

Beds	Full Baths	Half Baths	MLS List Price	MLS List Date
N/A	N/A	N/A	\$750,000	02/15/2023
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	28,780	N/A	COML LOT	

OWNER INFORMATION			
Owner	My Arcadia Apartments LLC	Mailing Zip	33755
Mailing Label Owner Name	My Arcadia Apartments LLC	Mailing ZIP + 4	5130
Mailing Address	21 N Evergreen Ave #12	Mailing Carrier Route	C021
Mailing City & State	Clearwater, FL	Owner Occupied	No

LOCATION INFORMATION			
Neighborhood Code	580000-580000	Census Block	00
Subdivision	Sun Heights	Census Block Group	2
Township	30	School District Name	Pinellas County SD
Range	15	Map 1	134
Section	03	Map 2	E19
Lot	1	Most hazardous flood zone within 250 feet - See Flood Map tab for more info	X
Property ZIP	33770	Flood Zone Date	08/24/2021
Property Carrier Route	C085	Flood Zone Panel	12103C0118H
Census Tract	253.09		

TAX INFORMATION			
Folio/Strap/PID (1)	<a href="#">03-30-15-86580-000-0010</a>	Tax Area	LA
Folio/Strap/PID (2)	30-15-03-86580-000-0010	Total Taxable Value	\$255,630
Folio/Strap/PID (3)	033015865800000010	Plat Book-Page	44-36
Account Number	R25667		
Legal Description	SUN HEIGHTS LOTS 1 & 2 AND S 1 20FT OF TRACT A LESS RD IN SE COR		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Just Value - Total	\$269,084	\$232,391	\$220,160
Just Value - Land	\$269,084	\$232,391	\$220,160
Assessed Value - Total	\$255,630	\$232,391	\$220,160
Assessed Value - Land		\$232,391	\$220,160
YOY Assessed Change (\$)	\$23,239	\$12,231	
YOY Assessed Change (%)	10%	5.56%	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$4,459		
2021	\$4,635	\$177	3.96%
2022	\$4,944	\$309	6.66%

CHARACTERISTICS			
County Use Description	Vacant Commercial-1000	Lot Acres	0.6607
State Use Description	Commercial-Vacant-10	Lot Frontage	115
Land Use - CoreLogic	Commercial Lot	Lot Depth	253
Lot Sq Ft	28,780		

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

LISTING INFORMATION			
MLS Listing Number	<a href="#">U8190825</a>	MLS Listing Date	02/15/2023
MLS Status	Active	MLS Listing Price	\$750,000

MLS DOM	169	MLS Orig. Listing Price	\$750,000
MLS Status Change Date	02/15/2023	MLS Listing Agent	260039420-Anthony Maccaroni
MLS Area	33770 - LARGO/BELLEAIR BLUFF S	MLS Listing Broker	VIEWPOINT REALTY INT'L INC

MLS Listing #	U8170439	U8153250	U8092155	U7054339	U7053841
MLS Status	Expired	Sold	Expired	Withdrawn	Expired
MLS Listing Date	07/18/2022	03/01/2022	07/20/2020	01/13/2004	01/13/2004
MLS Listing Price	\$750,000	\$325,000	\$325,000	\$460,900	\$488,500
MLS Orig Listing Price	\$750,000	\$325,000	\$325,000	\$460,900	\$488,500
MLS Sale Date		04/14/2022			
MLS Sale Price		\$325,000			
MLS Expiration Date	10/14/2022	07/01/2022	11/30/2021	07/13/2004	08/13/2005

