

# ST. PETE PORTFOLIO

## ST. PETERSBURG FLORIDA

MULTIFAMILY  
OFFERING  
MEMORANDUM



# DISCLAIMER

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# ST. PETE PORTFOLIO

## ST. PETERSBURG, FL

### Business Plan:

The Seller of this attractive portfolio is offering owner financing to a qualified buyer under the following proposed terms and conditions.

Down: 50% - \$4,875,000

Loan Amount: \$4,875,000

Rate: 5.9% Interest Only

Term: 3 Years

Monthly PMT: \$23,968

A new buyer can take advantage of the interest only financing, upgrade some of the portfolio and raise rents across the board. This nets a 7% cash on cash return.

### Property Description:

Explore an exclusive investment opportunity in St. Petersburg, FL, offering a diverse portfolio of properties poised for substantial growth and increased value. These tailored opportunities are set for success and promise both financial rewards and a chance to be part of thriving neighborhoods.

Nestled within the Old Northeast and Historic Uptown neighborhoods, these properties embody a gateway to a lifestyle steeped in rich history and poised for remarkable growth. From picturesque streets to a community bustling with culture and activity, these areas offer a unique blend of old-world charm and modern amenities.

1040 9th Ave N, St. Petersburg, FL

- Single-Family Home
- Unit Mix: 3 Bed / 1 Bath
- 1,350 Sq. Ft.

1040 1/2 9th Ave N, St. Petersburg, FL

- Apartment Unit
- Unit Mix: 1 Bed / 1 Bath
- 350 Sq. Ft.

# ST. PETE PORTFOLIO

## ST. PETERSBURG, FL

1044 9th Ave N, St. Petersburg, FL

- Apartment Unit
- Unit Mix: 1 Bed / 1 Bath
- 506 Sq. Ft.

834 Jackson St. N, St. Petersburg, FL

- Single-Family Home
- Unit Mix: 2 Bed / 1 Bath
- 886 Sq. Ft.

121 7th Ave N, St. Petersburg, FL - Olive House

- Single-Family Home
- Unit Mix: 3 Bed / 2 Bath
- 1,800 Sq. Ft.

123 7th Ave N, St. Petersburg, FL (Fourplex) -Olive House

- Unit Mix:
  - Two - Studios
  - One - 1 Bed / 1 Bath
  - One - 2 Bed / 2 Bath

226 7th Ave N, St. Petersburg, FL - Georgian Apartments, 8 apts

- Unit Mix: All 1 Bed / 1 Bath Units
- Approx 725 Sq. Ft.
- Vintage 1920's
- Each unit has slightly different vintage tiles and finishes etc.,
- Very large, bright and spacious layouts. 11 windows in each apartment. Private and quiet.
- Hardwood floors throughout, including common hallways
- 6 parking spaces in rear



# ST. PETE PORTFOLIO

## ST. PETERSBURG, FL

211 7th Ave N, St. Petersburg, FL - Holly House Apartments, 8 apts

- Unit Mix:
  - One - 2 Bed / 1 Bath
  - Five - 1 Bed / 1 Bath
  - Two - Large Studios
- 1925 in front, newer 1940 building in back.
- New roofs 2018
- 5 garages

725 & 727 7th Ave N., St. Petersburg, FL - 727 Uptown Apartments, 8 apts.

- 2 Buildings
- Front Building circa 1910's has 4 apartments
- Unit Mix:
  - One - 2 Bed / 2 Bath
  - One - 1 Bed / 1 Bath
  - Two - Studios
- Rear Building is block, has 4 apartments, 1930's.
  - All Units are 1 Bed, 1 Bath
- Laundry room and 2 oversize garages

810, 816, 826 11th Street N., St. Petersburg, FL - Eleventh Street Downtown Apts, 13 Apartments and a Single family home (3 parcels total)

- Unit Mix:
  - Four - Studios
  - Seven - 1 Bed / 1 Bath
  - Two - 2 Bed / 1 Bath
  - One - 2 Bed / 2 Bath
- Onsite parking
- Complex pool and laundry
- Single family home was fully remodeled in 2020 -All new plumbing, electrical, drywall, etc.

Investing in these properties not only offers the potential for financial gains through increased rental income and property appreciation but also grants access to a thriving community with a unique blend of historical significance and modern-day allure. It's an opportunity to be part of the exciting growth story of these sought-after neighborhoods while reaping the rewards of strategic real estate investments.

## AREA OVERVIEW: ST. PETERSBURG, FL



St. Petersburg, often referred to as “St. Pete,” is a vibrant coastal city located on the Pinellas County. Known for its stunning waterfront, cultural diversity, and vibrant arts scene, St. Petersburg offers residents and visitors alike a unique blend of urban sophistication and laid-back Florida charm.

St. Petersburg is renowned for its thriving arts scene and cultural institutions. The city’s downtown waterfront is home to the Salvador Dali Museum, housing the largest collection of Dali’s works outside of Spain, and the Museum of Fine Arts, featuring a diverse collection of art spanning centuries and continents. The Mahaffey Theater hosts a variety of performances, from Broadway shows to symphony concerts, while the Chihuly Collection showcases the mesmerizing glass art of Dale Chihuly.

The waterfront is the heart of St. Petersburg’s recreational and leisure activities. Spanning over seven miles, the St. Petersburg Pier offers stunning views of Tampa Bay and provides a plethora of amenities, including dining options, shopping boutiques, and recreational activities like fishing and boat rentals. Nearby parks such as North Straub Park and Vinoy Park offer green spaces for picnics, leisurely strolls, and outdoor events throughout the year.





