

# 9 UNIT APARTMENT BUILDING FOR SALE

633 8TH ST N, ST PETERSBURG, FLORIDA—\$ 234,999



LOT SIZE IS ABOUT 6,300 SQ FEET,  
WITH DIMENSIONS OF 63 X 100

BUILDING WAS BUILT IN 1938,  
AND TOTALS 4,820 SQUARE FEET  
PLUS SMALL OUTBUILDING IN  
NEED OF SOME REPAIR WORK

EXCELLENT RENTAL MARKET,  
WITH ONGOING IMPROVEMENTS  
TO THIS AREA INCLUDING THE  
EXPANSION OF ST ANTHONYS  
HOSPITAL OPERATIONS

QUIET NEIGHBORHOOD; WALK  
TO POPULAR DOWNTOWN ST  
PETERSBURG WITH ITS DINING,  
SHOPPING AND MANY ACTIVITIES

THREE STORY BUILDING, WITH TWO  
STUDIOS, SIX 1BR/BA, & ONE LARGE  
2BR/1BA APARTMENT

OWNER COLLECTS RENT ON A  
MONTHLY BASIS, WITH TENANTS ON  
ANNUAL LEASES

SEPARATE METERS FOR ELECTRIC &  
GAS, OWNER PAYS WATER/SEWER

ORIGINAL HARDWOOD FLOORS,  
WINDOW UNITS FOR AIR & HEAT

ROOF NEW IN 2004 ALONG WITH  
MANY OTHER RECENT UPGRADES

STRICTLY CONFIDENTIAL; SHOWN  
BY APPOINTMENT ONLY



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



# 9 UNIT APARTMENT COMPLEX FOR SALE ST PETERSBURG, FLORIDA—\$ 234,999



## PROJECTED ANNUAL NUMBERS BASED ON CURRENT RENT ROLL & EXPENSES :

**\$ 54,900 RENTAL INCOME**  
  
**\$ 2,000 HOUSE ELECTRIC**  
**4,500 WATER/SEWER/TRASH**  
**5,170 INSURANCE**  
**6,078 REAL ESTATE TAXES**  
**2,400 REPAIRS & MAINTENANCE**  
**5,500 VACANCY FACTOR 10%**  
275 LICENSES  
  
**\$ 25,923 TOTAL EXPENSES**  
  
**\$ 28,977 CASH FLOW**

**TENANTS ARE UNAWARE OF SALE ;  
STRICTLY CONFIDENTIAL & SHOWN BY  
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| <i>Unit Type</i> | <i>Unit</i> | <i>Monthly Rent</i> | <i>Annual Total</i> |
|------------------|-------------|---------------------|---------------------|
| 1 bedroom        | 1           | \$ 500              | \$ 6,000            |
| 1 bedroom        | 2           | \$ 500              | \$ 6,000            |
| Studio           | 3           | Vacant              | \$ 4,500            |
| 1 bedroom        | 4           | \$ 525              | \$ 6,300            |
| 1 bedroom        | 5           | \$ 550              | \$ 6,600            |
| 1 bedroom        | 6           | \$ 525              | \$ 6,300            |
| 1 bedroom        | 7           | \$ 525              | \$ 6,300            |
| Studio           | 8           | Vacant              | \$ 4,500            |
| 2 bedroom        | 9           | \$ 750              | \$ 9,000            |

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