

9 UNIT APT COMPLEX OR REDEVELOPMENT SITE LARGO, FLORIDA—\$ 299,000



570 CLEARWATER LARGO RD N

LOT SIZE IS 18,547 SQUARE FEET

GREAT REDEVELOPMENT SITE,
IDEAL FOR OFFICE, RETAIL,
RESTAURANT, OR ???

70' FRONTAGE ON RAPIDLY
REJUVENATING CLEARWATER
LARGO RD, PART OF CITY'S
DOWNTOWN CORE

NEW STREETSCAPING DONE;
TRAFFIC COUNT 26,000 DAILY

CRD ZONING ALLOWS MANY
USES, & FAR IS 1.0 SUBJECT TO
SETBACKS ALONG BOUNDARIES

PROPERTY BACKS UP TO LOVELY
CITY PARK WITH LAKE AND
RECREATION AREAS

2 STUDIOS, SIX 1BR/BA, & ONE
2BR/1BA APARTMENTS

3 BUILDINGS TOTAL 5,125 SQ FT

MAIN STRUCTURE WAS BUILT IN
1918 AND IS FRAME

OTHER TWO STRUCTURES ARE
1950'S BLOCK CONSTRUCTION

EXCELLENT RENTAL MARKET ON
ALT 19 CLOSE TO SHOPPING AND
POPULAR DOWNTOWN LARGO

CAN PROVIDE INCOME WHILE
WORKING ON DEVELOPMENT

UNUSED POOL AT REAR OF SITE



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.



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ALSO LICENSED
OR AFFILIATED IN
GEORGIA, NORTH
CAROLINA
CONNECTICUT &
MASSACHUSETTS !

9 UNIT APARTMENT COMPLEX FOR SALE LARGO, FLORIDA—\$ 299,000



PROJECTED INCOME & EXPENSES BASED ON AVERAGE RENT ROLL:

\$ 58,920	RENTAL
\$ 7,800	ELECTRIC
4,481	WATER/SEWER/TRASH
4,500	INSURANCE
6,622	REAL ESTATE TAXES
3,560	REPAIRS & MAINTENANCE
300	PEST CONTRCOL
729	GROUNDS MAINTENANCE
275	LICENSES
<u>5,892</u>	<u>VACANCY FACTOR</u>
\$ 34,159	TOTAL EXPENSES
\$ 24,761	PROJECTED CASH FLOW

<i>Unit Type</i>	<i>Unit</i>	<i>Monthly Rent</i>	<i>Annual Total</i>
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IN ADDITION, THERE IS \$ 150 PER MONTH RENT FOR A STORAGE UNIT

1 bedroom	1	\$ 590	\$ 7,080
1 bedroom	2	\$ 590	\$ 7,080
1 bedroom	3	\$ 550	\$ 6,600
Studio	4	\$ 450	\$ 5,400
Studio	5	\$ 450	\$ 5,400
1 bedroom	6	\$ 490	\$ 5,880
1 bedroom	7	\$ 590	\$ 7,080
2 bedroom	8	\$ 600	\$ 7,200
1 bedroom—no stove	9	\$ 450	\$ 5,400

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