## AREA OVERVIEW: ST. PETERSBURG, FL

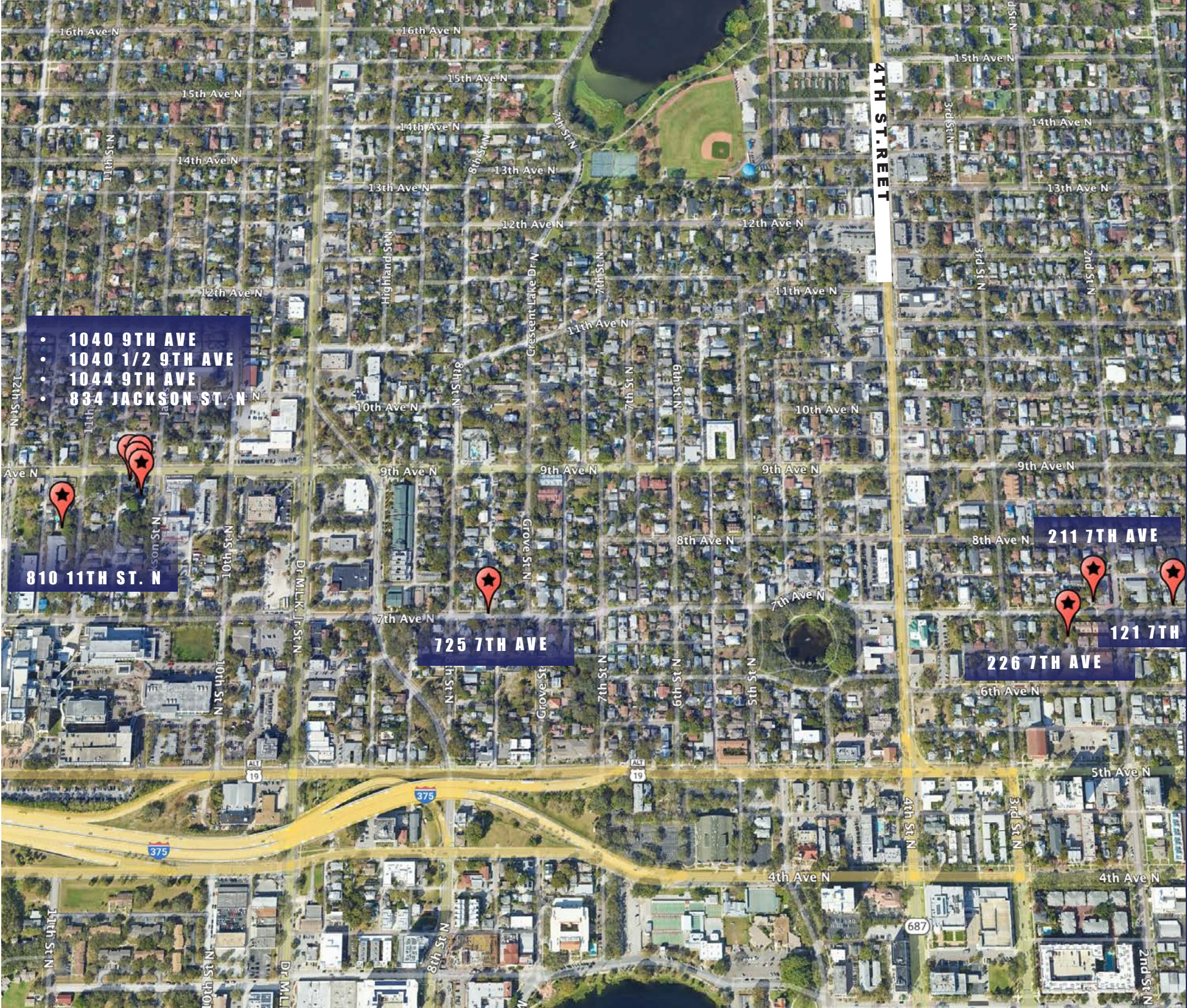
St. Petersburg boasts a diverse culinary scene, with a wide array of dining options to suit every palate. From upscale waterfront restaurants serving fresh seafood to trendy cafes and food trucks offering international cuisine, there's no shortage of culinary delights to discover. After dark, the city comes alive with a vibrant nightlife, with bars, breweries, and live music venues scattered throughout downtown and the surrounding neighborhoods.

Outdoor enthusiasts will find plenty to love in St. Petersburg's abundant recreational opportunities. The city's mild climate allows for year-round outdoor activities such as boating, kayaking, paddleboarding, and fishing. The Pinellas Trail, a 38-mile-long linear park, offers scenic trails for walking, jogging, and biking, while nearby beaches like St. Pete Beach and Fort De Soto Park provide pristine white sands and turquoise waters for sunbathing and swimming.

With its rich history, cultural diversity, and stunning waterfront, St. Petersburg, FL, offers residents and visitors a vibrant and dynamic cityscape with endless opportunities for exploration and enjoyment. Whether indulging in world-class art, savoring delicious cuisine, or soaking up the sun on its beautiful beaches, St. Petersburg captivates the hearts of all who experience its warmth and charm.







- 1040 9TH AVE
- 1040 1/2 9TH AVE
- 1044 9TH AVE
- 834 JACKSON ST N

810 11TH ST. N

725 7TH AVE

211 7TH AVE

226 7TH AVE

121 7TH AVE

4TH ST. REET

16th Ave N  
15th Ave N  
14th Ave N  
13th Ave N  
12th Ave N  
11th Ave N  
10th Ave N  
9th Ave N  
8th Ave N  
7th Ave N  
6th Ave N  
5th Ave N  
4th Ave N

12th St N  
11th St N  
10th St N  
9th St N  
8th St N  
7th St N  
6th St N  
5th St N  
4th St N  
3rd St N  
2nd St N

Highland St N  
Crescent Lake Dr N  
Grove St N

375  
19  
687

Dr. Milk Jr St N  
Dr. Milk St N



## AREA OVERVIEW: OLD NORTHEAST NEIGHBORHOOD



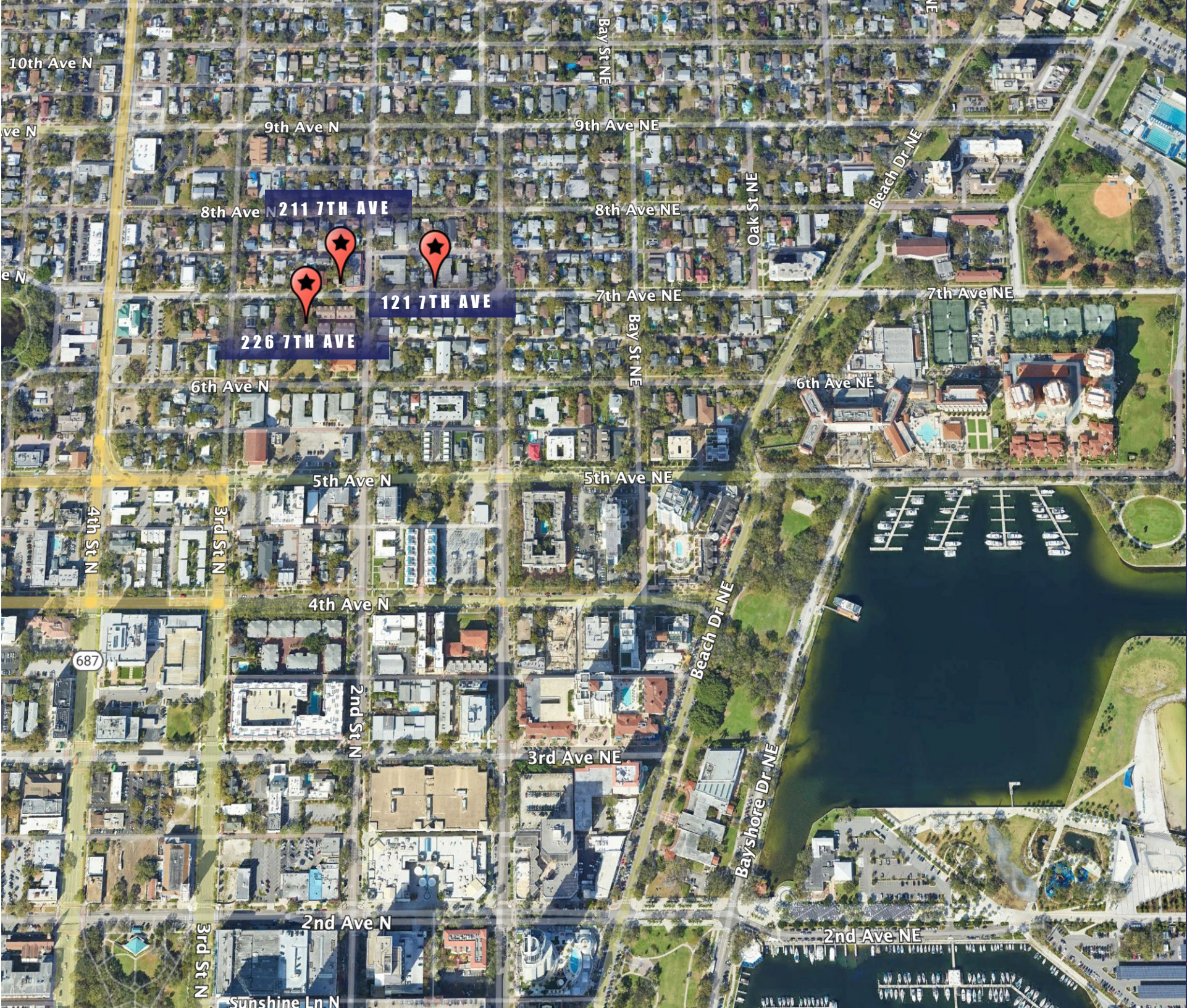
The Old Northeast Neighborhood in St. Petersburg, Florida, is a historic and vibrant community known for its picturesque streets, charming architecture, and proximity to downtown amenities. Nestled along the shores of Tampa Bay, this neighborhood offers a unique blend of old-world charm and modern conveniences, making it a desirable place to live, work, and play.

