



12 Unit Multifamily + 7 Unit Hotel + 1 RV | St Pete Beach

# 520-523 72nd Ave



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## 520-523 72nd Ave Financials



### PARK SHORE – FINANCIAL OVERVIEW (T12)

523 72nd Ave, St. Pete Beach, FL  
Trailing 12 Months: April 2025 – March 2026

### INCOME HIGHLIGHTS

- **Total Gross Revenue: \$443,522** (\$457,922 with RV Income)
- **Short-Term Rental Income:** \$221,968
- **Long-Term Rent Income:** \$203,965
- **Other Income (fees, reimbursements, etc.):** ~\$17,500
- **RV Income:** \$14,400 (\$1,200/mo)

### Blended Income Model:

Diversified revenue stream combining **short-term rental upside** with **stable long-term tenancy**, creating both cash flow stability and growth potential.

### OPERATING EXPENSES

- **Total Operating Expenses: \$193,144**
- **Major Expense Categories:**
  - Property Taxes: \$25,381
  - Repairs & Maintenance: ~\$33,500+
  - Utilities: ~\$38,421
  - Leasing & Management Related: ~\$19,000+
  - Insurance (combined): ~\$12,000+

### NET OPERATING PERFORMANCE

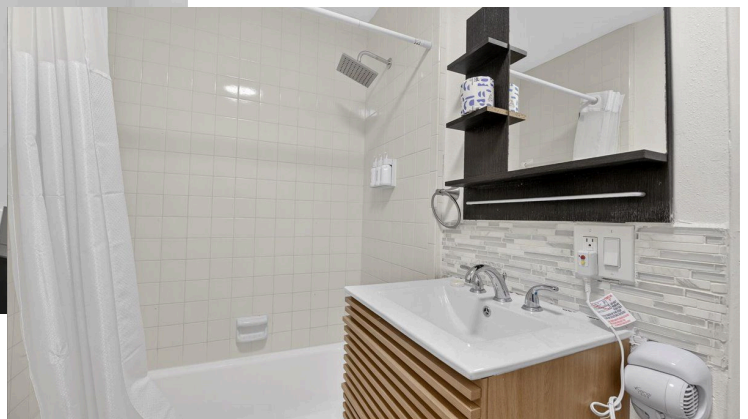
- **Net Operating Income (NOI): \$250,379** (\$264,779 with RV Income)
- **Expense Ratio:** ~43.5%
- **NOI Margin:** ~56.5%

### INVESTMENT TAKEAWAYS

- COMPLETELY RENOVATED FROM HEAD TO TOE!
  - Average gross income/door is \$22,896.10/yr|
  - **Strong Cash Flow Asset:** Over **\$250K NOI** with room for operational refinement
  - **Revenue Upside:** Significant variability in short-term rental income can be improved substantially
  - **Hybrid Income Strategy:** Rare blend of **hospitality + multifamily stability**
  - **Prime Location:** St. Pete Beach positioning supports continued demand and rate growth
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# Park Shore Suites - Pictures