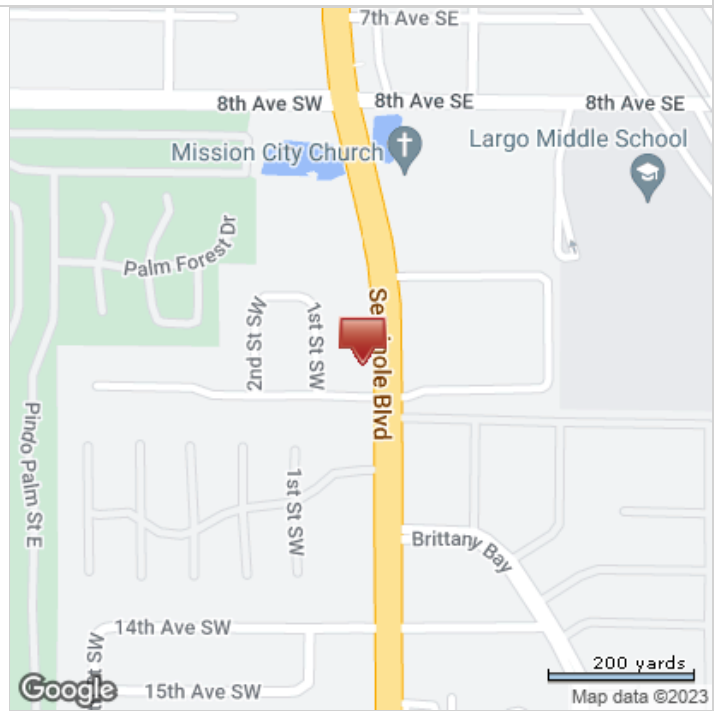
**LAST MARKET SALE & SALES HISTORY**

Last Mkt Sale Date	04/14/2022	Seller	Nsr Holdings LLC
Last Mkt Recording Date	04/18/2022	Title Company	Title Agcy/Florida Inc
Sale Price	\$325,000	County Doc Link	<a href="#">22023000774</a>
Deed Type	Warranty Deed	Document Number	<a href="#">22023-774</a>
Owner	My Arcadia Apartments LLC		

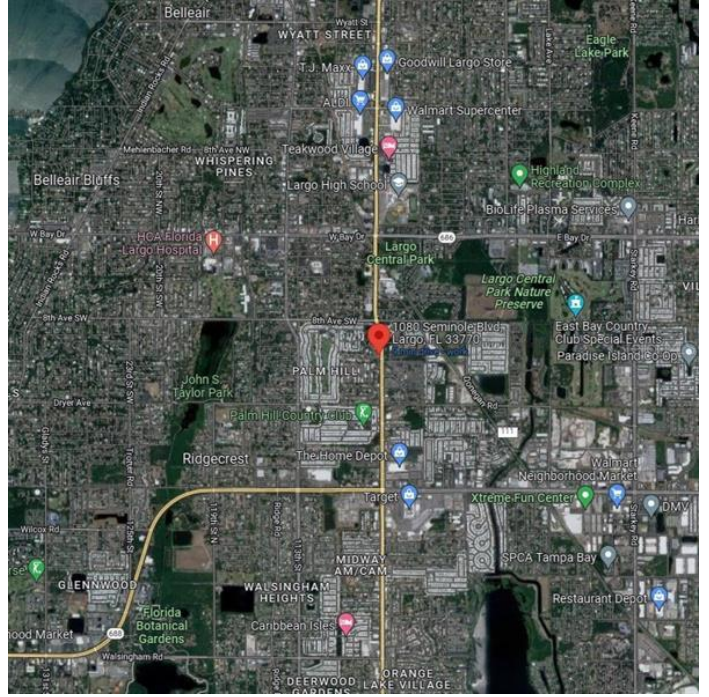
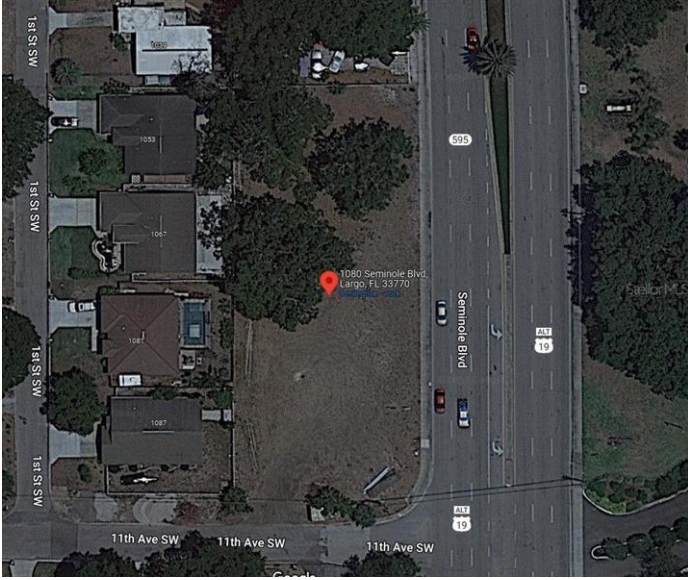
Recording Date	04/18/2022	12/31/2014	05/25/2006	02/10/2004	11/20/2003
Sale Date	04/14/2022	12/30/2014	12/16/2004	01/26/2004	11/16/2003
Sale Price	\$325,000	\$185,000			
Nominal			Y	Y	Y
Document Type	Warranty Deed	Warranty Deed	Quit Claim Deed	Correction Deed	Quit Claim Deed
Multi/Split Sale Type			Multiple	Multiple	Multiple
Buyer Name	My Arcadia Apartments LLC	Nsr Holdings LLC	Greco Family	Greco Adele Trust	Greco Adele Trust
Buyer Name 2					
Seller Name	Nsr Holdings LLC	Greco Family Lp	Greco Adele Trust	Greco Salvador & Adele	Greco Salvador & Adele
Title Company	Title Agcy/Florida Inc	Attorney Only	Attorney Only		
Document Number	22023-774	18634-2156	15142-1826	13367-39	13224-676
County Doc Link	<a href="#">22023000774</a>	<a href="#">18634002156</a>	<a href="#">15142001826</a>	<a href="#">13367000039</a>	<a href="#">13224000676</a>