The Old Northeast Neighborhood offers residents a wide range of amenities and attractions within walking distance or a short drive away. Downtown St. Petersburg provides access to world-class museums as well as trendy restaurants, boutique shops, and art galleries. The scenic waterfront parks along Coffee Pot Bayou and Vinoy Park offer opportunities for outdoor recreation, including jogging, biking, and boating.

With its historic charm, scenic beauty, and vibrant community, the Old Northeast Neighborhood of St. Petersburg, continues to be a sought-after destination for residents and visitors alike. Whether strolling along brick-lined streets, enjoying waterfront views, or participating in neighborhood events, this enclave offers a quintessential Florida lifestyle with a touch of old-world elegance.







**211 7TH AVE**

**121 7TH AVE**

**226 7TH AVE**

PROPERTY OVERVIEW: OLD NORTHEAST



## AREA OVERVIEW: HISTORIC UPTOWN NEIGHBORHOOD



The Historic Uptown Neighborhood in St. Petersburg, Florida, is a vibrant and eclectic community known for its historic charm, diverse culture, and thriving arts scene. Situated just north of downtown St. Petersburg, this neighborhood offers a unique blend of residential tranquility and urban excitement.

One of the defining features of the Historic Uptown Neighborhood is its diverse architecture, with an array of historic homes, bungalows, and apartment buildings lining its streets. Architectural styles range from Victorian and Craftsman to Mediterranean Revival and Mid-Century Modern, reflecting the neighborhood's evolution over time. Residents take pride in preserving the character and integrity of their properties, contributing to the area's unique charm.

Residents of the Historic Uptown Neighborhood enjoy easy access to a variety of amenities and attractions. The neighborhood boasts several parks, bike trails, and community gardens, providing opportunities for outdoor recreation and relaxation.

With its historic ambiance, vibrant culture, and strong sense of community, the Historic Uptown Neighborhood of St. Petersburg, FL, offers residents a unique blend of urban sophistication and small-town charm. Whether exploring its historic streets, attending cultural events, or connecting with neighbors, this eclectic enclave provides an enriching and dynamic living experience for all who call it home.





- 1040 9th AVE
- 1040 1/2 9th AVE
- 1044 9th AVE
- 834 JACSON ST. N

810 11TH ST. N

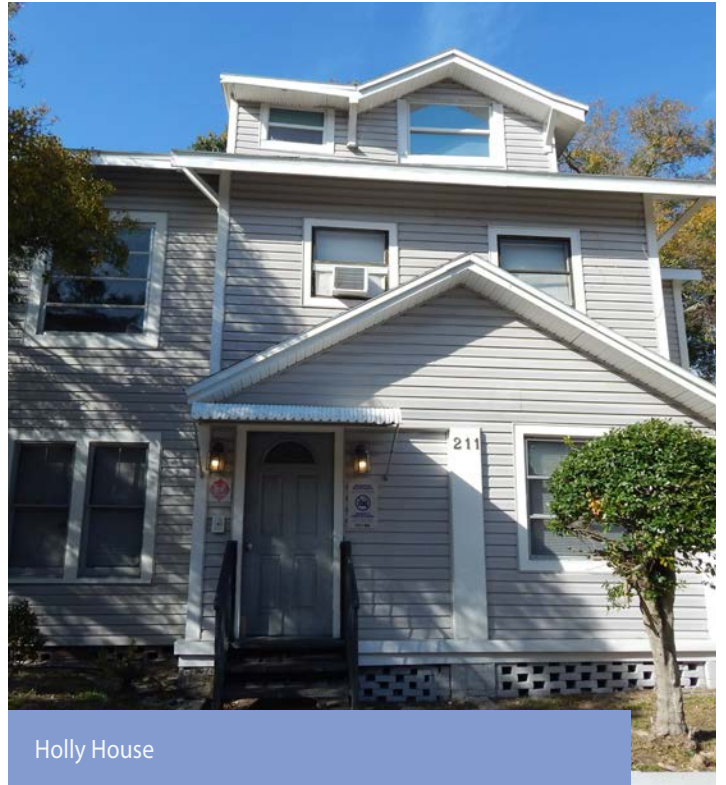
725 7TH AVE



PICTURES: OLD NORTHEAST



The Georgian



Holly House



Olive House: 121-123 7th Ave N



PICTURES: HISTORIC UPTOWN



727 7th Ave N



9th Ave N



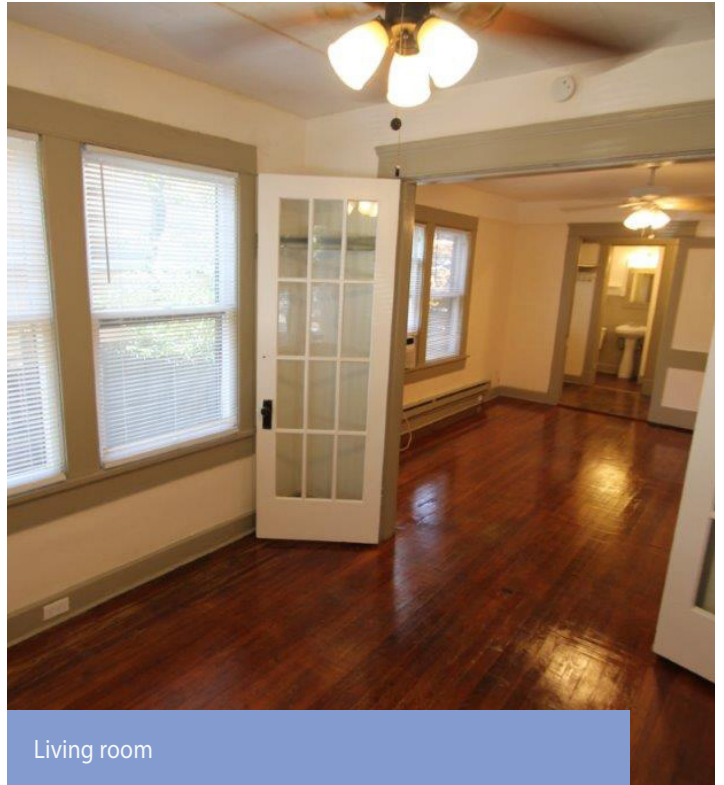
11th Ave N



PICTURES: HISTORIC UPTOWN



Bedroom



Living room



Living Room - Fireplace

PICTURES: HISTORIC UPTOWN



Bathroom



Kitchen



Kitchen





BUILDING NAME	THE GEORGIAN
ADDRESS	226 7TH AVE NORTH
APN	18-31-17-46854-002-0040
NEIGHBORHOOD	OLD NORTHEAST
SQUARE FEET	6,096
MASONRY	BRICK
YEAR BUILT	1925
UNIT MIX	ALL 1 BED/ 1 BATH
NUMBER OF UNITS	EIGHT
ACRES	0.16
AMENITIES	OFF STREET PARKING
NOTES	WALL AC/LARGE UNITS



BUILDING NAME	HOLLY HOUSE
ADDRESS	211 7TH AVE NORTH
APN	18-31-17-23850-002-0150
NEIGHBORHOOD	OLD NORTHEAST
SQUARE FEET	3,912
MASONRY	FRAME W/SIDING
YEAR BUILT	1925
UNIT MIX	ONE - 2 BED / 1 BATH FIVE - 1 BED / 1 BATH TWO - LARGE STUDIOS
NUMBER OF UNITS	EIGHT
ACRES	0.16
AMENITIES	GARAGE STORAGE
NOTES	ROOF: 2018 FIVE GARAGES





