

# 18 UNIT APARTMENT BUILDING IN CLEARWATER 111 LADY MARY DR—\$ 999,000



GREAT CENTRAL CLEARWATER AREA; LOCATED IN QUIET NEIGHBORHOOD, YET SHORT DISTANCE TO DOWNTOWN AND THE BEACHES, AS WELL AS WALKING DISTANCE TO CLEARWATER COUNTRY CLUB

SEVEN 1BR/1BA, & ELEVEN 2BR/1BA APARTMENTS

BUILT IN 1973 WITH 2 STORY BLOCK CONSTRUCTION TOTALING ABOUT 13,056 SQ FT

COIN LAUNDRY ROOM ON SITE

LOT SIZE IS .53 ACRES, WITH SUFFICIENT TENANT PARKING

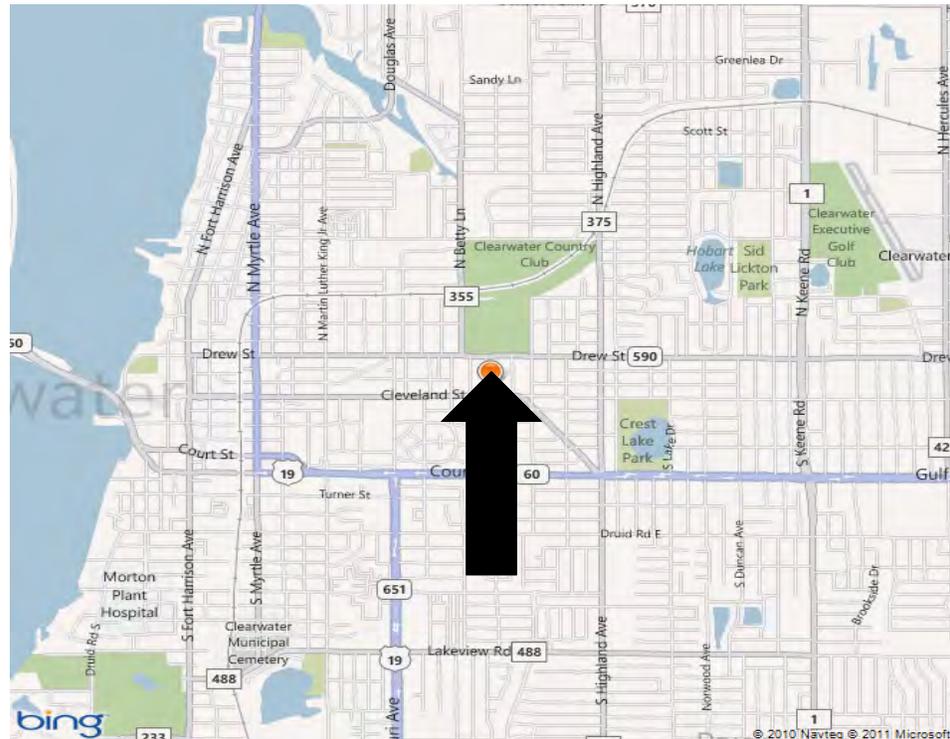
ALL UNITS HAVE CENTRAL HEAT AND AIR, AND ARE SEPARATELY METERED FOR ALL UTILITIES

ROOF, WINDOWS, AND FRONT DOORS ALL REPLACED WITHIN LAST 7-8 YEARS, ALONG WITH MANY OTHER UPGRADES

LARGE UTILITY SHED FOR STORAGE OF MAINTENANCE EQUIPMENT

ADJACENT DUPLEX FOR SALE AS WELL; ZONING ALLOWS FOR 15 APARTMENT UNITS ON THAT SITE

SHOWN BY APPOINTMENT ONLY; STRICTLY CONFIDENTIAL AND TENANTS ARE UNAWARE OF SALE



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PATRICK CALHOON—CENTURY 21 REAL ESTATE CHAMPIONS  
4350 DUHME RD., MADEIRA BEACH, FL, 33708