Recording Date	
Sale Date	00/1973
Sale Price	\$67,500
Nominal	
Document Type	Deed (Reg)
Multi/Split Sale Type	Multiple
Buyer Name	Greco Salvador & Greco Adele
Buyer Name 2	Greco Adele
Seller Name	
Title Company	
Document Number	4089-1834
County Doc Link	<a href="#">4089001834</a>

PROPERTY MAP



\*Lot Dimensions are Estimated





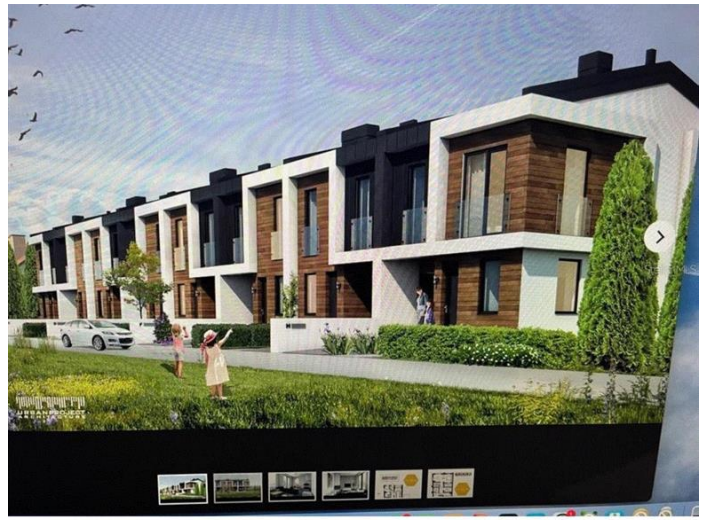
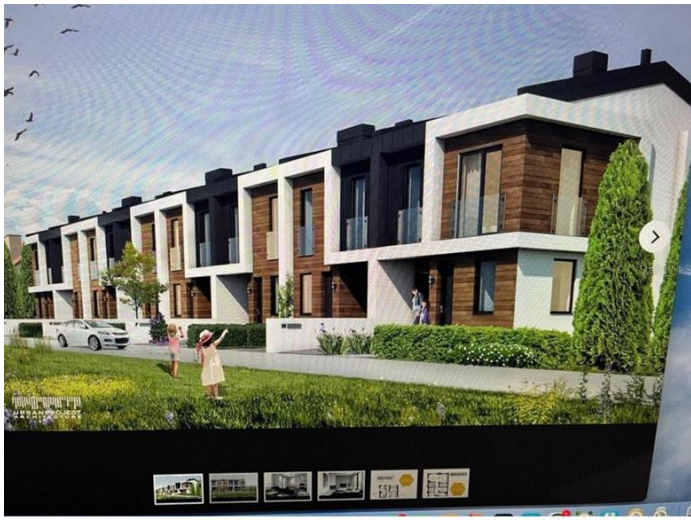




