

7 UNIT VACATION RENTAL

For Sale \$1,495,000

BLUEWATER BEACH RENTALS 1506 Gulf Blvd., Indian Rocks Beach



Excellent opportunity to purchase a 7 unit vacation rental building in the highly desirable Indian Rocks Beach community

This property is west of Gulf Blvd and a fifty foot walk to the Gulf of Mexico and its beautiful beaches

Lot size is 75' x 108', and the 1957 building totals 3,453 square feet, with block construction

All units are one bedroom rentals, with full kitchens and bathrooms; ten parking spaces on site

Completely renovated inside, with new air conditioning, furniture and fixtures, appliances, washer/dryer in utility room; on the outside newer, windows, awnings, soffits, pavers, lighting security system and much more

Gulf views from the two second story units, and outside seating areas for guests

Zoning allows for daily, weekly, monthly or annual rentals, with separate electric meters for each unit; management is in place and can remain if so desired

Owner will hold a first mortgage with 35%-40% down at terms to be negotiated

Please see many more photos at bluewaterbeachrentals.com

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY, AS
TENANTS ARE UNAWARE OF POTENTIAL SALE

1.855.580.3758 www.smithandassociates.com

LEADING REAL ESTATE
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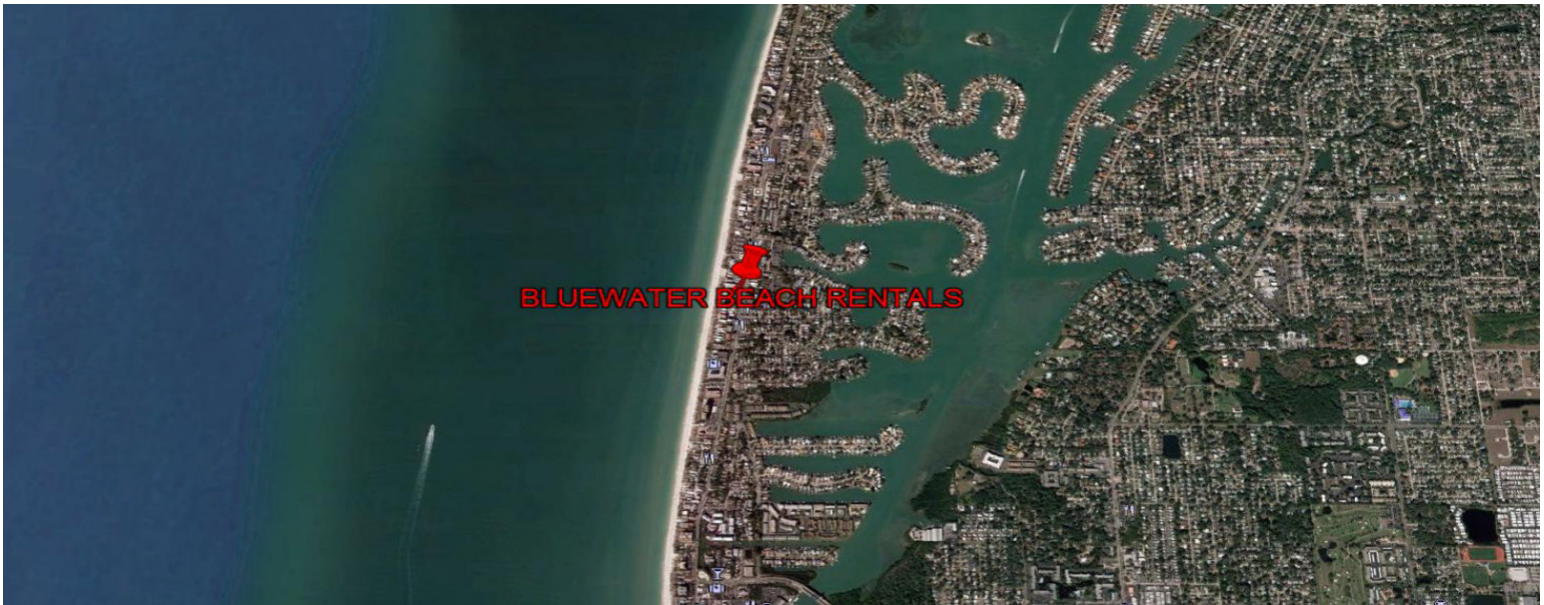
Tampa | St. Petersburg | Clearwater | Beaches

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

Smith &
Associates Commercial

7 UNIT VACATION RENTAL

For Sale \$1,495,000



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BLUEWATER VACATION 2018 RENTALS INCOME & EXPENSES

TYPE OF EXPENSE	APPROXIMATE AMOUNT
REAL ESTATE TAXES	13,280
WATER/SEWER/GARBAGE	4,600
ELECTRIC	5,731
REPAIRS & MAINTENANCE	2,125
CABLE TV	3,768
INSURANCE	3,300
ADVERTISING	597
SALES & TOURIST TAXES	11,533
SUPPLIES	2,500
TOTAL APPROXIMATE EXPENSES	47,434