BUILDING NAME	OLIVE HOUSE
ADDRESS	121-123 7TH AVE N
APN	18-31-17-23850-001-0100
NEIGHBORHOOD	OLD NORTHEAST
SQUARE FEET	2,938
MASONRY	FRAME
YEAR BUILT	1915
UNIT MIX	SFH - 3BED/2BATH TWO - STUDIO ONE - 1BED/1BATH ONE - 2BED/1BATH
NUMBER OF UNITS	FIVE
ACRES	0.16
AMENITIES	COURTYARD/COTTAGE
NOTES	ZILLOW: \$940,700 REDFIN: \$1,091,606





BUILDING NAME	UPTOWN APARTMENTS
ADDRESS	727 7TH AVE NORTH
APN	18-31-17-46836-002-0110
NEIGHBORHOOD	HISTORIC UPTOWN
SQUARE FEET	3892
MASONRY	FRAME/BLOCK
YEAR BUILT	1910/1931
UNIT MIX	FRONT BUILDING: ONE - 2 BED/2 BATH ONE - 1 BED/1 BATH TWO - STUDIOS REAR BUILDING: ALL UNITS ARE 1BED/1 BATH
NUMBER OF UNITS	EIGHT
ACRES	0.16
AMENITIES	COURTYARD/STORAGE
NOTES	GARAGE



BUILDING NAME	NINTH AVE NORTH
ADDRESS	1040 9TH AVE N
APN	13-31-16-72504-001-0010
NEIGHBORHOOD	HISTORIC UPTOWN
SQUARE FEET	1880
MASONRY	FRAME/BLOCK
YEAR BUILT	1925
UNIT MIX	SFH - 3BED/1BATH TWO - 1BED/1BATH
NUMBER OF UNITS	THREE
ACRES	0.15
AMENITIES	GARAGE/PARKING
NOTES	REDFIN: \$563,295



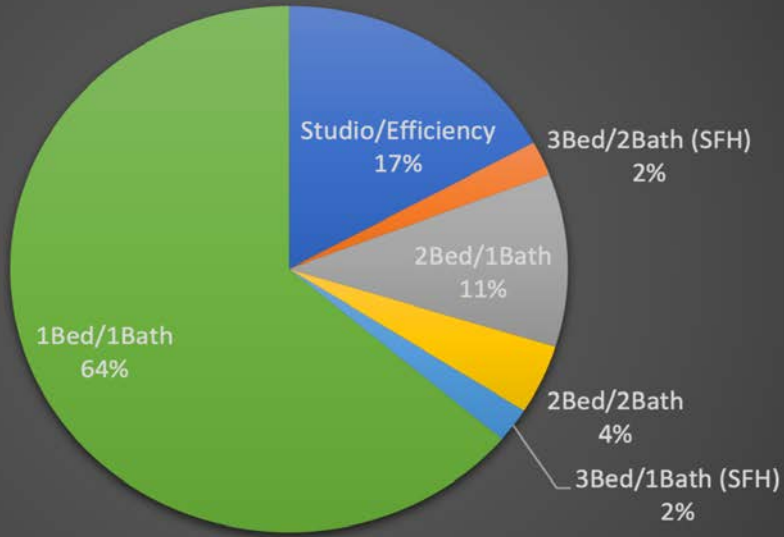


BUILDING NAME	JACKSON STREET
ADDRESS	834 JACKSON ST.
APN	13-31-16-72504-001-0020
NEIGHBORHOOD	HISTORIC UPTOWN
SQUARE FEET	886
MASONRY	FRAME
YEAR BUILT	1918
UNIT MIX	SFH - 2BED/1BATH
NUMBER OF UNITS	ONE
ACRES	0.15
AMENITIES	YARD/GARAGE/PARKING
NOTES	ZILLOW: \$357,600 REDFIN: \$446,457



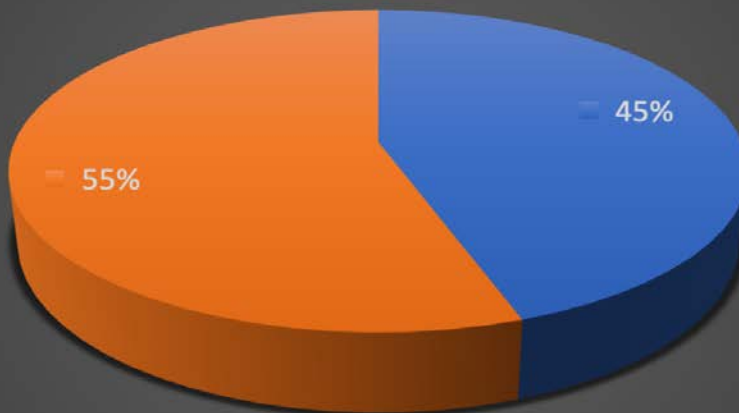
BUILDING NAME	ELEVENTH STREET APTS
ADDRESS	810-812-816 11TH ST. N
APN	13-31-16-72504-002-0050 13-31-16-72504-002-0040 13-31-16-72504-002-0030
NEIGHBORHOOD	HISTORIC UPTOWN
MASONRY	FRAME
YEAR BUILT	1920/1935
UNIT MIX	FOUR - STUDIOS SEVEN - 1BED/1BATH TWO - 2BED/1BATH ONE - SFH: 2BED/2BATH
NUMBER OF UNITS	FOURTEEN
ACRES	0.5
AMENITIES	POOL/PARKING
NOTES	LAUNDRY/POOL ONSITE SFH REMODELED IN 2020

### Unit Mix



■ Studio/Efficiency ■ 3Bed/2Bath (SFH) ■ 2Bed/1Bath ■ 2Bed/2Bath ■ 3Bed/1Bath (SFH) ■ 1Bed/1Bath

### Portfolio by Neighborhood



■ OLD NORTHEAST ■ HISTORIC UPTOWN



ST. PETE PORTFOLIO  
ST. PETERSBURG, FL





## CASH FLOW ANALYSIS

<b>PRICE</b>	\$9,750,000		
DOWN PAYMENT	\$4,875,000	50%	
NUMBER OF UNITS	47		
PRICE PER UNIT	\$207,447		
<b>INCOME VALUE INDICATORS</b>	<b>CURRENT</b>	<b>MARKET</b>	
GROSS RENT MULTIPLIER	12.07	9.71	
CAPITALIZATION RATE	4.32%	6.29%	
YEAR BUILT	1925		
LOT SIZE (ACRES)	NA		
TOTAL BUILDING SQUARE FEET	29,905		
PRICE PER SQUARE FOOT	\$326.03		
GROSS SCHEDULED INCOME	\$807,900		\$1,004,400
LESS VACANCY	(\$20,198)	2.50%	(\$25,110) 2.50%
GROSS OPERATING INCOME	\$787,703		\$979,290
LESS EXPENSES	(\$366,124)	45%	(\$366,124) 36%
NET OPERATING INCOME	\$421,579		\$613,166
LESS DEBT SERVICE	\$287,625		\$287,625
PRE-TAX CASH FLOW (CASH ON CASH)	\$133,954		\$325,541 6.68%