Table 1.1

POPULATION

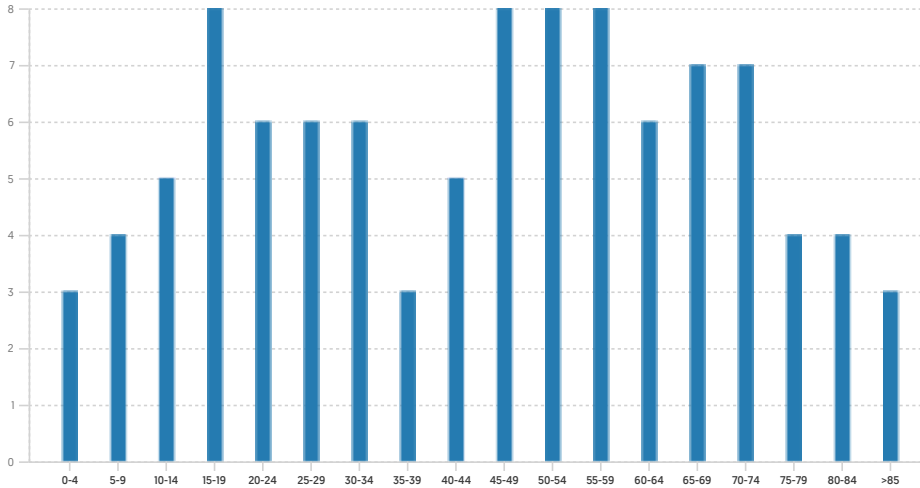
SUMMARY

Estimated Population	25,880
Population Growth (since 2010)	0.6%
Population Density (ppl / mile)	4,520
Median Age	48.1

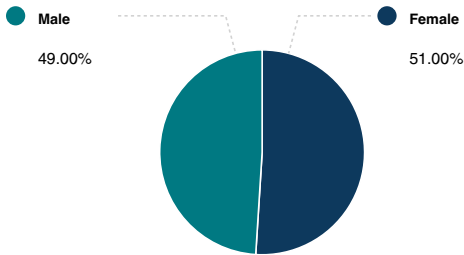
HOUSEHOLD

Number of Households	11,275
Household Size (ppl)	2
Households w/ Children	4,202

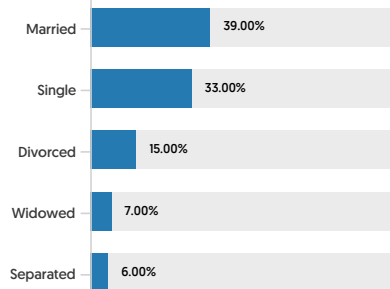
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

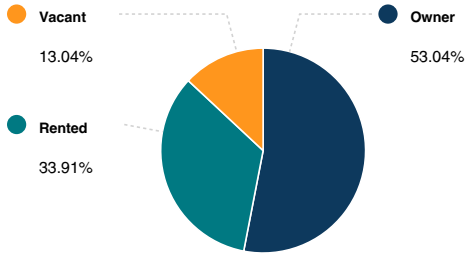
Median Home Sale Price	\$189,800
Median Dwelling Age	1972 years