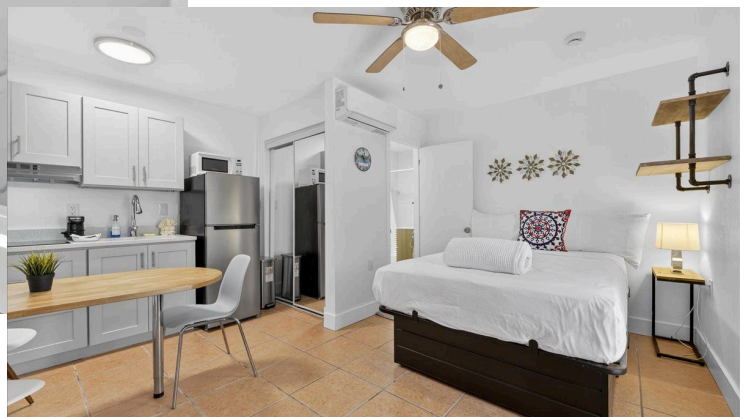
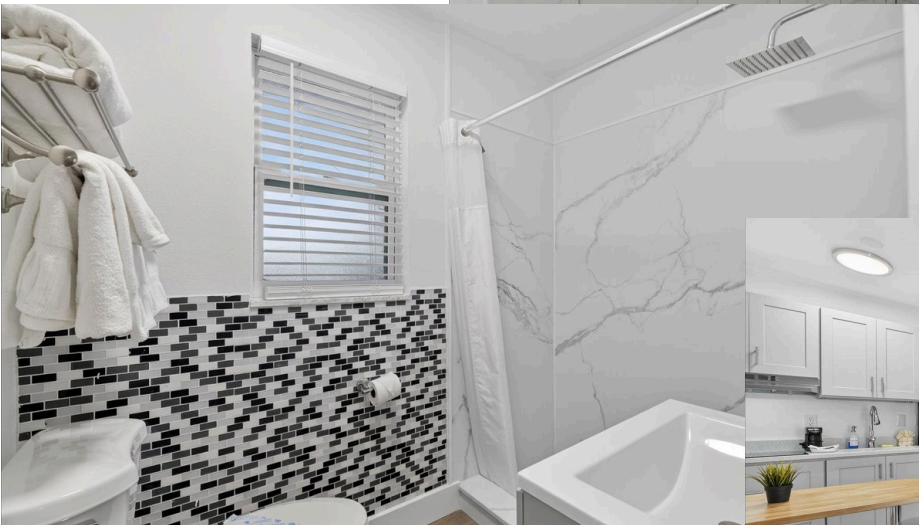


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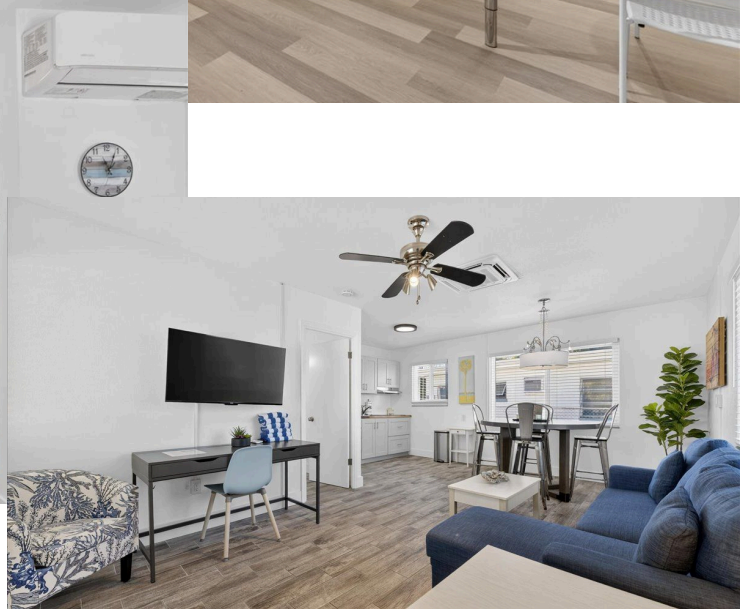
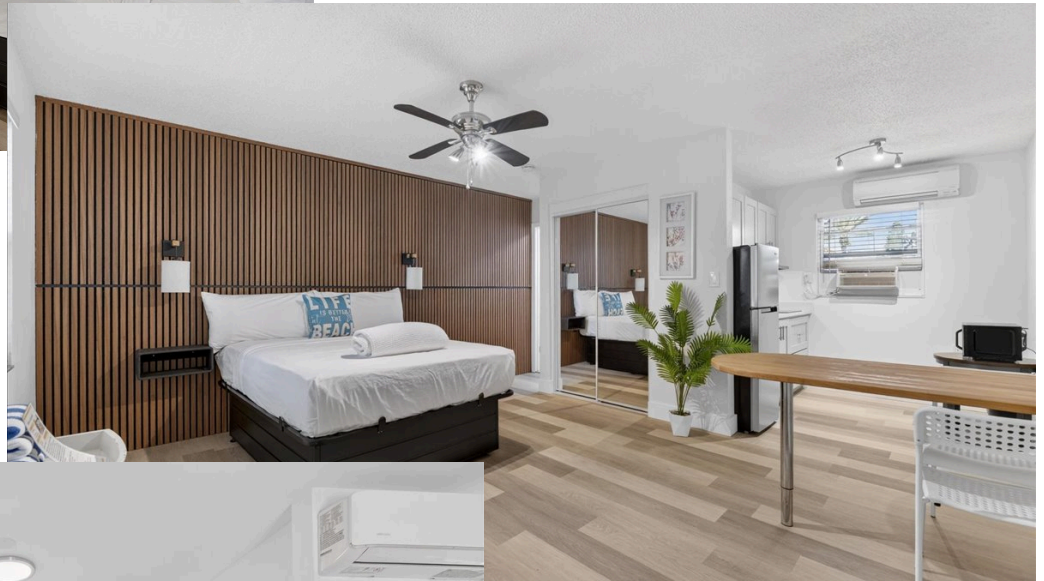