UNIT TYPE	NUMBER OF UNITS	APPROX SQFT	MONTHLY RENT	MONTHLY INCOME	MARKET RENTS	MARKET MONTHLY
1040 9th Ave N, St Pete - 3/1 SFH	1	1,350	\$1,300	\$1,300	\$3,400	\$3,400
1040 1/2 9th Ave N, St Pete - 1/1 Apt	1	350	\$1,050	\$1,050	\$1,150	\$1,150
1044 9th Ave N, St Pete - 1/1 Apt	1	506	\$1,200	\$1,200	\$1,350	\$1,350
834 Jackson St N, St Pete - 2/1 SFH	1	886	\$2,050	\$2,050	\$2,850	\$2,850
121 7th Ave N, St Pete - 3/2 SFH	1	1,800	\$2,600	\$2,600	\$3,900	\$3,900
123 7th Ave N, St Pete - Efficiency Quad	1	300	\$950	\$950	\$1,150	\$1,150
123 7th Ave N, St Pete - Efficiency Quad	1	300	\$1,050	\$1,050	\$1,150	\$1,150
123 7th Ave N, St Pete 1/1 Apt Quad	1	500	\$1,300	\$1,300	\$1,750	\$1,750
123 7th Ave N, St Pete - 2/1 Apt Quad	1	688	\$1,200	\$1,200	\$1,900	\$1,900
Holly House - Studio	2	350	\$1,250	\$2,500	\$1,350	\$2,700
Holly House - 1Bed/1Bath	5	500	\$1,350	\$6,750	\$1,485	\$7,425
Holly House - 2Bed/1Bath	1	1350	\$1,300	\$1,300	\$2,500	\$2,500
727 7th Ave N - 1Bed/1Bath	7	550	\$1,450	\$10,150	\$1,875	\$13,125
727 7th Ave N - 2Bed/2Bath	1	750	\$1,750	\$1,750	\$2,100	\$2,100
11th St N - Studio	4	375	\$1,100	\$4,400	\$1,150	\$4,600
11th St N - 1Bed/1Bath	7	600	\$1,350	\$9,450	\$1,400	\$9,800
11th St N - 2Bed/1Bath	2	850	\$1,825	\$3,650	\$2,500	\$5,000
11th St N - 2Bed/2Bath	1	875	\$1,675	\$1,675	\$2,850	\$2,850
The Georgian - 1Bed/1Bath	8	725	\$1,625	\$13,000	\$1,875	\$15,000
Total	47					
<b>TOTAL MONTHLY INCOME</b>				<b>\$67,325</b>		<b>\$83,700</b>





NEW LOAN :	OWNER
PRINCIPAL BALANCE:	\$4,875,000
INTEREST RATE:	5.90%
AMORTIZATION PERIOD:	NA
DUE DATE (YEARS):	4
MONTHLY PAYMENT:	\$23,969
ANNUAL DEBT SERVICE:	\$287,625

	CURRENT	MARKET
DEBT COVERAGE RATIO:	1.47	2.13
LOAN TO VALUE:	50%	

PROPERTY TAXES (EST NEW):	\$148,700
INSURANCE ESTIMATE	\$47,000
OFF-SITE MGMT	\$48,474
MAINT & REPAIR	\$28,200
CONTRACT SERVICES	\$8,000
WST	\$67,500
GAS	\$0
ELECTRIC	\$4,000
RESERVES (\$250/UNIT)	\$11,750
MISC	\$2,500

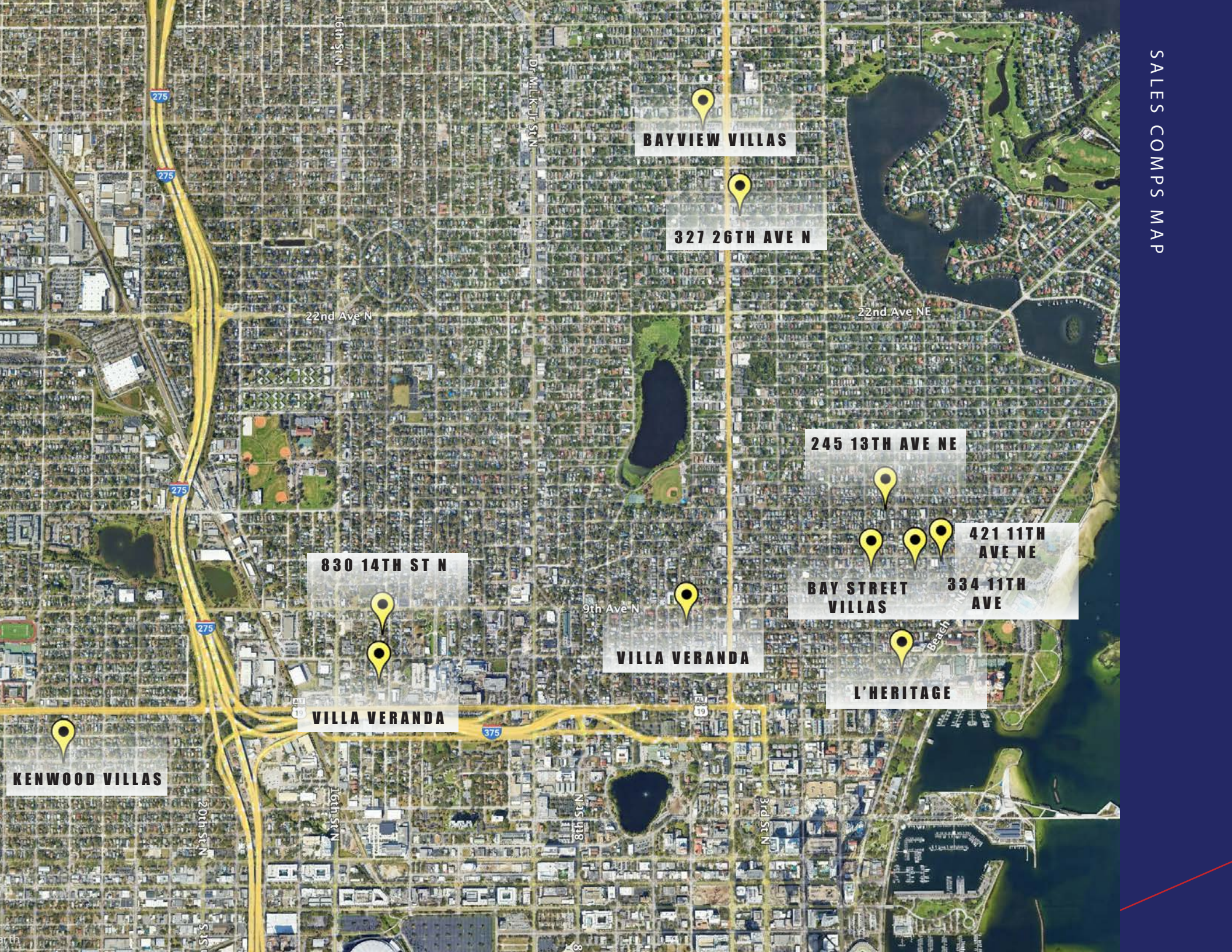
TOTAL ANNUAL EXPENSES:	\$366,124
EXPENSE PER UNIT:	\$7,790
EXP PER SQUARE FOOT	\$12.24
EXPENSE RATIO:	45%



