

FOUR UNITS
For Sale \$329,000

1722 JEFFERSON AVENUE Largo, FL 33770



Available for sale is a four unit income producing property in a popular rental area just one clock off of busy Missouri Avenue. Sitting on a 10,800 square foot lot are two identical 1963 block buildings, each building is 1,804 square feet with terrazzo floors and high ceilings. All four units are two bedroom / one bath with central A/C and a laundry room with washer/dryer hookups. All units are separately metered for water/sewer/garbage and electric. This location is a short walking distance from a Publix and newer shopping center that consists of Ross, TJ Maxx, & Shoe Carnival among other stores.

Strictly confidential shown by appointment only; during the day, during the week.

Please see page two for detailed rent roll & income/expenses info.

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1722 JEFFERSON AVE APARTMENTS

<i>UNIT</i>	<i>UNIT TYPE</i>	<i>MONTHLY RENT</i>	<i>SECURITY DEPOSIT</i>	<i>EXPIRATION DATE</i>
1722	2 br/1ba	\$ 800	825	05/31/18
1722 ½	2 br/1ba	\$ 750	850	09/30/18
1724	2 br/1ba	\$ 850	Vacant	Vacant
1724 ½	2 br/1ba	\$ 870	700	07/28/16

PROJECTED INCOME/EXPENSE INFORMATION

INCOME	39,240
REAL ESTATE TAXES	4,094
INSURANCE	3,689
REPAIRS & MAINTENANCE (4%)	1,570
VACANCY FACTOR (5%)	1,962
LANDSCAPING	535
TOTAL EXPENSES	11,850
PROJECTED CASH FLOW	27,390

The above proforma reflects an owner managed scenario using the current (once the vacancy is leased) rent roll and expenses