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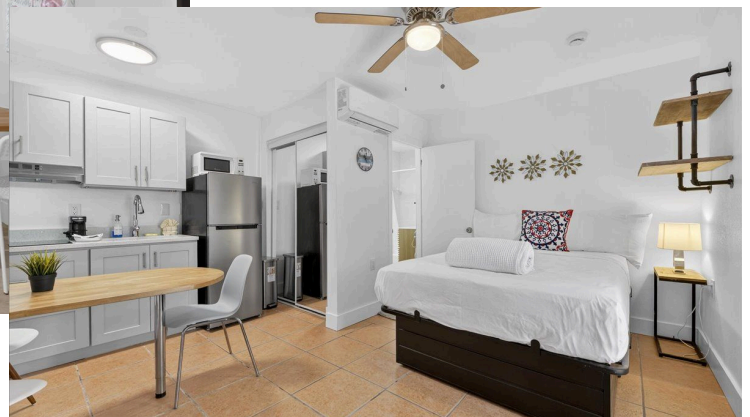
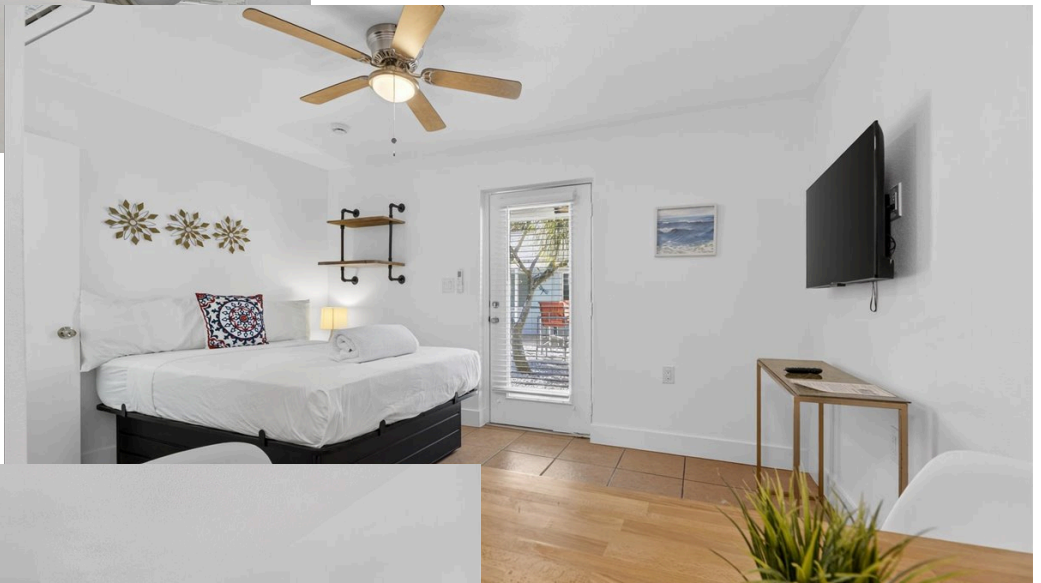


