St Petersburg House Portfolio

All Houses are in St. Petersburg, FL

St. Petersburg House Portfolio

- 27 Units
- 11.4 Cap
- 350k Revenue
- 274k NOI
- Completely rehabbed
- Fully Leased
- Some secured by Section 8 Tenants.
- Fully Managed turn-key solution

Inventory/Rent roll

#	Street	SF	Land SF	Rehab Date	BR	BA	G/D	Market Rent	Rented	Lease/SF	Status	Property Taxes
1	2216 27 St S	1592	5000	2010	4	2	D	$ 1,417.00	$ 1,250.00	$ 0.79	Rented	$ 769.00
2	811 18th Ave S	1792	7820	2010	4	2	D	$ 1,250.00	$ 1,100.00	$ 0.61	Rented	$ 420.00
3	1615 39th St S	1218	7530	2010	3	2	G	$ 800.00	$ 1,065.00	$ 0.87	Rented	$ 838.00
4	4635 20th Avenue SS	805	5625	2009	3	1	D	$ 1,050.00	$ 750.00	$ 0.93	Rented	$ 473.00
5	1244 20th Ave South	1425	6370	2009	3	1	D	$ 1,050.00	$ 1,050.00	$ 0.74	Rented	$ 343.00
6	805 19th Avenue	2000	5000	2009	4	2	G	$ 1,250.00	$ 1,250.00	$ 0.63	Vacant	$ 1,211.00
7	805 19th Avenue	800		2009	2	1	G	$ 700.00	$ 75.00	$ 0.09	Vacant	$ -
8	2351 25th	1088	5400	2010	3	1	D	$ 1,050.00	$ 1,050.00	$ 0.97	Vacant	$ 476.00
9	4418 Queensboro	1272	5175	2011	4	2	D	$ 1,250.00	$ 1,100.00	$ 0.86	Rented	$ 785.00
10	2912 62nd Avenue North	1347	5100	2012	3	2	D	$ 1,150.00	$ 1,100.00	$ 0.82	Rented	$ 1,332.00
11	2410 3rd Avenue South	1323	6350	2012	3	2	D	$ 1,150.00	$ 1,050.00	$ 0.79	Rented	$ 845.00
12	2627 15th Avenue South	1761	5715	2013	4	2	D	$ 1,250.00	$ 1,200.00	$ 0.68	Rented	$ 944.02
13	771 14th Avenue South	1,256	3,285	2011	4	2	D	$ 1,125.00	$ 1,170.00	$ 0.93	Rented	$ 454.00
14	651 13th Avenue South	1,287	4,850	2012	3	2	D	$ 1,100.00	$ 1,100.00	$ 0.85	Rented	$ 626.00
15	1134 38th Avenue North	2,032	8,175	2009	4	2	D	$ 1,349.00	$ 1,600.00	$ 0.79	Rented	$ 1,756.00
16	2800 Dartmouth Ave N House	2,200	12,319	2011	3	2	G	$ 1,450.00	$ 1,575.00	$ 0.72	Rented	$ 3,358.00
17	2800 Dartmouth Ave N 1BR	629		2011	1	1	D	$ 800.00	$ 650.00	$ 1.03	Rented	$ -
18	2800 Dartmouth Ave N 2 BR C	638		2011	2	1	D	$ 600.00	$ 700.00	$ 1.10	Rented	$ -
19	833 11th St North (front)	1,065	6,515	2012	3	2	D	$ 1,100.00	$ 1,100.00	$ 1.03	Rented	$ 1,853.00
20	833 11th St North (back)	792		2012	4	1.5	D	$ 900.00	$ 900.00	$ 1.14	Rented	$ -
21	1744 27th avenue North	1,570	6,298	2013	3	1	D	$ 1,200.00	$ 1,200.00	$ 0.76	Rented	$ 455.16
22	1947 47TH ST S S	1,226	7,315	2014	3	2	D	$ 1,100.00	$ 950.00	$ 0.77	Rented	$ 797.11
23	2840 2nd Ave S (house)	1,426	5,715	2014	3	1	2G	$ 700.00	$ 950.00	$ 0.67	Rented	$668.29
24	2840 2nd Ave S (apt)	988		2014	1	1		$ 700.00	$ 700.00	$ 0.71	Rented	
25	3327 19th Street N	1,186	4,000	2013	3	2	1	$ 1,200.00	$ 1,000.00	$ 0.84	Rented	$ 1,597.67
26	2733 2nd Ave S	2,274	6,200	2014	3	2	3G	$ 1,200.00	$ 1,100.00	$ 0.48	Rented	$794.22
27	2852 60th Avenue N	1,080	5,150	2012	3	2	D	$ 1,300.00	$ 1,250.00	$ 1.16	Rented	$ 1,378.00
	Totals	36,072	134,907		83	44.5		$ 29,191.00	$ 27,985.00	$ 0.78		$ 22,173.47

