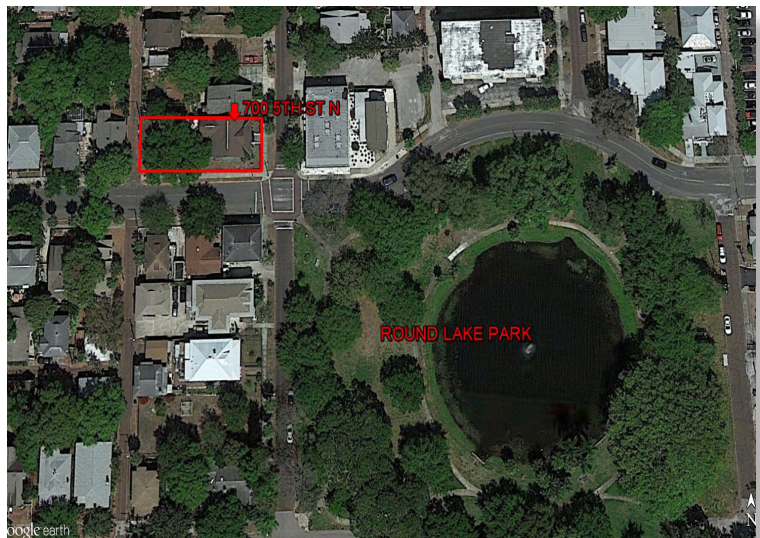


6 UNIT ST PETERSBURG APARTMENTS

For Sale - \$295,000

700 5th Street North



Excellent opportunity to invest in the rejuvenating Round Lake neighborhood, close to downtown St Petersburg

Six rental units, with 4 in the main building, one over the 2 car garage, and one in separate back area

One 3br/1ba, two 2br/1ba and three 1br/1ba units

Large corner lot across from Round Lake and the beautiful surrounding park area

Detailed income and expense information is attached

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY

Pat Calhoon, Commercial Broker 727.542.0998 | pcalhoon@smithandassociates.com | www.patcalhoon.com

1.855.580.3758 www.smithandassociates.com

LEADING REAL ESTATE COMPANIES OF THE WORLD™

Tampa | St. Petersburg | Clearwater

Smith & Associates Real Estate, Inc does not guarantee any representations. Important facts should be confirmed by buyer.

**Smith &
Associates Commercial**

6 UNIT ST PETERSBURG APARTMENTS

For Sale - \$295,000



The buildings were built in 1910 of wood construction, and have been recently re clad with aluminum siding

Many recent improvements inside and out, including termite treatment which comes with assumable warranty

Total rentable square footage is about 3,805, not counting the 2 car garage, which could bring additional income

Property size is 50 x 130, a large corner lot for this neighborhood

Shown during the week, during the day, as per owners request

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Smith &
Associates Commercial

700 5TH ST N RENT ROLL

UNIT NUMBER	TYPE OF UNIT	MONTHLY RENT
UNIT A	2BR/1BA	\$ 750
UNIT B	1BR/1BA	\$ 650
UNIT C	3BR/1BA	\$ 850
UNIT D	2BR/1BA	\$ 700
UNIT E	1BR/1BA	\$ 650
UNIT G	1BR/1BA W/ DEN	\$ 650

WATER/SEWER/GARBAGE CHARGES ARE PAID BY OWNER ON ALL BUT UNIT G, WHICH TOTALS ABOUT \$ 2,500 PER YEAR

OWNER ALSO PAYS FOR GAS FOR WATER HEATERS IN THE MAIN BUILDING, WITH A COST OF ABOUT \$500 PER YEAR

HOUSE ELECTRIC IS ABOUT \$ 500 PER YEAR AS WELL

REPAIRS AND MAINTENANCE COSTS VARY FROM YEAR TO YEAR

2013 REAL ESTATE TAXES WERE \$ 3,660

BUYER TO GET OWN INSURANCE QUOTE, AS COSTS VARY ACCORDING TO COVERAGE LIMITS

Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer

ABBREVIATIONS

S.N&D = SET NAIL AND DISC # 6639
 S.I.R. = SET IRON ROD
 S.C.M. = SET CONCRETE MONUMENT
 F.I.R. = FOUND IRON ROD
 F.O.P. = FOUND OPEN PIPE
 F.P.P. = FOUND PINCHED PIPE

