

8 UNIT APARTMENT COMPLEX FOR SALE CLEARWATER, FLORIDA—\$ 319,000



LOT SIZE IS 11,000 SQUARE FEET

BUILDINGS TOTAL 2,680 SQUARE FEET OF RENTABLE SPACE

BLOCK & FRAME CONSTRUCTION, WITH MANY RECENT UPGRADES TO INTERIORS & EXTERIORS

ONE BUILDING BUILT 1945, OTHER IN THE 1970'S

NICE OPEN CORNER LOT NEAR DOWNTOWN CLEARWATER AND SHORT DRIVE TO BEACH

EXCELLENT RENTAL MARKET, WITH LITTLE VACANCY

1450 FRANKLIN ST.—SHOWN BY APPOINTMENT ONLY—STRICTLY CONFIDENTIAL

TWO BUILDINGS PLUS STORAGE

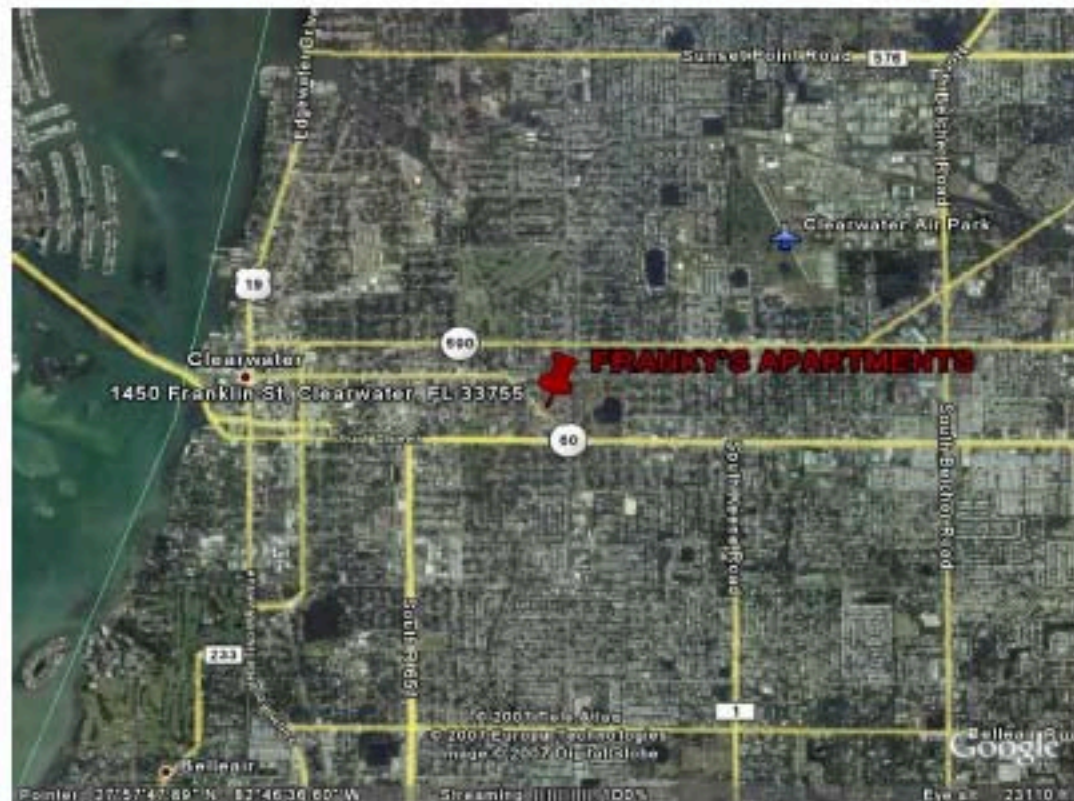
2 STUDIOS, FIVE 1BR/BA UNITS, & ONE 2BR/1BA APARTMENT

OWNER COLLECTS RENT ON A WEEKLY BASIS, BUT MOST TENANTS ARE FAIRLY LONG TERM

OWNER PAYS ALL UTILITIES AND CABLE

COULD BE EASILY CONVERTED TO MONTHLY RENTALS

COIN LAUNDRY ON SITE FOR EXTRA INCOME



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.