Financials

Gross Market Revenue	$	350,292.00
Vacancy and Concessions	$	14,472.00
Net Revenue	$	335,820.00
Property Insurance	$	20,000.00
Property Taxes	$	22,173.47
Management $500/month	$	6,000.00
Maintenance 5%	$	17,514.60
Expenses	$	65,688.07
NOI	$	270,131.93
Value at 8 Cap	$	3,376,649.13
Price/SF	$	93.61
Price	$	2,300,000.00
Price/SF	$	63.76
Cap Rate		11.74%
Financing 75% (30 year, 6%)	$	1,725,000.00
Equity	$	575,000.00
Annual cost of financing 75% (30 year, 6%)		($103,500.00)
Cash on Cash w/financing		28.98%
Net Income	$	166,631.93

811 18th

Bedrooms: 4
Bathrooms: 2
Parking: Rear
SF: 1792
Rent: 1100

4418 Queensboro

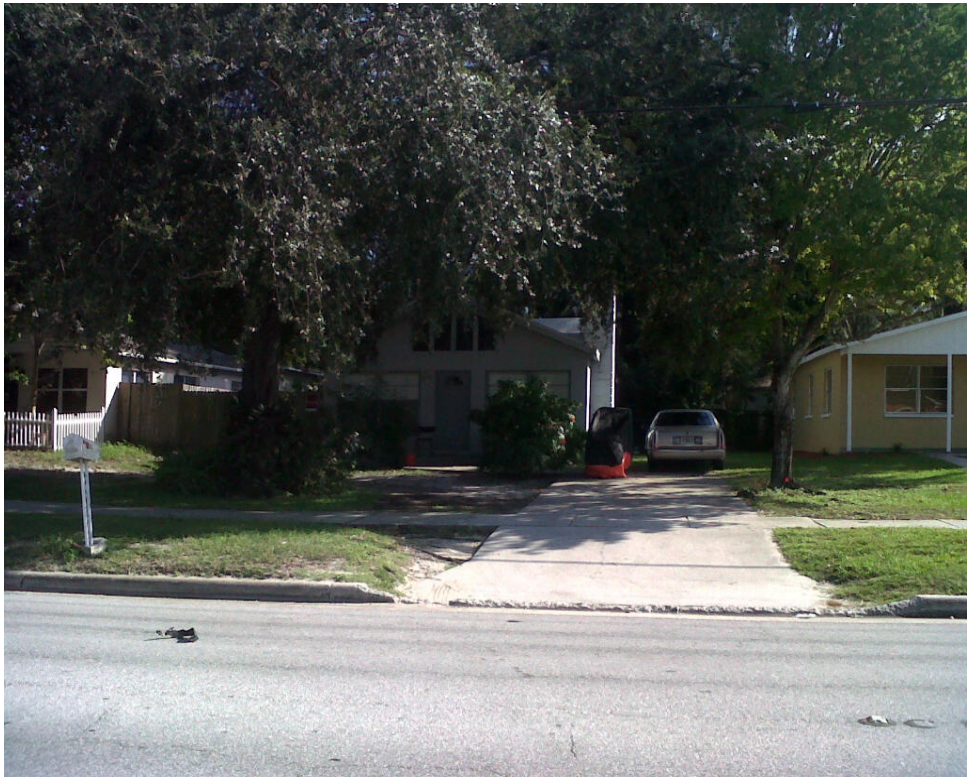
Bedrooms: 4
Bathrooms: 2
Parking: Rear
SF: 1272
Rent: 1100