PD PK.N. = FOUND PK NAIL
 F.C.M. = FOUND CONC. MON.
 F.D.N.A.D. = FOUND NAIL AND DISC
 B.M. = BENCH MARK
 L.F.L. = LOWEST FLOOR ELEV.
 GAR F.L.E.L. = GARAGE FLOOR ELEV.

SEC. 18 TWP 31 S. RGE 17 E.

ALL ELEVATIONS BASED ON

N.G.V. DATUM

NO BEARINGS ON PLAT

ANGLES TURNED IN FIELD

ADDRESS:

700 5TH STREET NORTH

ST. PETERSBURG, FLORIDA

FLOOD ZONE: "C", ACCORDING TO F.I.R.M.#125148-0023-B
 DATED: 9-30-83

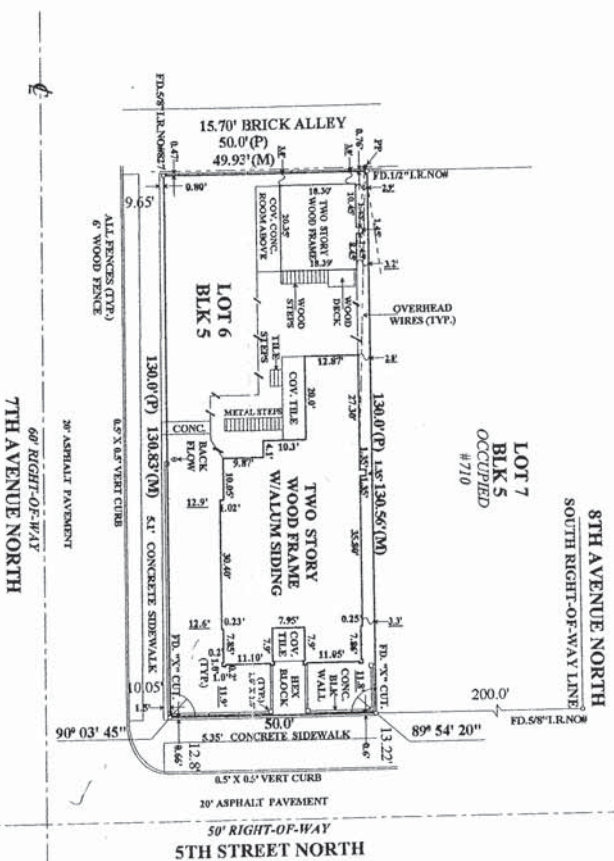
LEGAL DESCRIPTION:

LOT 6, BLK 5, REVISED MAP OF SAFERDORS ADDITION TO THE TOWN OF ST. PETERSBURG, AS RECORDED IN PLAT BOOK H-1, PAGE(S) 77, PUBLIC RECORDS PINELLAS COUNTY, FLORIDA

(P) = PLAT
 (F) = FIELD
 (M) = MEASURED
 (C) = CALCULATED



SCALE: 1" = 30'



TYPE OF SURVEY: RECORD USE: PURCHASE JOB NO. 02-568

CERTIFY TO: PEALMAN PROPERTIES LLC / FIDELITY NATIONAL TITLE INSURANCE COMPANY /

FIRST NATIONAL BANK OF FLORIDA
 NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED
 NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP
 WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED AND/OR SHOWN.

SIGNATURE: _____

LAUREN R. PENNY R.L.S.#4931

L.R. PENNY AND ASSOCIATES, INC.

DATE: 5-29-2002

DRAWN BY: LP/BKS



NOT VALID UNLESS
 SIGNED & SEALED

10729-102nd AVENUE NORTH
 SEMINOLE, FLORIDA 33778
 PHONE: (727) 398-4360
 FAX: (727) 319-6051
 LAND BUSINESS # 6539