PATRICK CALHOON—CENTURY 21 REAL ESTATE CHAMPIONS
4350 DUHME RD., MADEIRA BEACH, FL, 33708
WWW.PATCALHOON.COM *** PATCALHOON@AOL.COM *** 727-398-2774

LICENSED IN : FL,
NC, SC, GA,
CT, TN, & MA !



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ANNUAL NUMBERS BASED ON ACTUAL 2010
RENT ROLL & EXPENSES, REFLECTING AN
OWNER MANAGED OPERATION :

\$ 72,448 RENTS COLLECTED 2010

\$ 8,056 HOUSE ELECTRIC
6,759 WATER/SEWER/TRASH
6,100 INSURANCE
3,980 REAL ESTATE TAXES
2,400 REPAIRS & MAINTENANCE
1,330 CABLE TV
200 LICENSES

\$ 28,825 TOTAL EXPENSES

\$ 43,623 CASH FLOW

<i>Unit Type</i>	<i>Unit</i>	<i>Weekly Rent</i>	<i>Monthly Total</i>
1 Bedroom	1	\$ 175	\$ 836
1 bedroom	2	\$ 175	\$ 836
1 bedroom	3	\$ 175	\$ 815
Large Efficiency	4	\$ 175	\$ 836
Small Efficiency	5		\$ 450
Large 1 bedroom	6	\$ 205	\$ 1,072
Large 1 bedroom	7	\$ 205	\$ 1,072
2 bedroom	8	\$ 235	\$ 1,072
Washer/Dryer			\$ 100

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ALSO LICENSED IN
NORTH CAROLINA
CONNECTICUT &
MASSACHUSETTS!



FLORIDA COAST SURVEYING, INC.

