

# 13 UNIT APARTMENT/MOTEL COMPLEX FOR SALE ST PETERSBURG, FLORIDA—\$ 249,000



THE DESOTO APARTMENTS IS A 13 UNIT COMPLEX CONSISTING OF THREE BUILDINGS ON TWO LOTS

LAND TOTALS 18,750 SQ FT, AND BUILDINGS TOTAL 5,244 SQ FT

BLOCK CONSTRUCTION, BUILT IN THE EARLY 1950'S

PRICED AT JUST OVER \$ 19,000 PER UNIT, THIS PROPERTY IS IN AN ESTATE, WITH THE SAME OWNER FOR OVER 30 YEARS

JUST MINUTES TO DOWNTOWN ST PETERSBURG OR THE SUNSHINE SKYWAY, WITH 150' LINEAR FRONTAGE ALONG BUSY 4TH ST S

2410 & 2424 4TH ST S - SHOWN BY APPOINTMENT ONLY - STRICTLY CONFIDENTIAL

9 STUDIOS, THREE 1BR/BA, ONE 2BR/1BA APT, & A 2 CAR GARAGE

SOME RENTS ARE COLLECTED WEEKLY, SOME BI-WEEKLY, AND SOME ON A MONTHLY BASIS

OWNER PAYS WATER/SEWER ON ALL UNITS, ELECTRIC ON SOME

COULD BE EASILY CONVERTED TO ALL MONTHLY RENTALS

COIN LAUNDRY ON SITE FOR ADDITIONAL INCOME

EXCELLENT RENTAL MARKET, WITH LITTLE VACANCY



*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 !

APARTMENT NUMBER	WEEKLY AMOUNT	BIWEEKLY AMOUNT	MONTHLY AMOUNT	ELECTRIC INCLUDED?
------------------	---------------	-----------------	----------------	--------------------

1	150			YES
2			600	YES
3	150			YES
4	125			YES
5	125			YES
6			600	YES
7	150			UP TO \$ 80
8	150			UP TO \$ 80
9	150			UP TO \$ 80
10			480	YES
11	150			NO
12	155			NO
2BR APT			800	YES

LANDLORD PAYS WATER/SEWER/GARBAGE FOR ALL UNITS

ALL TENANTS INITIALLY SIGN A SIX MONTH RENTAL AGREEMENT

2010 MAJOR EXPENSES :

CATEGORY	AMOUNT
----------	--------

INSURANCE	8,305
OFFICE/SUPPLIES	1,075
REPAIRS/MAINT	2,823
TAXES/LICENSES	5,551
UTILITIES	30,824

PLEASE NOTE THAT THIS PROPERTY IS IN AN ESTATE, AS THE OWNER RECENTLY PASSED AWAY. SHE HAS LIVED IN AND OPERATED THIS PROPERTY FOR OVER 30 YEARS, AND MANY OF THE ABOVE EXPENSES INCLUDE HER PERSONAL EXPENSES FOR HER APARTMENT. GROSS INCOME FOR 2010 WAS \$ 71,249, WITHOUT ANY RENTAL INCOME FROM HER APARTMENT; NOW BEING RENTED FOR \$ 800 PER MONTH

*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.*