1134 38th

Bedrooms: 4
Bathrooms: 2
Parking: Rear
SF: 2032
Rent: 1250

2912 62nd Ave

Bedrooms: 3
Bathrooms: 2
Parking: Rear
SF: 1347
Rent: 1100



2800 Dartmouth

Bedrooms: 3
Bathrooms: 2
Parking: Garage
SF: 2200
Rent: 1300

Bedrooms: 1
Bathrooms: 1
Parking: Garage
SF: 629
Rent: 700

Bedrooms: 2
Bathrooms: 1
Parking: Rear
SF: 638
Rent: 700

2 Houses & 1 Apartment

2410 3rd Ave

Bedrooms: 3
Bathrooms: 2
Parking: Garage
SF: 1323
Rent: 1150

771 14th Ave

Bedrooms: 4
Bathrooms: 2
Parking: Garage
SF: 1256
Rent: 1125

651 13th

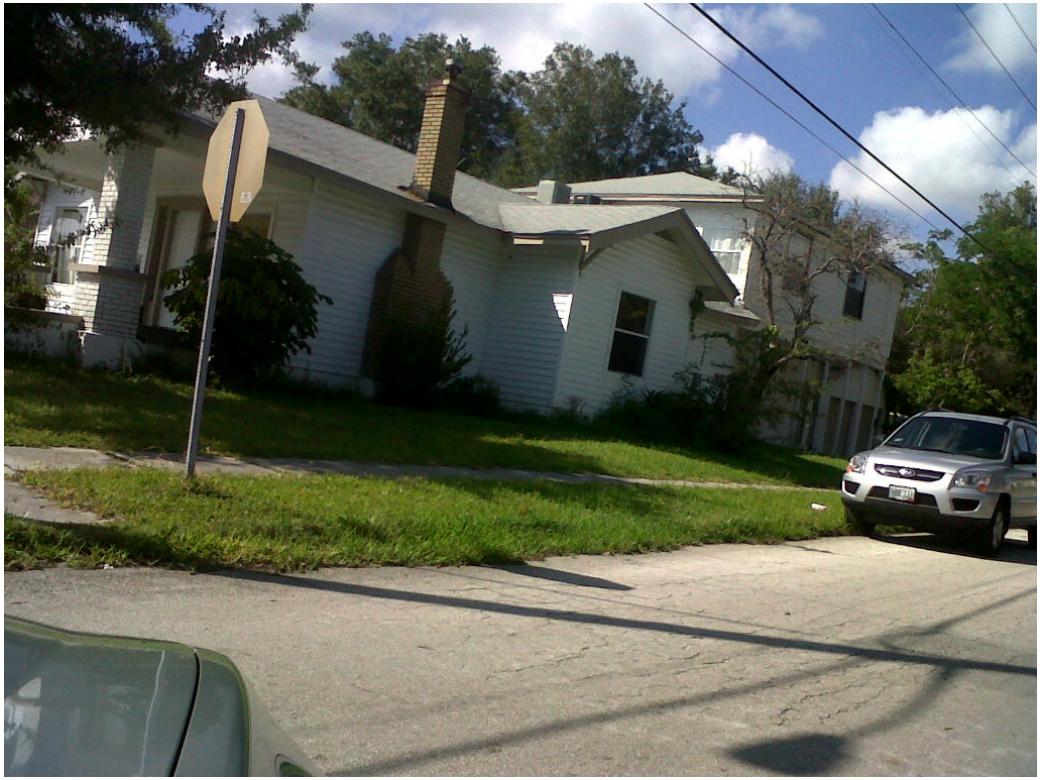
Bedrooms: 3
Bathrooms: 2
Parking: FR
SF: 1287
Rent: 1287