STABILITY

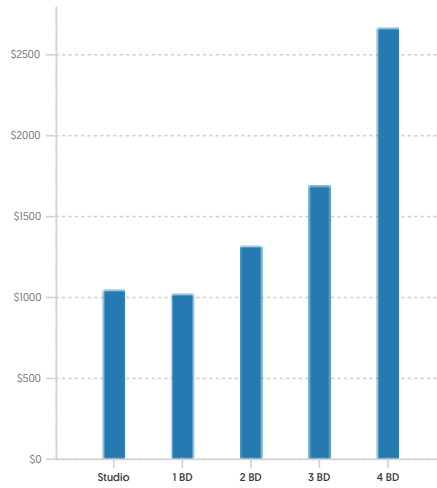
Annual Residential Turnover	15.04%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

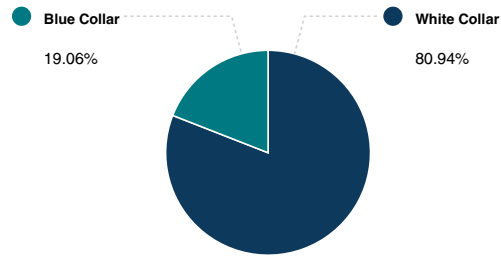


QUALITY OF LIFE

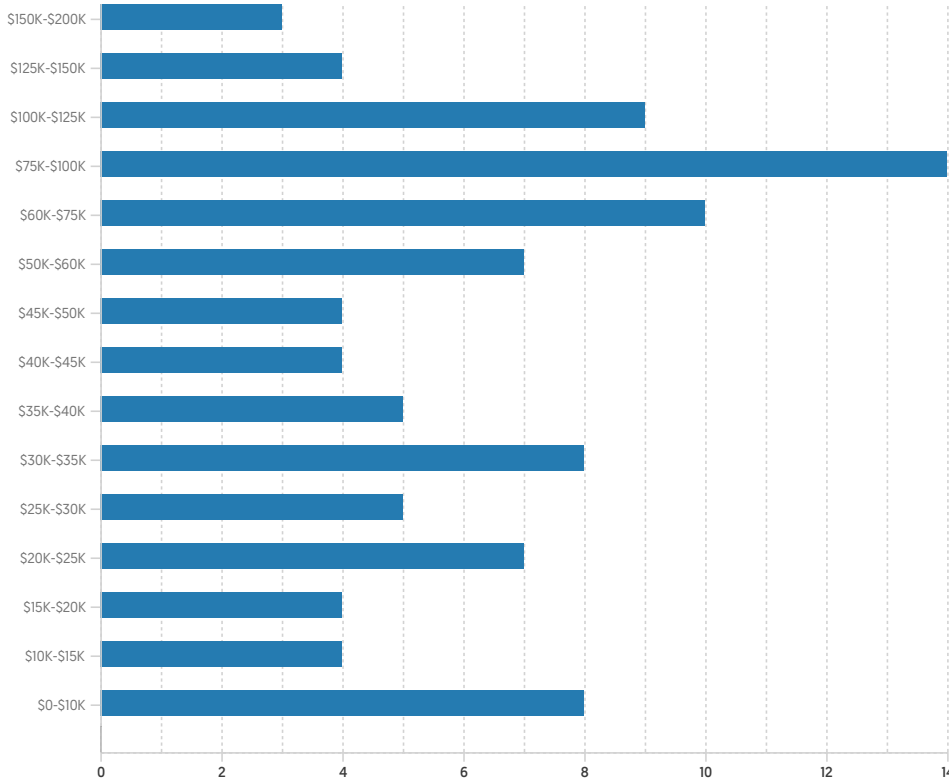
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	261
Construction	751
Manufacturing	859
Transportation and Communications	729
Wholesale Trade	345
Retail Trade	1,476
Finance, Insurance and Real Estate	797
Services	5,317
Public Administration	548