PROFESSIONAL SURVEYOR'S, & MAPPER'S

CERTIFICATE NO. LB-0006938

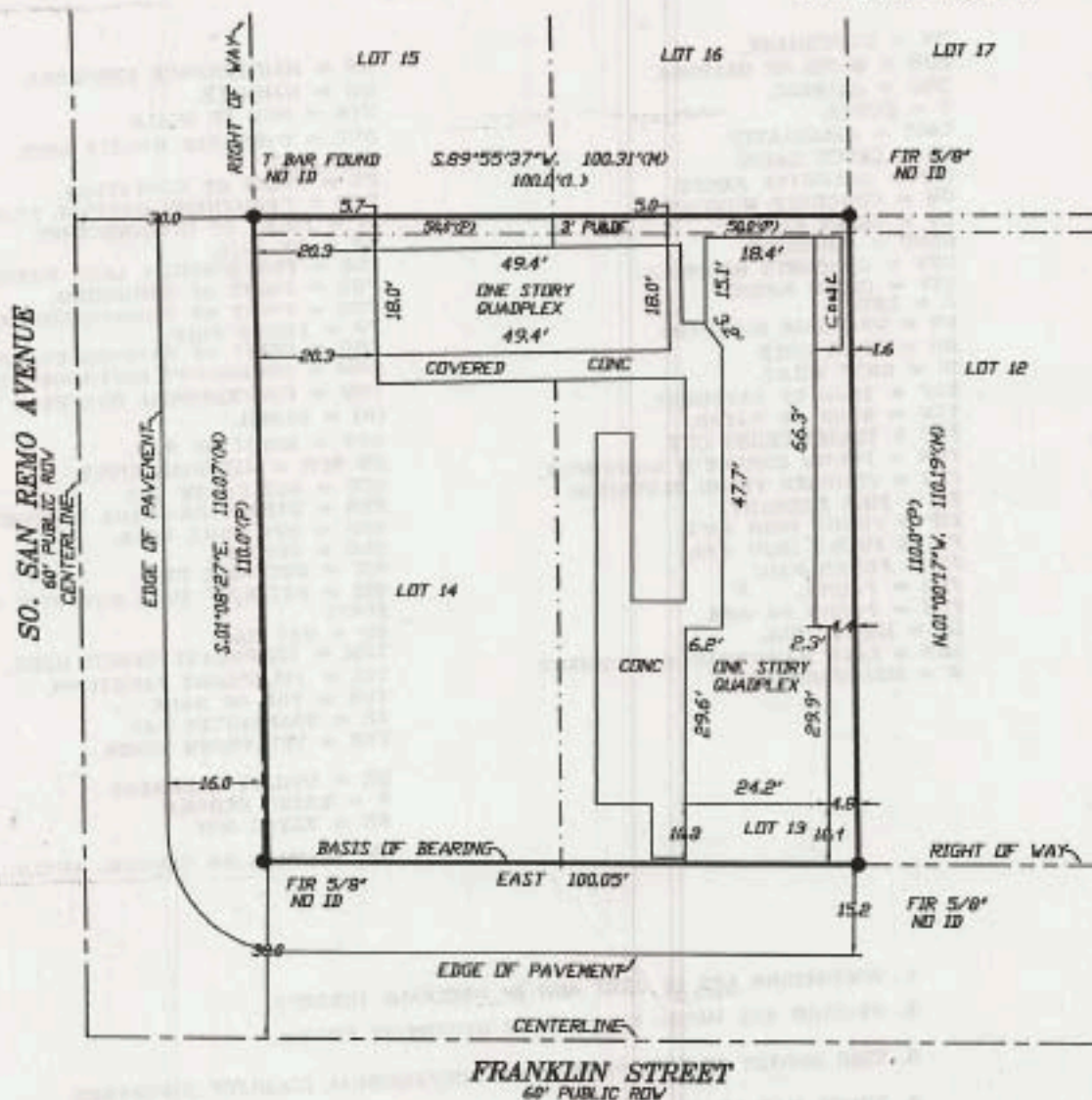
2411 22ND AVENUE WEST
BRADENTON, FLORIDA 34205
941-744-9295 FAX 941-748-6751

FLOOD ZONE : X
COMMUNITY PANEL 125096 0015 D
DATED : 8-18-99
(FLOOD ZONE : "B", "C", "D", & "X" ARE NOT
IN DESIGNATED FLOOD HAZARD ZONE AREA.)
SUBJECT TO VERIFICATION

SCALE 1" = 30'

NOTE: SUBJECT PROPERTY
IS ON CENTRAL WATER

STREET ADDRESS:
1450 FRANKLIN ST
CLEARWATER, FL.



BOUNDARY SURVEY

LEGAL DESCRIPTION :

LOTS 13 AND 14, BLOCK D, BOULEVARD HEIGHTS,
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7,
PAGE 54, PUBLIC RECORDS OF PINELLAS COUNTY,
FLORIDA.

CERTIFIED TO :

ROBERT A. HALL
DAVID STAIRS
STEWART TITLE OF CLEARWATER, INC.
STEWART TITLE GUARANTY CO

CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS
THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL
LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTE:
IN COMPLIANCE WITH FLORIDA STATUTES
61G17-6.0031 (6) (E) (IF LOCATION OF
EASEMENTS OR RIGHT-OF-WAY OF RECORD,
OTHER THAN THOSE ON RECORD PLAT, IS
REQUIRED, THIS INFORMATION MUST BE
FURNISHED TO THE SURVEYOR AND MAPPER.

BY : Scott Crider SURVEY DATE : 12-8-99
SCOTT CRIDER, PSM #5671

REVISIONS
12-13-99
EASEMENT

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"

PROJECT NO:
99 PI11634