805 19th

1 House & 1 Apartment

Bedrooms: 4
Bathrooms: 2
Parking: Garage
SF: 2000
Rent: 1050

Bedrooms: 2
Bathrooms: 1
Parking: Rear
SF: 800
Rent: 700

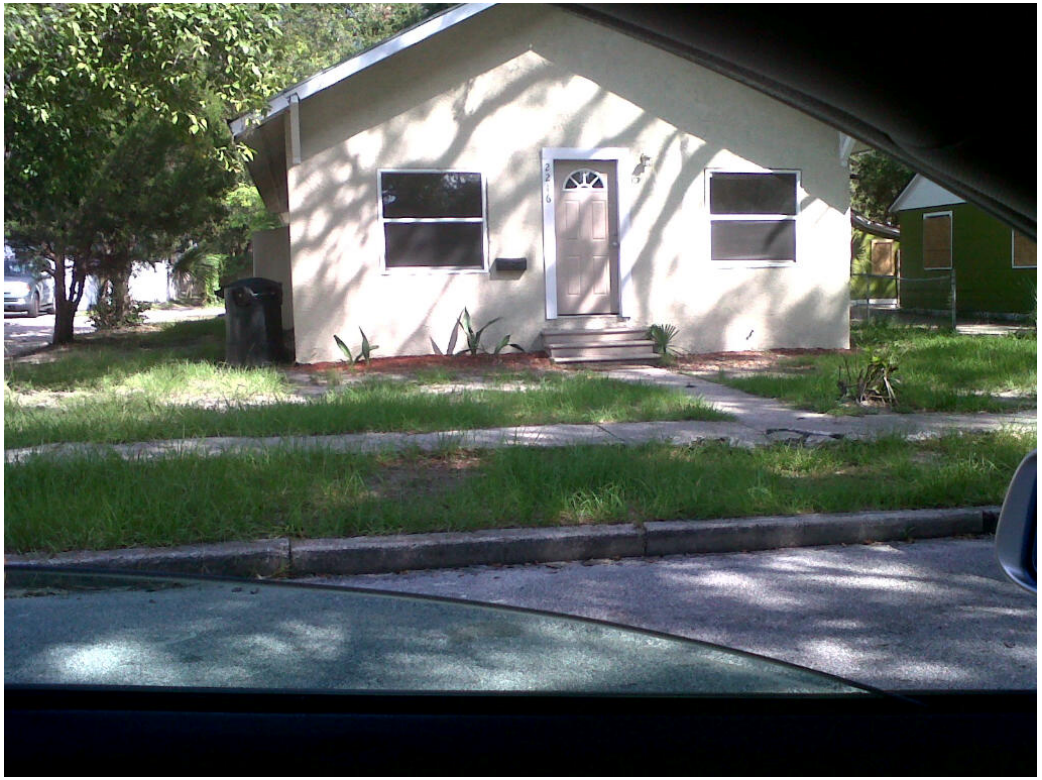


1244 20th

Bedrooms: 3
Bathrooms: 1
Parking: Garage
SF: 1425
Rent: 1050

2216 27th

Bedrooms:4
Bathrooms: 2
Parking: Garage
SF: 1592
Rent: 1250



4635 20th Ave

Bedrooms:4
Bathrooms: 2
Parking: Garage
SF: 1592
Rent: 1250

1615 39th Ave

Bedrooms:3
Bathrooms: 1
Parking: Rear
SF: 1218
Rent: 1050

1744 27th St.

Bedrooms:3
Bathrooms: 1
Parking: Rear
SF: 1570
Rent: 1050

2852 60th

Bedrooms:3
Bathrooms: 2
Parking: Rear
SF: 1080
Rent: 1150

2351 25th

Bedrooms: 3
Bathrooms: 1
Parking: Rear
SF: 1088
Rent: 1100

1947 47th Street North

Bedrooms: 3
Bathrooms: 2
Parking: Rear
SF: 1226
Rent: 1050

2840 2nd Avenue South

Duplex
Bedrooms: 3
Bathrooms: 1
Bedrooms:1
Bathrooms: 1
Parking: Garage
SF: 2274
Rent: 1650

2744 2nd Avenue South

Bedrooms: 3
Bathrooms: 2
Parking: Garage
SF: 1080
Rent: 1100

2627 15th Street S

Bedrooms: 4
Bathrooms: 2
Parking: Garage
SF: 1761
Rent: 1200