WORKFORCE



HOUSEHOLD INCOME



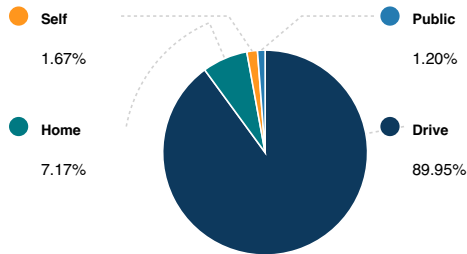
Average Household Income

\$51,968

Average Per Capita Income

\$33,682

**COMMUTE METHOD**



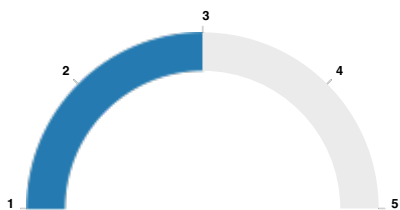
Median Travel Time **21 min**

**WEATHER**

January High Temp (avg °F)	<b>70.5</b>
January Low Temp (avg °F)	<b>52.3</b>
July High Temp (avg °F)	<b>90.5</b>
July Low Temp (avg °F)	<b>75.9</b>
Annual Precipitation (inches)	<b>54.7</b>

**EDUCATION**

**EDUCATIONAL CLIMATE INDEX (1)**



**HIGHEST LEVEL ATTAINED**

Less than 9th grade	<b>515</b>
Some High School	<b>2,041</b>
High School Graduate	<b>6,068</b>
Some College	<b>4,325</b>
Associate Degree	<b>1,985</b>
Bachelor's Degree	<b>4,971</b>
Graduate Degree	<b>1,980</b>

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

**SCHOOLS**

**RADIUS: 1 MILE(S)**

**PUBLIC - ELEMENTARY**

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Mildred Helms Elementary School	<b>0.73</b>	<b>Pre-K-5th</b>	<b>566</b>	<b>12</b>	<b>3</b>
			Community Rating (2)		
Mildred Helms Elementary School			<b>2</b>		

**PUBLIC - MIDDLE/HIGH**

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Largo Middle School	<b>0.23</b>	<b>6th-8th</b>	<b>871</b>	<b>18</b>	<b>1</b>
Largo High School	<b>0.93</b>	<b>9th-12th</b>	<b>2,180</b>	<b>22</b>	<b>3</b>
Pinellas Gulf Coast Academy	<b>0.94</b>	<b>9th-12th</b>	<b>226</b>	<b>18</b>	
			Community Rating (2)		
Largo Middle School			<b>3</b>		
Largo High School					
Pinellas Gulf Coast Academy					

**PRIVATE**

	Distance	Grades	Students	Classrooms	Community Rating (2)
Pinellas Virtual Instruction Program	<b>0.64</b>	<b>K-12th</b>			

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)  
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved

## LOCAL BUSINESSES

RADIUS: 1 MILE(S)

## ATTRACTIONS - RECREATION

	Address	Phone #	Distance	Description
Stjoe Fall Festival	907 Canterbury Ln	(727) 215-1563	0.13	Entertainers And Entertainment Groups
Arcade Lk LLC	1404 Seminole Blvd	(727) 953-3092	0.22	Arcades
Tutterow Dancers Inc	452 5th Ave Se	(727) 585-1232	0.45	Professional Dancing School
U.s. Best Taekwondo Center, Inc.	380 Seminole Blvd	(727) 781-6307	0.47	Martial Arts School, Nec
Eight O'clock Theatre, Inc.	105 Central Park Dr	(727) 270-7666	0.63	Performing Arts Center Production
Largo Cultural Ctr	105 Central Park Dr	(727) 587-6751	0.63	Entertainment Service
Proinos Breakfast Club Inc	201 West Bay Dr	(727) 366-7432	0.71	Membership Sports And Recreation Clubs
Escape If You Can, LLC	514 1st Ave Sw	(727) 351-5892	0.76	Amusement Ride
Ob Golf Investment Group	1200 8th Ave Sw	(727) 584-6497	0.8	Public Golf Courses
Club Ultimate Tampa Bay Inc	801 West Bay Dr Ste 483	(727) 221-4857	0.9	Membership Sports And Recreation Clubs