ST. PETE PORTFOLIO  
ST. PETERSBURG, FL







**BAYVIEW VILLAS**

**327 26TH AVE N**

**245 13TH AVE NE**

**421 11TH AVE NE**

**BAY STREET VILLAS**

**334 11TH AVE**

**VILLA VERANDA**

**L'HERITAGE**

**830 14TH ST N**

**VILLA VERANDA**

**KENWOOD VILLAS**

16th St N

Dr. Milk J. St N

22nd Ave N

22nd Ave NE

9th Ave N

275

375

20th St N

16th St N

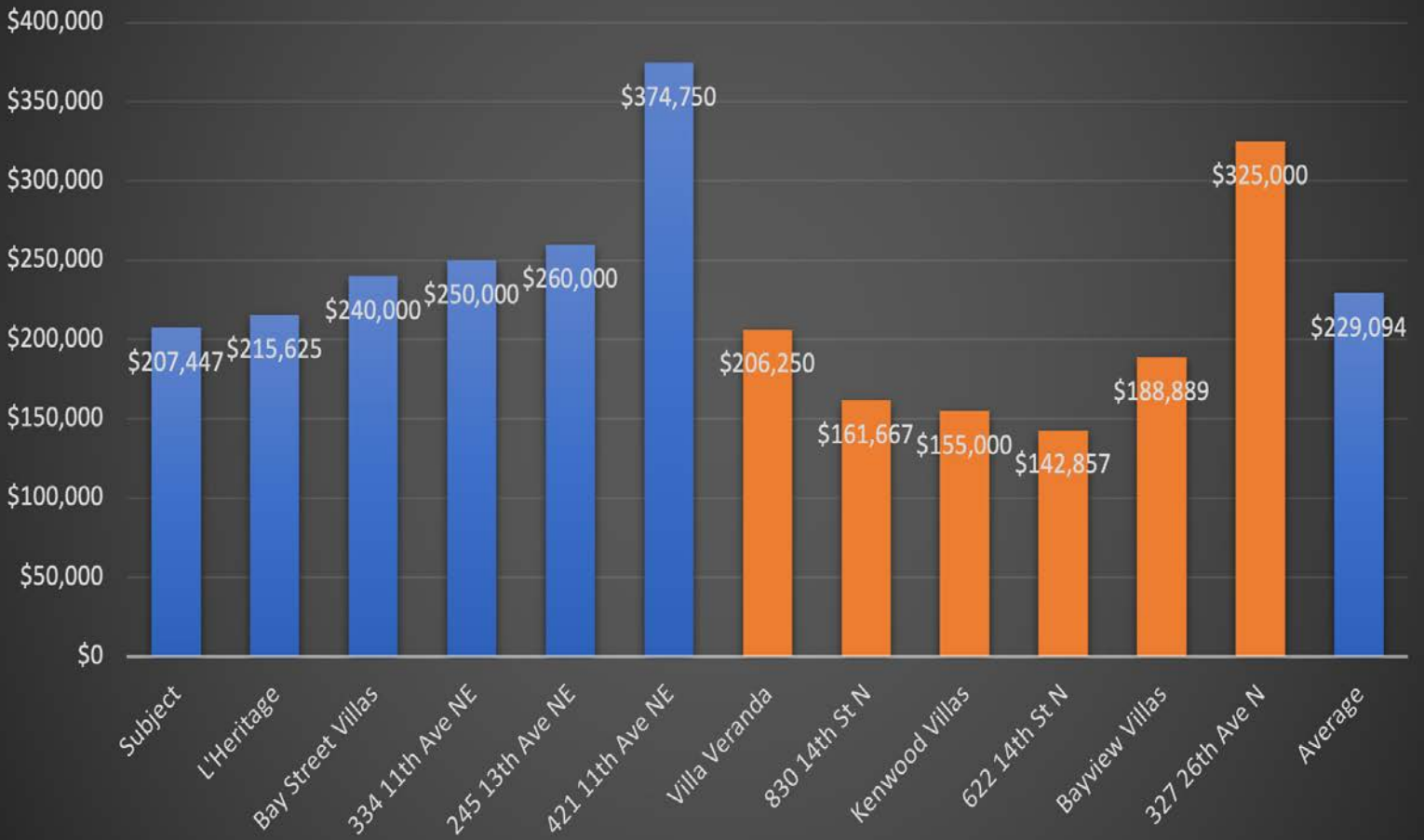
8th St N

3rd St N

Beach

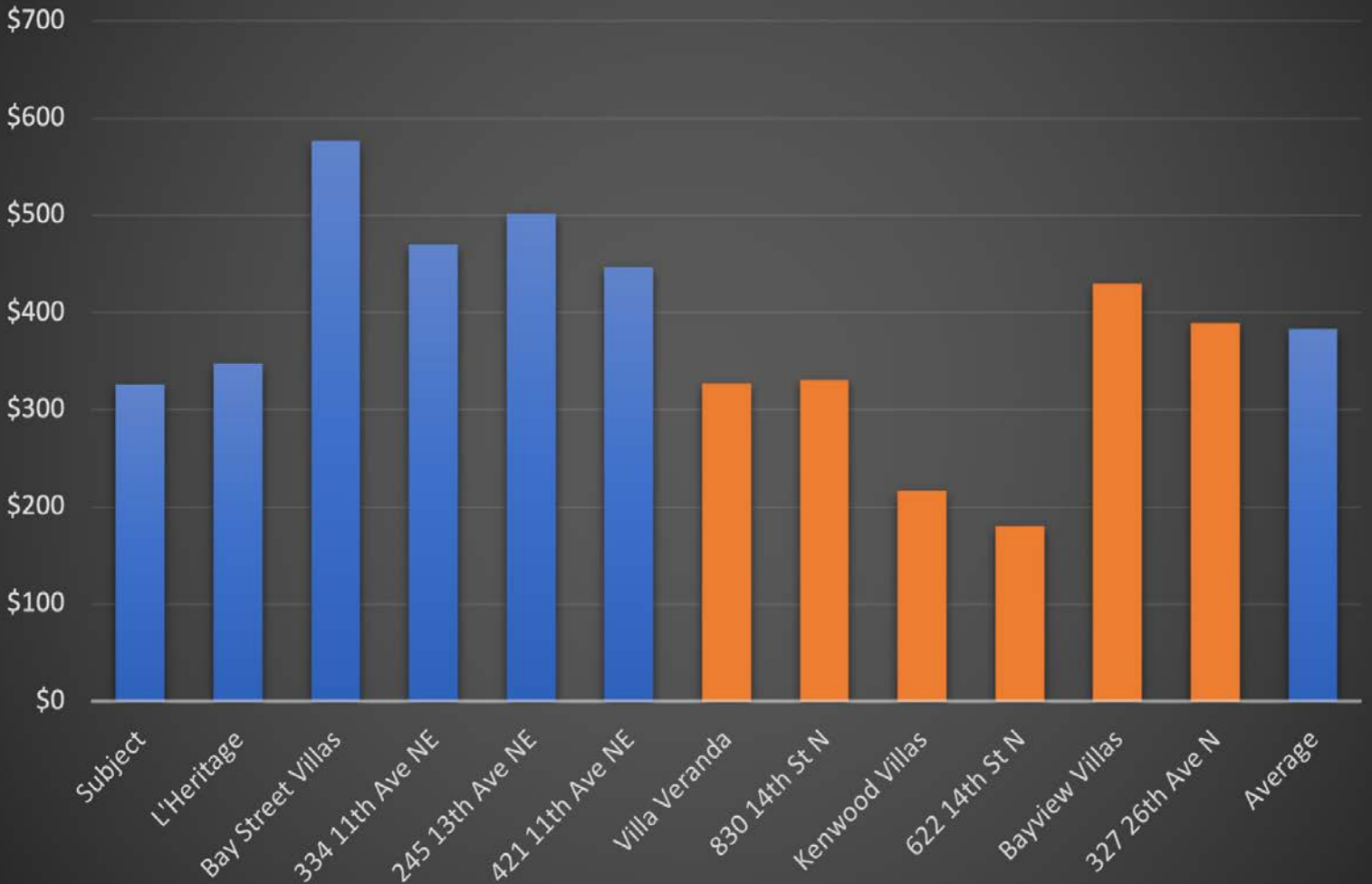


### PRICE PER UNIT





## PRICE PER SQUARE FOOT





## SUBJECT PROPERTY

PRICE	\$9,750,000
PRICE PER UNIT	\$207,447
PRICE PER SF	\$326
CAP RATE	
TOTAL UNITS	47
SALE DATE	

DESCRIPTION - OLD NE AND HISTORIC UPTOWN PORTFOLIO



L'HERITAGE  
255 6TH AVE NE  
ST. PETERSBURG, FL

PRICE	\$1,725,000
PRICE PER UNIT	\$215,625
PRICE PER SF	\$270
CAP RATE	5.7%
TOTAL UNITS	8
SALE DATE	JULY 2023

DESCRIPTION - ALL 1BED/1 BATH



BAY STREET VILLAS  
1033 BAY ST. NE  
ST. PETERSBURG, FL

PRICE	\$1,200,000
PRICE PER UNIT	\$240,000
PRICE PER SF	\$246
CAP RATE	NA
TOTAL UNITS	5
SALE DATE	DEC 2023

DESCRIPTION - TWO: 2BED/1BATH,  
THREE: 1BED/1BATH





334 11TH AVE NE  
ST. PETERSBURG, FL

PRICE	\$1,000,000
PRICE PER UNIT	\$250,000
PRICE PER SF	\$470
CAP RATE	NA
TOTAL UNITS	4
SALE DATE	JULY 2023

DESCRIPTION - OLD NE QUAD. ALL 1/1'S



245 13TH AVE NE  
ST. PETERSBURG, FL

PRICE	\$1,300,000
PRICE PER UNIT	\$260,000
PRICE PER SF	\$502
CAP RATE	NA
TOTAL UNITS	5
SALE DATE	JULY 2023

DESCRIPTION - OLD NE. FOUR: 1/1'S AND ONE: 2/1