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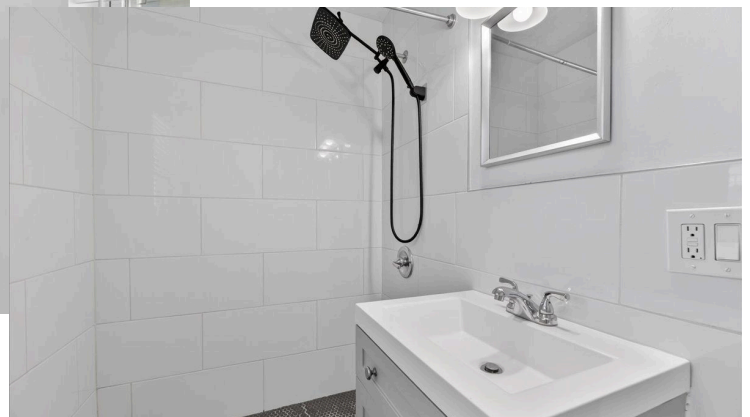
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Park Shore Boutique - Pictures



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# 12 Unit Multifamily + 7 Unit Hotel + 1 RV | St Pete Beach Park Shore Boutique - Pictures



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# 12 Unit Multifamily + 7 Unit Hotel + 1 RV | St Pete Beach 520-523 72nd Ave - Highlights

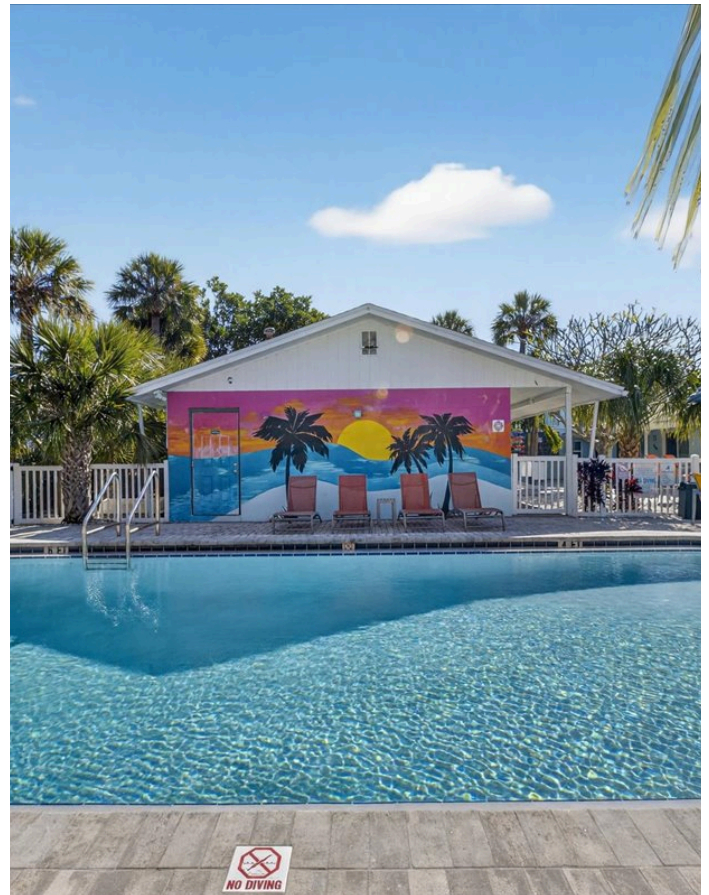


Turn key hospitality and multifamily offering. ALL block construction with impact rated windows and doors. Fully furnished hotel units, occupied long term units. Years of successful history as hospitality and multifamily with the potential of converting to all multifamily or all hospitality.

## Highlights

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- BLOCK construction
- Fully remodeled 12 unit multifamily building
- Fully furnished 7 unit hotel rooms
- Value add (laundry in unit or more laundry facilities, pet relief/play area, and private courtyards for hotel rooms)
- All good sized units that have been totally remodeled from head to toe
- Years of successful rental history
- All separately metered for electric
- LOW MAINTENANCE!



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## Preliminary Zoning Study



## Zoning Notes

1. Zoned 19 Units
2. 19 separate electric meters
3. 2 separate water meters
4. Maximized FAR and setback density
5. Three buildings (One 12 unit multifamily and two hotel buildings comprised of a 4 unit and a 3 unit)
6. Highest and best of future land development realized

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