## BANKS - FINANCIAL

	Address	Phone #	Distance	Description
C F I Mortgage	1301 Seminole Blvd	(727) 581-6311	0.17	Mortgage Bankers And Loan Correspondents
Global Lending Group Inc.	850 Clearwater Largo Rd S	(727) 530-0110	0.56	Mortgage Bankers And Loan Correspondents
Pcb Bancorp Inc	350 East Bay Dr	(727) 585-3111	0.74	State Commercial Banks
Premier Community Bank Of Florida Inc	350 East Bay Dr	(727) 585-3111	0.74	State Commercial Banks
Truist Bank	350 East Bay Dr	(727) 585-3111	0.74	State Trust Companies Accepting Deposits, Commercial
Midland Loan Services, A Division Of Pnc Bank, National Association	10751 Ulmerton Rd	(727) 501-1105	0.81	Federal Savings Banks
Regions Bank	10465 Ulmerton Rd	(800) 734-4667	0.84	State Commercial Banks
Wells Fargo Bank, National Association	10500 Ulmerton Rd Ste 480	(727) 538-4552	0.85	National Commercial Banks
Pinellas Federal Credit Union	10273 Ulmerton Rd	(727) 586-4422	0.89	Federal Credit Unions
Vandyk Mortgage	801 West Bay Dr	(727) 216-9240	0.9	Mortgage Bankers And Loan Correspondents

## EATING - DRINKING

	Address	Phone #	Distance	Description
Buds Beef Jerky	1201 Seminole Blvd # 551	(727) 430-7576	0.1	Eating Places
Private Chef	1201 Seminole Blvd # 426	(570) 977-8097	0.1	Eating Places
Eddie S Pizzeria Sports B	1250 Seminole Blvd Ste 6	(727) 584-7100	0.12	Pizza Restaurants
Gil & Rick's Sports Bar & Pizzeria LLC	1250 Seminole Blvd Ste 6	(727) 584-7100	0.12	Pizza Restaurants
Largo Dna Lounge LLC	1250 Seminole Blvd Ste 4	(727) 303-3723	0.12	Cocktail Lounge
Sauced	1250 Seminole Blvd Ste 6	(727) 584-7100	0.12	Eating Places
Dublin House Pub	477 Seminole Blvd	(727) 584-4685	0.41	Tavern (Drinking Places)
Saigon Cafe Restaurant LLC	595 7th Ave Sw	(919) 376-7214	0.48	Cafe
Pinellas Bd Of Pub Inst	301 4th St Sw	(727) 588-6000	0.53	Drinking Places
Tropical Breezes Pool Bar	1995 Ridge Rd S	(407) 351-2100	0.73	Drinking Places

## HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
Building Blocks Therapy	1301 Seminole Blvd # 103	(727) 459-7674	0.17	Rehabilitation Center, Outpatient Treatment
Gerard E Boutin Phd	1301 Seminole Blvd # 112	(727) 518-7294	0.17	Clinical Psychologist

Living Well Psychotherapy	1301 Seminole Blvd # 140	(727) 391-9800	0.17	Psychotherapist, Except M. d.
Magic Medical Direct Inc	1301 Seminole Blvd # 112	(727) 709-7751	0.17	Health And Allied Services, Nec
Perfect Circle Medical, Inc.	1301 Seminole Blvd # 111	(727) 470-9403	0.17	Health And Allied Services, Nec
Pink Tickled Medical Inc	1301 Seminole Blvd # 138	(727) 470-9176	0.17	Health And Allied Services, Nec
Regency Healthcare	1301 Seminole Blvd # 112	(727) 286-6102	0.17	Health And Allied Services, Nec
Richard A Cottrell Do	1301 Seminole Blvd # 175	(727) 518-7294	0.17	Psychiatrist
The Mental Connection	1301 Seminole Blvd	(727) 584-4937	0.17	Mental Health Clinic, Outpatient
4 Kids Charity Inc	137 7th Ave Se B	(727) 492-0258	0.28	Medical Services Organization