421 11TH AVE NE  
ST. PETERSBURG, FL

PRICE	\$1,499,000
PRICE PER UNIT	\$374,750
PRICE PER SF	\$550
CAP RATE	5.9%
TOTAL UNITS	4
SALE DATE	MAY 2023

DESCRIPTION - ONE: 2BED/2BATH COTTAGE, TWO: 1BED/1BATH, ONE: STUDIO

SALES COMPS: HISTORIC UPTOWN



VILLA VERANDA  
829 5TH ST. N  
ST. PETERSBURG, FL

PRICE	\$825,000
PRICE PER UNIT	\$206,250
PRICE PER SF	\$327
CAP RATE	NA
TOTAL UNITS	4
SALE DATE	NOV 2023

DESCRIPTION -HISTORIC UPTOWN.  
FOUR: 1BED/1BATH



830 14TH ST. N  
ST. PETERSBURG, FL

PRICE	\$970,000
PRICE PER UNIT	\$161,667
PRICE PER SF	\$331
CAP RATE	NA
TOTAL UNITS	7
SALE DATE	JULY 2023

DESCRIPTION - HISTORIC UPTOWN



KENWOOD VILLAS  
2409 4TH AVE N  
ST. PETERSBURG, FL

PRICE	\$930,000
PRICE PER UNIT	\$155,000
PRICE PER SF	\$217
CAP RATE	NA
TOTAL UNITS	6
SALE DATE	JUNE 2023

DESCRIPTION -ONE: 3BED/1BATH,  
ONE: 2BED/1BATH, FOUR:  
1BED/1BATH



SALES COMPS: HISTORIC UPTOWN



622 14TH ST., N  
ST. PETERSBURG, FL

PRICE	\$2,000,000
PRICE PER UNIT	\$142,857
PRICE PER SF	\$181
CAP RATE	NA
TOTAL UNITS	14
SALE DATE	JUNE 2023

DESCRIPTION - HISTORIC UPTOWN



BAYVIEW VILLAS  
442 30TH AVE N  
ST. PETERSBURG, FL

PRICE	\$1,700,000
PRICE PER UNIT	\$188,889
PRICE PER SF	\$430
CAP RATE	NA
TOTAL UNITS	9
SALE DATE	OCT 2023

DESCRIPTION - FOUR: STUDIOS,  
FIVE: 1BED/1BATH



327 26TH AVE N  
ST. PETERSBURG, FL

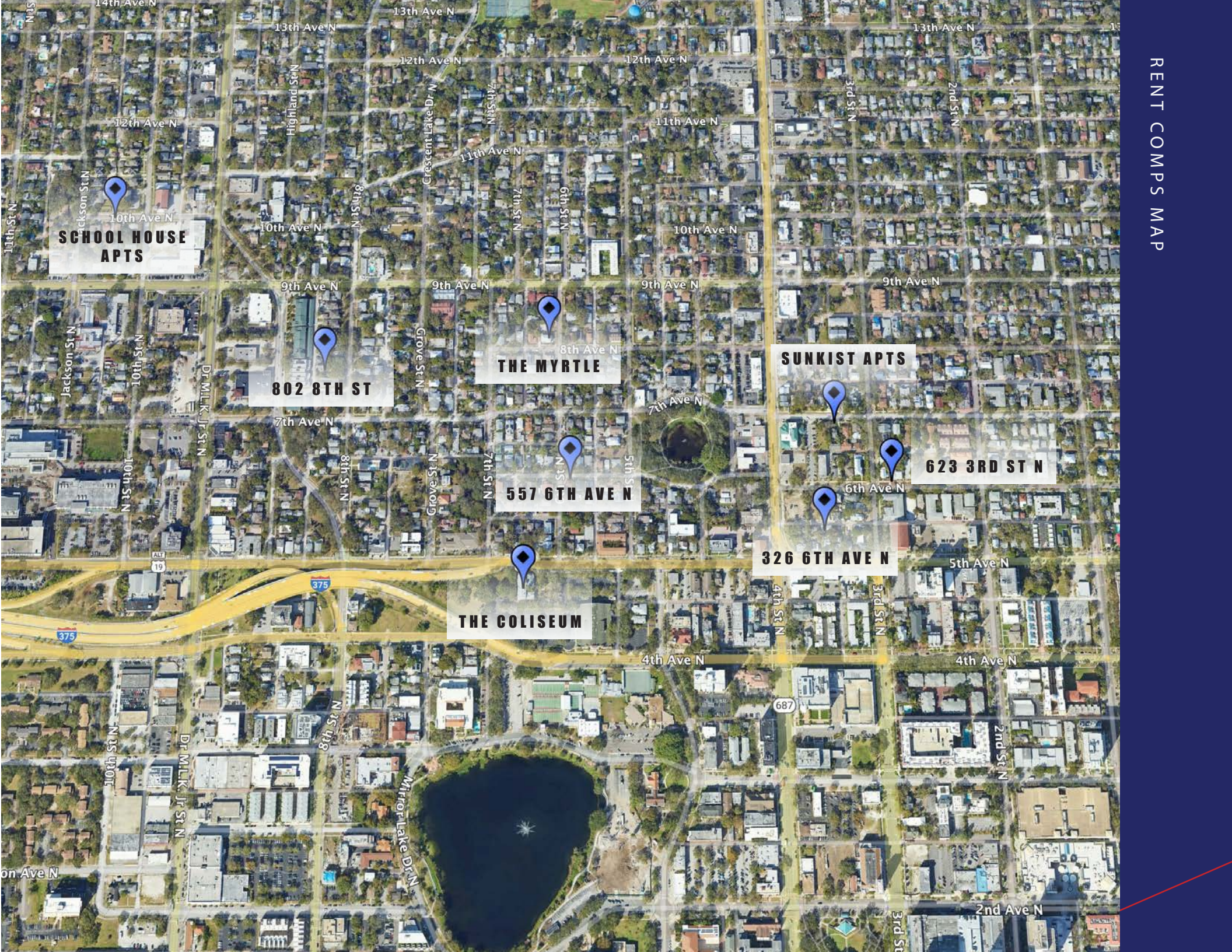
PRICE	\$1,300,000
PRICE PER UNIT	\$325,000
PRICE PER SF	\$389
CAP RATE	5.9%
TOTAL UNITS	4
SALE DATE	DEC 2023

