



PATRICK CALHOON
COMMERCIAL BROKER
CALHOON REAL ESTATE

WWW.PATCALHOON.COM
 PATCALHOON@AOL.COM
 OFFICE = 727-398-2774
 FAX= 727-392-6027

C-21 REAL ESTATE CHAMPIONS
 4350 DUHME RD.
 MADEIRA BEACH, FL, 33708



PAT, REBECKA & BEN CALHOON

ALSO LICENSED IN :
 NORTH CAROLINA
 SOUTH CAROLINA
 TENNESSEE
 CONNECTICUT
 MASSACHUSETTS
AND AFFILIATED IN :
 GEORGIA

ST PETE BEACH WATERFRONT APTS/MOTEL

7261 BAY ST —8 UNITS— \$ 899,000



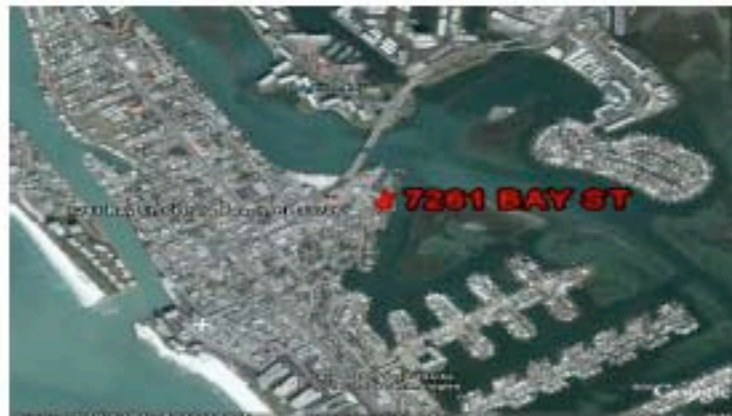
OUTSTANDING WATERFRONT LOCATION, VERY SHORT DISTANCE TO THE BEACHES. HIGHLY DESIRABLE ST PETE BEACH AREA WITHIN TWO BLOCK WALK TO POPULAR DOWNTOWN COREY AVE.

CURRENTLY OPERATED AS LONG TERM RENTALS, WITH TENANTS PAYING MONTHLY, BUT MOTEL LICENSE IS IN PLACE FOR EASY CONVERSION BACK TO ORIGINAL USE.



6 STUDIOS, A 3BR/1 BA, & 3BR/2 1/2BA APT. IDEAL FOR OWNER OCCUPANT. SEE PAGE 2 FOR INCOME/EXPENSE & RENT ROLL INFORMATION

60 FT OF WATERFRONTAGE WITH WIDE OPEN WATER VIEWS. 125 FOOT LONG DOCK EXTENDS WELL OUT INTO BOCA CIEGA BAY. NO TIE POLES IN PLACE, BUT COULD BE PERMITTED BY STATE .



LOT SIZE IS 60 X 140, AND BUILDING TOTALS 4,762 SQ FT OF LEASEABLE SPACE. BUILT IN 1957. COIN LAUNDRY IN PLACE.

ONE BUILDING REMOVED FROM HUGE PROPOSED DEVELOPMENT. MANY POSSIBILITIES TO EITHER DEVELOP, CONVERT TO CONDO HOTEL, CONDOS, OR SIMPLY OPERATE AS MOM & POP MOTEL.

SHOWN BY APPOINTMENT ONLY !

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Viewer must verify the information and bears all risks for any inaccuracies.

7261 Bay St. – Rent Roll

<i>Unit #</i>	<i>Type of Unit</i>	<i>Monthly Rent</i>	<i>Security Deposit</i>	<i>Lease Expiration</i>
1	Studio	\$ 675	0	M to M
2	Studio	\$ 700	\$ 350	M to M
3	Studio	\$ 700	\$ 300	M to M
4	3br/2ba	Owner	0	M to M
5	Studio	\$ 675	\$ 375	M to M
6	Studio	\$ 600	0	M to M
7	3br/2 1/2ba	\$ 1100	0	M to M
8	Studio	\$ 650	\$ 200	M to M

*** Owners unit is waterfront, and would rent for \$ 1,200 per month**

Projected Annual Income :

\$ 75,600 (using above owner's unit rental)

Annual Expenses :

\$ 8,400 – Insurance

\$ 210 – Licenses

\$ 9,992 – Property Tax

\$ 3,600 – Water/Sewer/Trash

\$ 3,000 – Electric

\$ 3,024 - Repairs & Maintenance (4% of rentals)

\$ 28,226 – Total Projected Expenses

Projected Annual Cash Flow :

\$ 47,374

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