#### HOSPITALITY

	Address	Phone #	Distance	Description
Hotels Motels	210 Seminole Blvd	(727) 581-3900	0.52	Motels
Benevolent & Protective Order Elks U S A	810 16th Ave Se	(727) 584-0801	0.65	Vacation Lodges
Hampton Inn & Suites Largo	100 East Bay Dr	(727) 585-3333	0.72	Hotels And Motels
Baystar Hotel Group	100 East Bay Dr	(727) 584-6083	0.72	Hotels
Cypress Creek Hotel LLC	1995 Ridge Rd S	(813) 288-8853	0.73	Hotels
Lake Buena Vista Courtyard Hotel LLC	10225 Ulmerton Rd Ste 10a	(727) 683-0033	0.91	Hotels
D And F Pathway's Motel Cafe	164 Clearwater Largo Rd N	(727) 559-7977	0.97	Motels

#### ORGANIZATIONS - ASSOCIATIONS

	Address	Phone #	Distance	Description
Iglesia Bautista Cristo La	801 Seminole Blvd	(727) 518-5190	0.19	Churches, Temples, And Synagogues
Mission City Church	801 Seminole Blvd	(727) 397-4707	0.19	Baptist Church
Crossroads Christian Church	1645 Seminole Blvd	(727) 584-8601	0.34	Baptist Church
Grace Christian Fellowship Of Florida Inc	901 Ridge Rd S	(727) 584-1015	0.52	Non-Denominational Church
E.t. Of St. Petersburg, Corporation	2098 Seminole Blvd # 1106	(229) 220-5966	0.63	Catholic Church
Hope To Humanity Inc	615 Clearwater Largo Rd S	(727) 485-8825	0.64	Religious Organizations
Liberty Worship Center, Inc.	405 1st Ave Sw	(727) 678-4229	0.72	Miscellaneous Denomination Church
Lifebridge Church, Inc	300 East Bay Dr	(727) 272-5821	0.73	Baptist Church
Heritage Bible Church	521 1st Ave Sw	(727) 586-4065	0.75	Miscellaneous Denomination Church
Iglesia De Dios Vida Nueva In St Petersburg, Inc.	160 6th St Sw	(727) 822-1498	0.76	Churches, Temples, And Synagogues

#### PERSONAL SERVICES

	Address	Phone #	Distance	Description
Fitness Your Way LLC	805 Canterbury Ln	(813) 758-0693	0.11	Physical Fitness Facilities
Anytime Fitness	5395 E Bay Dr	(727) 388-7009	0.71	Physical Fitness Clubs With Training Equipment
Burn Fitness Studio LLC	301 West Bay Dr	(727) 588-3353	0.73	Exercise Facilities
Crossfit Tfb	50 3rd St Nw	(727) 475-6560	0.76	Physical Fitness Facilities
Contrails Fitness Center	10500 Ulmerton Rd Ste 220	(727) 400-3933	0.85	Physical Fitness Facilities
Tnl Nails & Spa	10500 Ulmerton Rd	(727) 586-7699	0.85	Spas

#### SHOPPING

	Address	Phone #	Distance	Description
Shingala Inc	1059 Seminole Blvd	(727) 319-9987	0.03	Grocery Stores
Ben & Al Fresh Meats	1201 Seminole Blvd # 266	(727) 483-9622	0.1	Meat Markets, Including Freezer Provisioners
Convenient Mart	1254 Seminole Blvd	(727) 581-4139	0.13	Grocery Stores
Windows By Keith Inc	125 7th Ave Se	(727) 385-9761	0.28	Door And Window Products
American Hurricane Panels, Inc.	500 Seminole Blvd Ste A	(727) 692-5566	0.38	Lumber And Other Building Materials

Rileys Foodmart	473 Seminole Blvd	(727) 584-5064	0.41	Supermarkets
A And P Supermarket	529 5th St Se	(727) 585-8316	0.44	Supermarkets
Wood & Glass Works, LLC	709 13th Ct Sw	(201) 456-3264	0.51	Glass
Aam Corporation	801 Clearwater Largo Rd S	(727) 581-8500	0.57	Convenience Stores, Independent
Paint, Fix, And More L.L.c	901 15th Ave Sw	(727) 559-8112	0.68	Paint