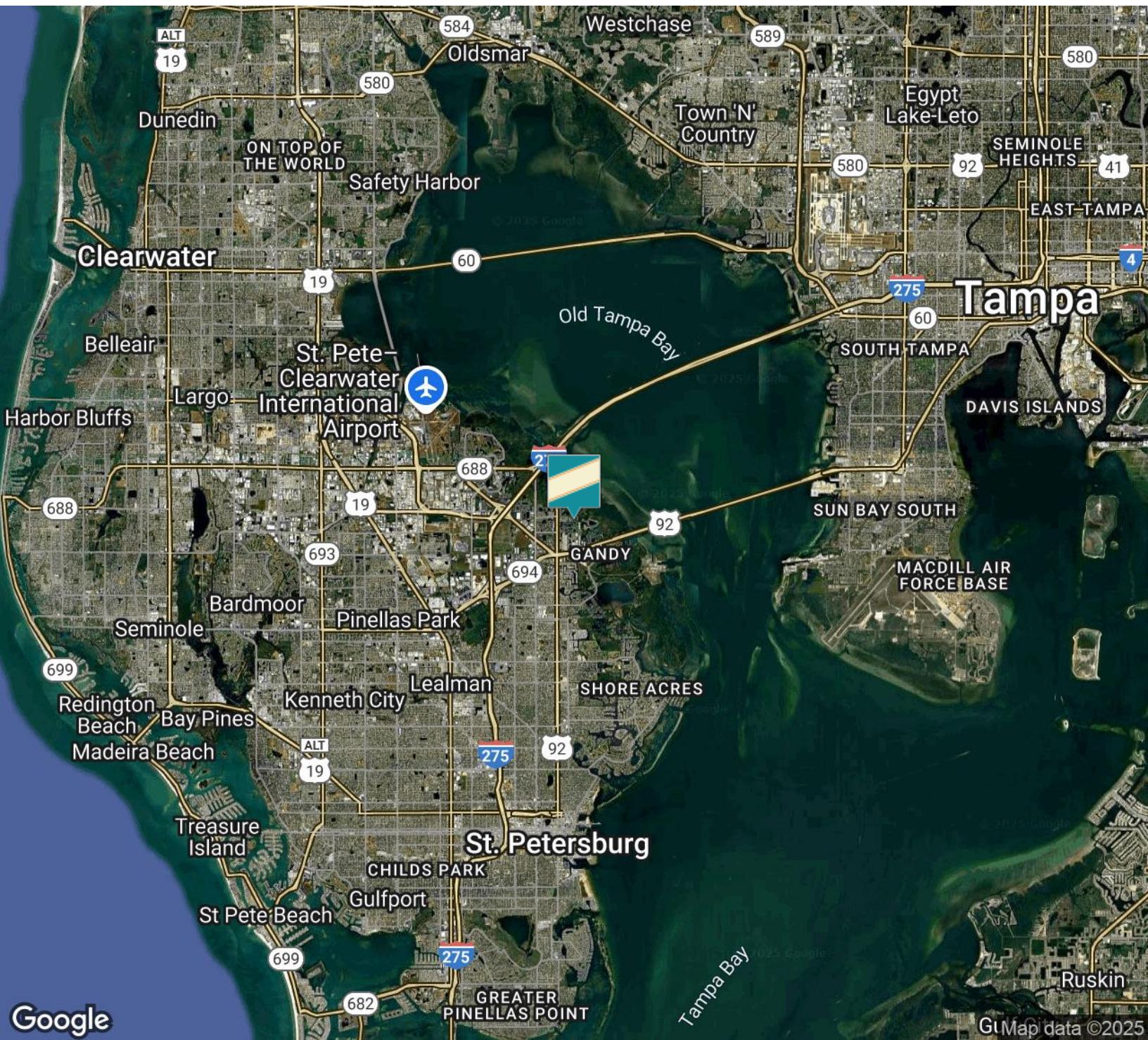


SECTION 3 • LOCATION INFORMATION



115 112th Ave NE, Saint Petersburg, FL 33716

LOCATION MAP

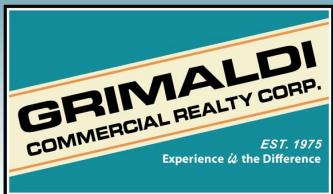


SECTION 3 • LOCATION INFORMATION



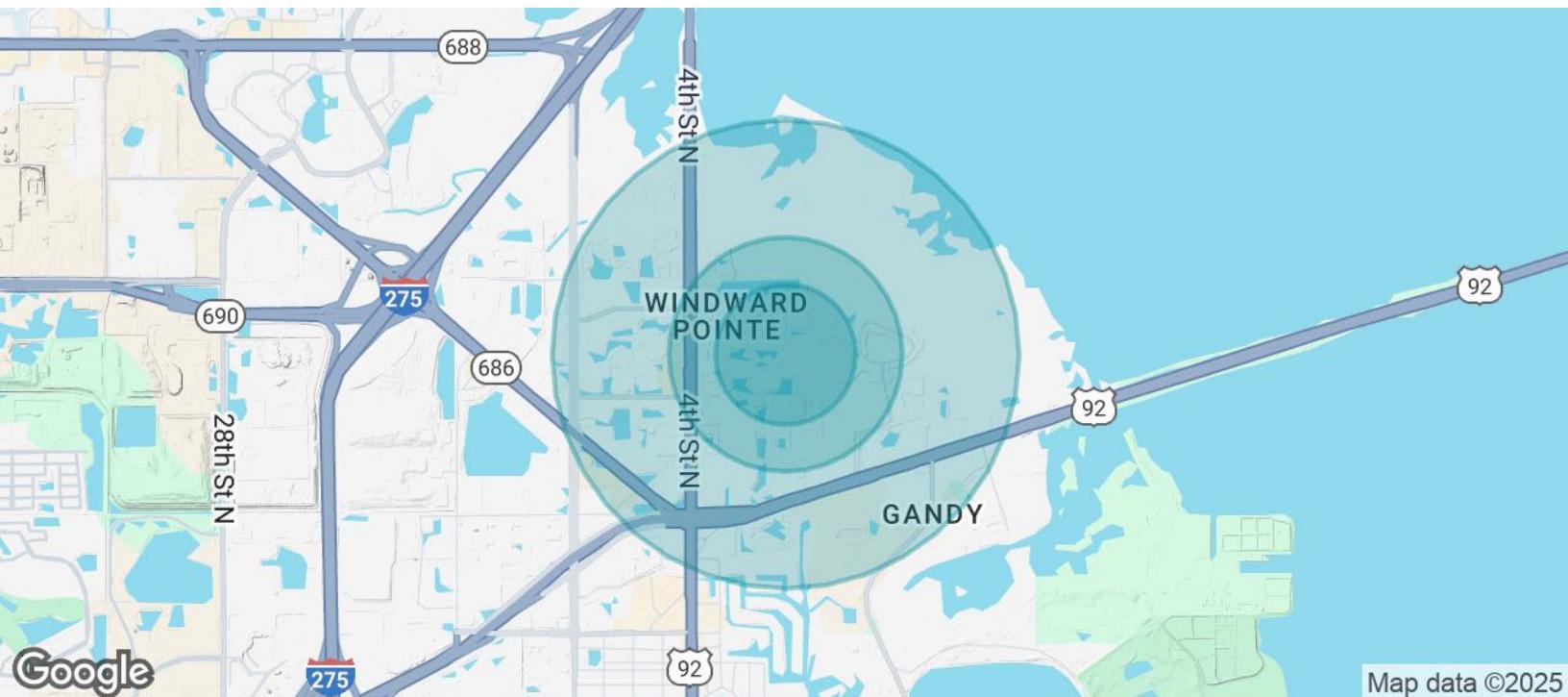
DEMOGRAPHICS





115 112th Ave NE, Saint Petersburg, FL 33716

DEMOGRAPHICS MAP & REPORT



POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 2,626 | 5,895 | 15,695 |
| Average Age | 39 | 39 | 40 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 40 | 40 | 40 |

HOUSEHOLDS & INCOME

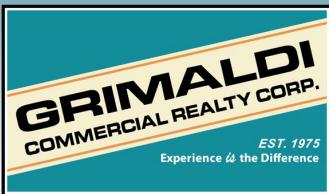
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------------|------------------|---------------|
| Total Households | 1,522 | 3,447 | 8,930 |
| # of Persons per HH | 1.7 | 1.7 | 1.8 |
| Average HH Income | \$71,068 | \$73,720 | \$79,473 |
| Average House Value | \$182,489 | \$194,055 | \$198,513 |

Demographics data derived from AlphaMap

SECTION 4 • DEMOGRAPHICS



ADVISOR BIOS



(14% CASH-ON-CASH RETURN!) 24-UNIT CONDO PORTFOLIO FOR SALE!

115 112th Ave NE, Saint Petersburg, FL 33716

ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.245.7333
david@grimaldicommercialrealty.com

PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

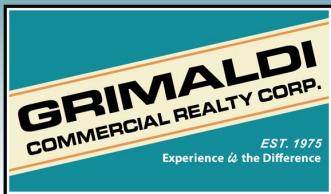
- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

SECTION 5 • ADVISOR BIOS



(14% CASH-ON-CASH RETURN!) 24-UNIT CONDO PORTFOLIO FOR SALE!

115 112th Ave NE, Saint Petersburg, FL 33716

ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
kari@grimaldicommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions exceeding \$100 million and approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

SECTION 5 • ADVISOR BIOS