

FOR SALE

1229 FRANKLIN CIRCLE SE, CLEARWATER, FL 33756
MULITFAMILY AT \$ 599,999

Smith &
Associates **Commercial**



A great opportunity to purchase a four unit apartment building in Clearwater, Florida

This excellent location is a short drive to Clearwater Beach, downtown, and multiple parks

The two story block building was constructed in 1973 and has a total of 2,800 sq ft

There are four identical 1 bedroom / 1 bath units; two units on the first floor and two units on the second floor

All units have central heat & air, are tiled and have a large walk-in closet

Each unit is separately metered for electric & water, which are paid by the tenants

There is a small utility room in the back that holds a coin operated washer & dryer

This property has been self managed under the same ownership since 1998

See rent roll & income/expense info below

SHOWN BY APPOINTMENT; ONLY DO NOT DISTURB TENANTS

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

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

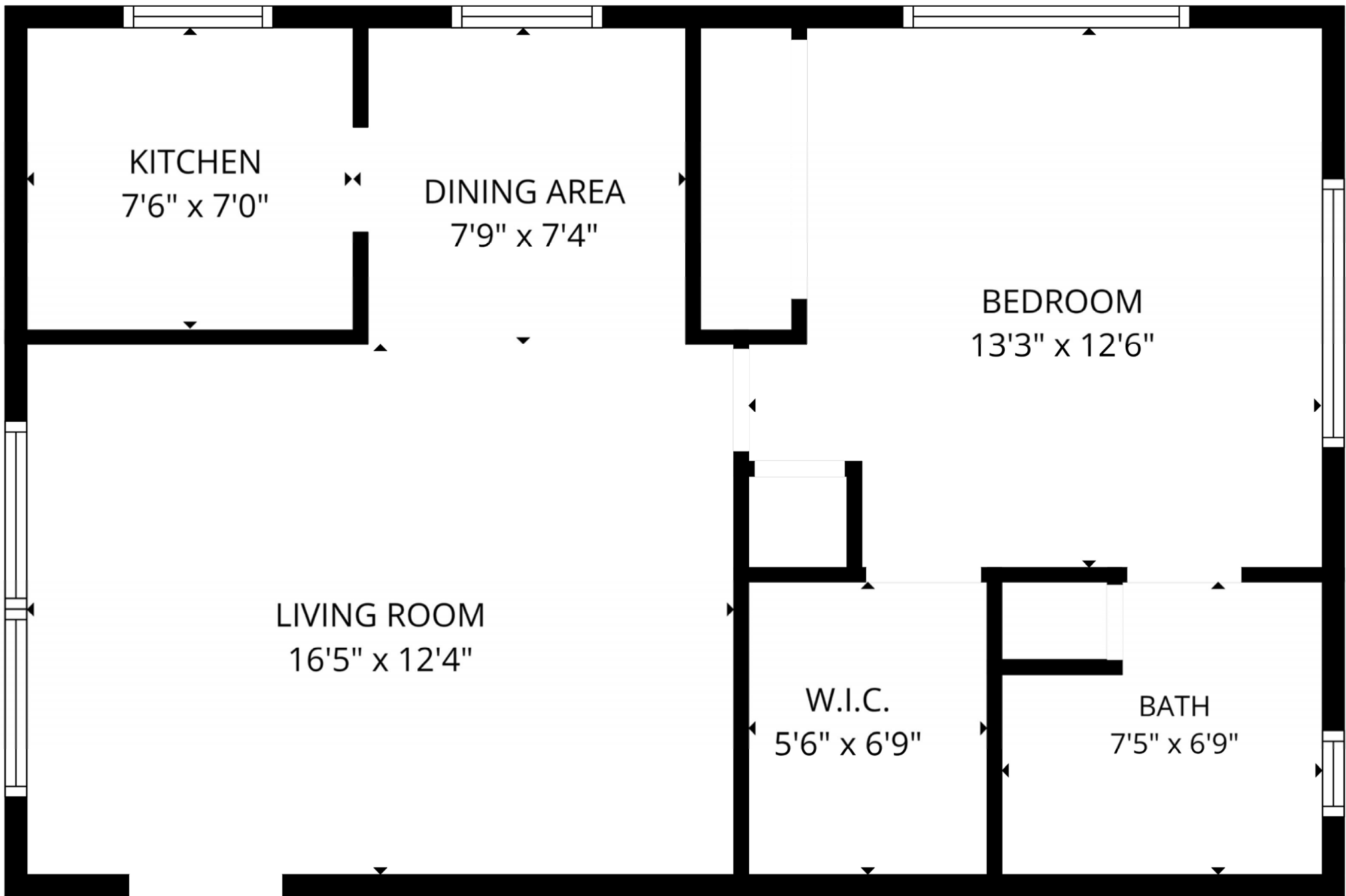
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1229 FRANKLIN CIRCLE RENT ROLL

UNIT NUMBER	UNIT TYPE	MONTHLY RENT	EXPIRATION DATE
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1	1 BR / 1 BA	1,400*	VACANT
2	1 BR / 1 BA	1,100	MONTH TO MONTH
3	1 BR / 1 BA	1,300	MONTH TO MONTH
4	1 BR / 1 BA	1,400*	VACANT

*PROJECTED MARKET RENTS

ANNUAL APPROXIMATE NUMBERS BASED ON OWNER MANAGED BUSINESS, AND ON
PROJECTED RENT ROLL & 2025 EXPENSES:

\$ 62,400 PROJECTED RENTAL INCOME

Expenses:

\$ 876 WATER/SEWER

\$ 640 HOUSE ELECTRIC

\$ 2,622 INSURANCE

\$ 6,265 REAL ESTATE TAXES

\$ 2,496 REPAIRS & MAINTENANCE – (PROJECTED 4% OF INCOME)

\$ 3,120 VACANCY FACTOR (5%)

\$ 16,019 TOTAL EXPENSES

\$ 46,381 CASH FLOW

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