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

**Kings Court Apartments**  
111 Lady Mary Dr, Clearwater

Tenant	Unit #	Type	Monthly Rent	Security Deposit	Lease Expiration	Length of Tenancy
	1	2 Bd	\$ 595	\$ 500		
<b>vacant</b>	<b>2</b>	<b>1 Bd</b>	<b>\$ 495</b>	<b>\$ 400</b>		
MONITZER	3	1 Bd	\$ 495	\$ 400	3/31/12	4/1/11
AHMED	4	1 Bd	\$ 495	\$ 500	6/30/12	6/17/11
SAFKA	5	1 Bd	\$ 495	\$ 400	2/29/12	3/1/11
CHANDLER	6	2 Bd	\$ 695	\$ 500	5/31/11	5/01/04
	<b>7</b>	<b>2 Bd</b>	<b>\$ 595</b>	<b>\$ 500</b>		
DEVOE	8	2 Bd	\$ 595	\$ 500	7/31/11	8/1/10
BARBA/FORTUNE	9	2 Bd	\$ 595	\$ 500	6/30/11	7/2/10
GANS	10	2 Bd	\$ 595	\$ 500	4/30/12	4/22/11
LEWIS	11	2 Bd	\$ 695	\$ 450	9/30/11	1/01/04
WEST	12	2 Bd	\$ 595	\$ 500	3/31/12	4/1/11
GOMES	13	2 Bd	\$ 695	\$ 800	9/30/11	4/15/06
UKPERAJ	14	2 Bd	\$ 650	\$ 550	10/31/10	10/20/08
WALSH	15	1 Bd	\$ 600	\$ 500	6/30/12	12/01/04
MARTINEZ	16	1 Bd	\$ 495	\$ 400	2/29/12	3/4/11
MAGLAD	17	1 Bd	\$ 495	\$400	10/31/11	11/10/10
ROBINSON	18	2 Bd	\$ 595	\$ 500	12/31/11	12/15/10

All Rentals Require a One Year Minimum Lease Term  
Application Fee \$35 Per Person/ \$45 If Out of State

JPL PROPERTIES, LLC

2009

INCOME

Application Fee	\$100.00
JPL Rent	\$96,003.51
Laundry Machines	\$1,117.60
Retained Security Deposit	\$4,355.00
Tenant Utility Reimbursements	\$7,517.54
Utility Refund	\$585.59

TOTAL INCOME

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\$109,679.24

EXPENSES

Ads	\$165.00
Bank Charge	\$17.92
Inspection	\$177.62
Insurance	\$17,031.40
Lawn Service	\$1,805.00
Legal-Prof Fees	\$512.00
Licenses & Dues	\$140.60
Licenses and Permits	\$125.00
Postage and Delivery	\$73.24
Professional Fees	\$213.75
Repairs	\$155.00
Repairs & Supplies	\$19,567.85
Returned Check	\$6.00
Tenant Check Fee	\$47.00
Utilities	\$17,224.09

TOTAL EXPENSES

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\$57,261.47

OVERALL TOTAL

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\$52,417.77

JPL PROPERTIES, LLC  
Year End 2010

INCOME

JPL Rent	106682.13
Laundry Machines	1407
Retained Security Deposit	800
Tenant Utility Reimbursements	6094.55
Utility Refund	362.2

TOTAL INCOME	----- 115345.88
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EXPENSES

Ads	222
Bank Charge	80.96
Insurance	12746.24
Lawn Service	1440
Legal-Prof Fees	1100
Licenses & Dues	140.6
Licenses and Permits	480.24
Postage and Delivery	52.28
Professional Fees	138.75
Repairs & Supplies	18678.22
Returned Check	1490
Tax	18410.74
Utilities	19348.67

TOTAL EXPENSES	----- 74328.7
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OVERALL TOTAL	----- 41017.18
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