THE ABOVE ASSUMES AN OWNER MANAGED OPERATION; IF ABSENTEE MANAGED, CURRENT MANAGEMENT IS
WOULD BE PAID 10% OF THE GROSS RENTALS

THE OWNER DOES NOT CARRY WIND INSURANCE

2018 GROSS INCOME WAS APPROXIMATELY \$ 154,000 AND 2019 GROSS INCOME IS PROJECTED AT \$ 160,000

OWNER DOES NOT LEASE FOR LESS THAN ONE MONTH AT A TIME; THEY ARE STILL VACATION RENTALS, BUT
ONLY FOR 30 DAYS OR MORE. INCOME COULD BE SIGNIFICANTLY HIGHER IF RENTED WEEKLY OR DAILY

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ABBREVIATIONS

- (P) = PLAT
- (F) = FIELD
- (L) = LEGAL
- (M) = MEASURED
- (D) = DEBDED
- (C) = CALCULATED
- (P.O.L.) = POINT ON LINE
- CH.BK. = CHORD BEARING

- S.N.&D. = SET NAIL AND DISC #6539
- S.I.R. = SET IRON ROD #6539
- S.C.M. = SET CONCRETE MONUMENT
- FD.I.R. = FOUND IRON ROD
- FD.O.P. = FOUND OPEN PIPE
- FD.F. = FOUND FENCE
- WM. = WATER METER
- R.W.M. = RECLAIMED WATER METER
- M.H. = MANHOLE
- PP. = POWER POLE
- L.P. = LIGHT POLE
- CONC. = CONCRETE
- CS. = CONCRETE SLAB

- FD.PK.N. = FOUND PK NAIL
- FD.C.M. = FOUND CONCRETE MONUMENT
- B.M. = BENCHMARK
- CL.F. = CHAIN LINK FENCE
- CL.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- V.F. = VINYL FENCE
- PLA. = PLANTER
- CL. = CONCRETE CURB
- TOP. = TYPICAL
- W. = WITH

FLOOD ZONE: "AE"(B.F.E.=11)", ACCORDING TO F.I.R.M. #12103C0113G
 COMMUNITY #125117 DATED: 9-3-03

LEGAL DESCRIPTION: LOT 14 & NORTH 25 FEET LOTS 12 & 13, LESS ROAD ON EAST, BLOCK 27,
 RE-REVISED MAP OF INDIAN BEACH

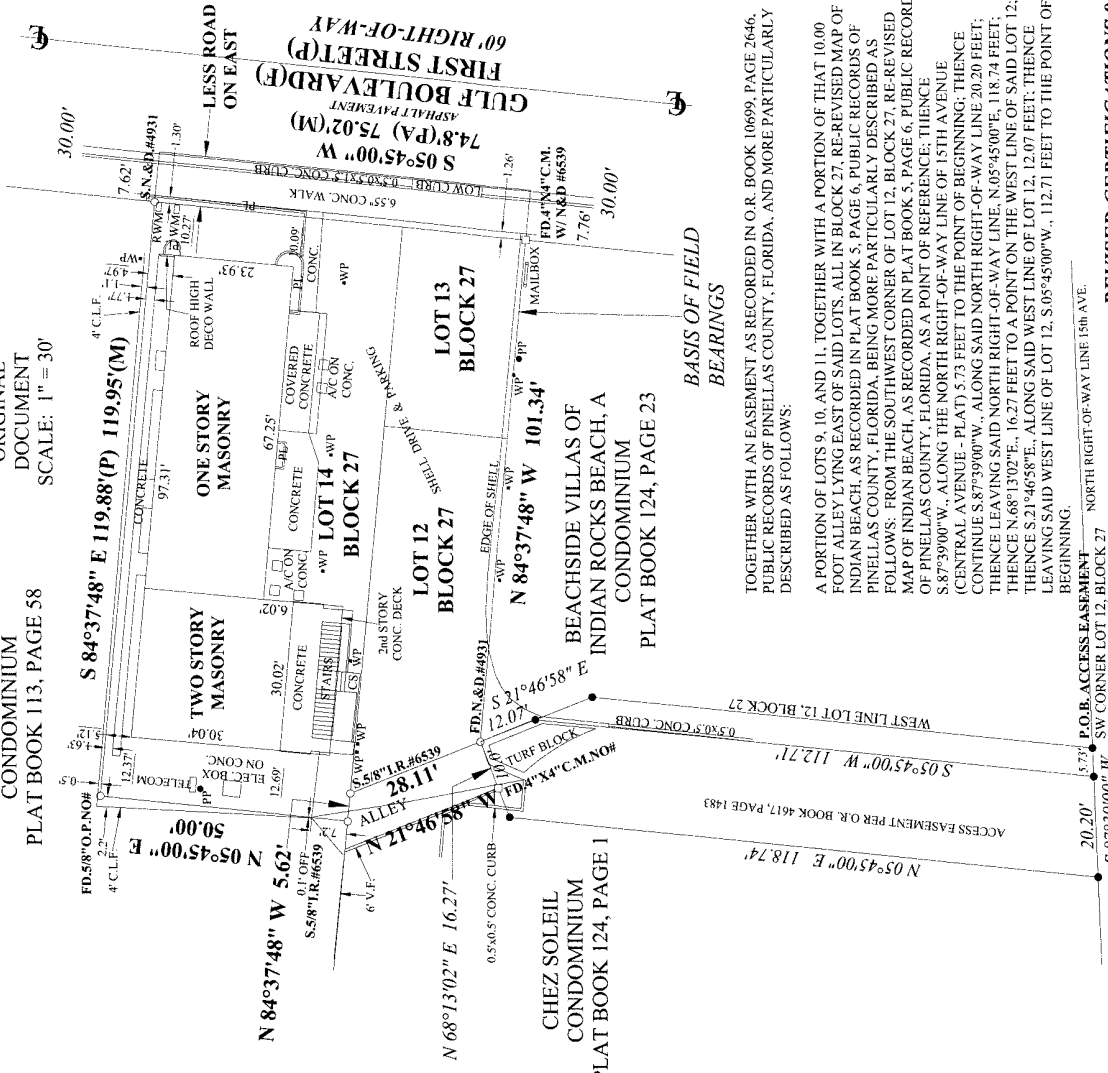
AS RECORDED IN PLAT BOOK 5, PAGE(S) 6, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

