

JUST LISTED!

SANTA ROSA PORTFOLIO

📍 1279, 1285, 1295 Santa Rosa St., Clearwater, FL 33756

INVESTMENT HIGHLIGHTS

- Durable Construction: 34-unit concrete block community built in the 1970s
- Strong Unit Mix: One-, two-, and three-bedroom floorplans appealing to a broad renter base
- Significant Capital Investment: Over \$1.2M in major capex, including 100% interior unit renovations across the portfolio
- 1279 & 1285 Santa Rosa: all new electrical panels, upgraded plumbing fixtures and shutoffs, added washer/dryer connections in every unit, and all new AC units and water heaters
- 1295 Santa Rosa: new roof, all new AC units, and bathrooms have updated plumbing fixtures and new shower-tub combos
- Efficient Insurance Structure: Insurance quoted through Franklin Street Insurance Services at \$1,016/unit, with a LOMA on file eliminating any flood insurance requirement
- Attractive Going-In Yield: 6.48%+ in-place cap rate with adjusted taxes and insurance
- Central Clearwater Location: Positioned in Clearwater's East Gateway district (33756), adjacent to SR-60, a primary East-West arterial linking the Gulf beaches, Downtown, and the greater Tampa Bay Metro
- Beachfront Proximity: Less than 3 miles to world-renowned Clearwater Beach, consistently ranked among the Nation's top beaches, along with nearby marinas and Gulf Coast waterfront amenities
- Proximity to Employment & Healthcare: Under 2 miles to BayCare Morton Plant Hospital, a 687-bed regional medical center and one of the area's largest employers, anchoring a stable healthcare base
- Supply-Constrained Coastal Market: Located in Pinellas County, Florida's most densely populated county, where limited developable land and sustained in-migration support consistent rental demand
- Downtown Redevelopment Momentum: Minutes from downtown Clearwater's Cleveland Street district, undergoing roughly \$200M in private investment, including a 28-story, 400-unit mixed-use tower on the former City Hall site, a new City Hall, and a family entertainment center

INVESTMENT DETAILS

Asking Price	\$5,750,000
Price Per Unit	\$169,118
Price Per SF	\$213.41



9- Minute Drive to... →
CLEARWATER BEACH
Iconic Florida Beachfront

6- Minute Drive to... →
DOWNTOWN CLEARWATER
*7,000 Employees & 3.4M SF of
Office Space*

← 19- Minute Drive to...
PIE INTERNATIONAL AIRPORT
*480 Flights Per Day & 66 Nonstop
Destinations*

Lexington Apartments
2000's Construction Senior Community



Mainstreet Apartments
2000's Construction Gated Community

Court Street
(43,000 VPD)

Santa Rosa Apartments



FranklinStreet

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