BASIS OF FIELD BEARINGS:
 NORTH LINE OF PLAT OF
 BEACHSIDE VILLAS
 BEING: N 84°37'48" W

PREPARED WITH BENEFIT OF TITLE
 COMMITMENT POLICY #200904299,
 DATED JULY 29, 2009, PREPARED BY
 CHICAGO TITLE INSURANCE
 COMPANY

THE HAMILTON HOUSE, A
 CONDOMINIUM
 PLAT BOOK 113, PAGE 58

ORIGINAL
 DOCUMENT
 SCALE: 1" = 30'



TOGETHER WITH AN EASEMENT AS RECORDED IN O.R. BOOK 10699, PAGE 7646,
 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 9, 10, AND 11, TOGETHER WITH A PORTION OF THAT 10.00
 FOOT ALLEY LYING EAST OF SAID LOTS, ALL IN BLOCK 27, RE-REVISED MAP OF
 INDIAN BEACH, AS RECORDED IN PLAT BOOK 5, PAGE 6, PUBLIC RECORDS OF
 PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
 FOLLOWS: FROM THE SOUTHWEST CORNER OF LOT 12, BLOCK 27, RE-REVISED
 MAP OF INDIAN BEACH, AS RECORDED IN PLAT BOOK 5, PAGE 6, PUBLIC RECORDS
 OF PINELLAS COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE
 S.87°39'00"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF 15TH AVENUE
 (CENTRAL AVENUE - PLAT) 573 FEET TO THE POINT OF BEGINNING; THENCE
 CONTINUE S.87°39'00"W., ALONG SAID NORTH RIGHT-OF-WAY LINE 20.20 FEET;
 THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N.05°45'00"E., 118.74 FEET;
 THENCE S.21°46'58"E., 16.27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12;
 THENCE S.87°39'00"W., ALONG SAID WEST LINE OF LOT 12, 12.07 FEET; THENCE
 LEAVING SAID WEST LINE OF LOT 12, S.05°45'00"W., 112.71 FEET TO THE POINT OF
 BEGINNING.

REVISED CERTIFICATIONS 8-21-2009

TYPE OF SURVEY: LAND OR BOUNDARY **USE:** PURCHASE **JOB NO. 09-322**
CERTIFY TO: BKP PROPERTIES, LLC / ROBERT LARSON / AYB, LLC / BRYAN J. STANLEY, P.A. / CHICAGO
 TITLE INSURANCE COMPANY

- 1) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED
- 2) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED AND/OR SHOWN.
- 3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES SHOWN HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 4) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM DATE OF CERTIFICATION.



L.R. PENNY AND ASSOCIATES, INC.
 10730 102nd AVENUE, NORTH
 SEMINOLE, FLORIDA 33778
 PHONE: (727) 398-4360
 FAX: (727) 319-6051
 FLORIDA P.S.M. #4931

SIGNATURE:

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

DATE: 08/18/2009
 DRAWN BY: LP/HW