DESCRIPTION -FOUR: 2BED/1BATH/  
CRESCENT HEIGHTS

ST. PETE PORTFOLIO  
ST. PETERSBURG, FL







**SCHOOL HOUSE  
APTS**

**802 8TH ST**

**THE MYRTLE**

**SUNKIST APTS**

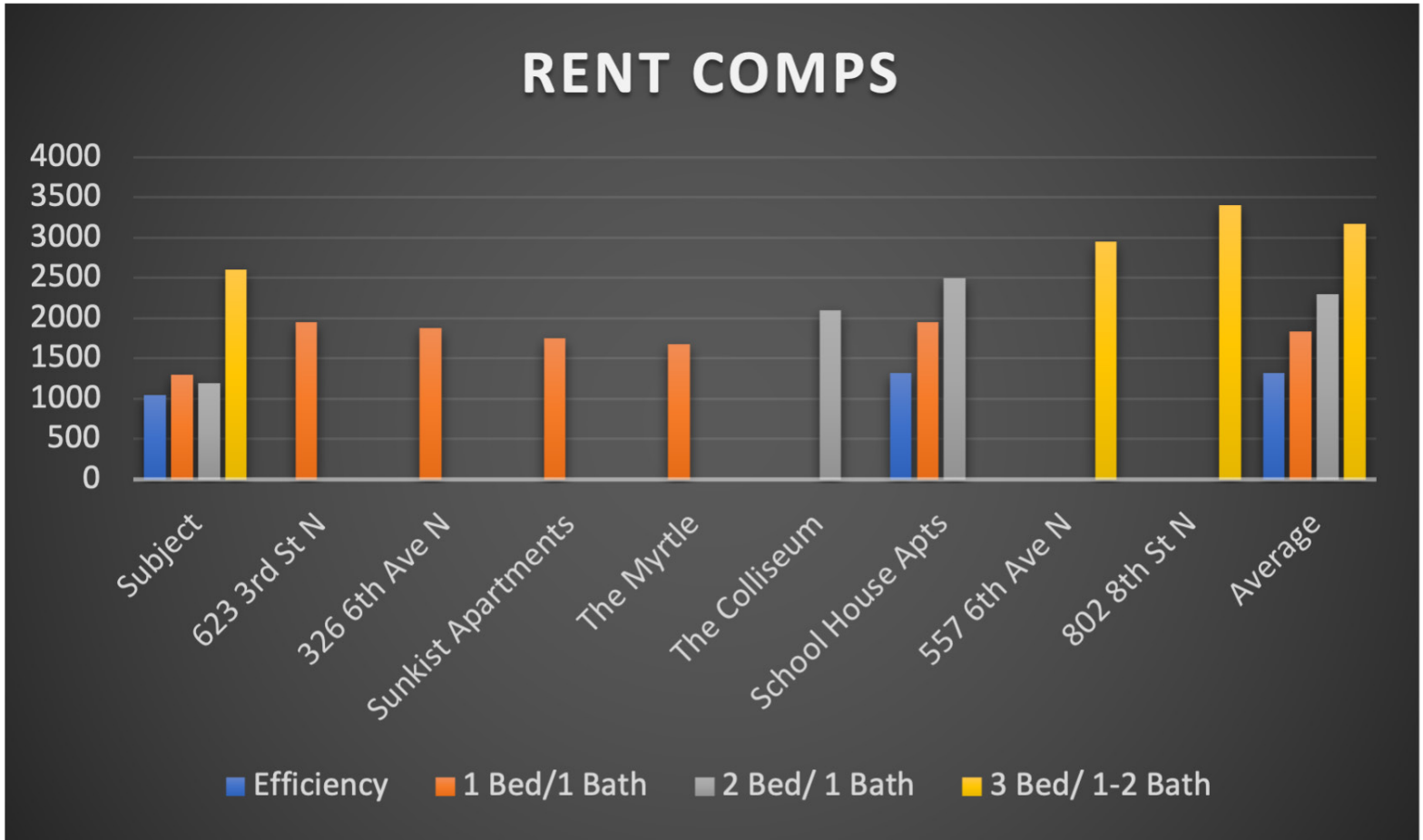
**557 6TH AVE N**

**326 6TH AVE N**

**623 3RD ST N**

**THE COLISEUM**









**SUBJECT PROPERTY**

UNIT MIX	RENTS
EFFICIENCY	\$950-\$1,050
1BED/1BATH	\$1,050-\$1,300
2BED/1BATH	\$1,200
3BED/1-2BATH	\$1,300-\$2,600

DESCRIPTION - WST INCLUDED IN RENT



623 3RD ST. N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
1BED/1BATH	\$1,950
TOTAL UNITS	8
AMENITIES	PARKING

DESCRIPTION - WST INCLUDED IN RENT. OFF STREET PARKING. OLD NE



326 6TH AVE N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
1BED/1BATH	\$1,875
TOTAL UNITS	5
AMENITIES	PARKING

DESCRIPTION - WST INCLUDED IN RENT. UPDATED INTERIORS.



SUNKIST APARTMENTS  
315 7TH AVE N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
1BED/1BATH	\$1,750
TOTAL UNITS	12
AMENITIES	COURTYARD

DESCRIPTION - WST INCLUDED IN RENT



THE MYRTLE  
824 6TH ST. N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
1BED/1BATH	\$1,675
TOTAL UNITS	6
AMENITIES	PRVIATE PATIO

DESCRIPTION - UPDATED INTERIORS



THE COLISEUM APTS  
610 5TH AVE N  
ST. PETERSBURG FL

UNIT MIX	RENTS
2BED/1BATH	\$2,095
TOTAL UNITS	12
AMENITIES	PRIVATE PATIO

DESCRIPTION - WST PAID BY TENANT



RENT COMPS



SCHOOL HOUSE APTS  
1090 10TH ST. N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
1BED/1BATH	\$1,950
2BED/1BATH	\$2,495
TOTAL UNITS	26
AMENITIES	PARKING/LAUN-DRY

DESCRIPTION - WST PAID BY TENANT



557 6TH AVE N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
3BED/1BATH	\$2,950
TOTAL UNITS	SFH
AMENITIES	PRVIATE PATIO

DESCRIPTION - OFF STREET PARKING



802 8TH ST. N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
3BED/2BATH	\$3,400
TOTAL UNITS	SFH
AMENITIES	PRVIATE PATIO

DESCRIPTION - OFF STREET PARKING

ST. PETE PORTFOLIO  
ST. PETERSBURG, FL





# DEMOGRAPHICS

## Age

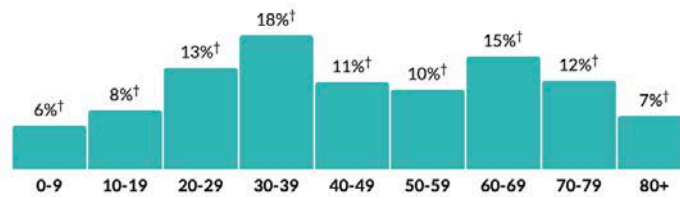
# 44.5

### Median age

a little higher than the figure in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 42.1

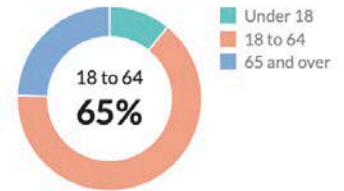
a little higher than the figure in Florida: 42.4

Population by age range



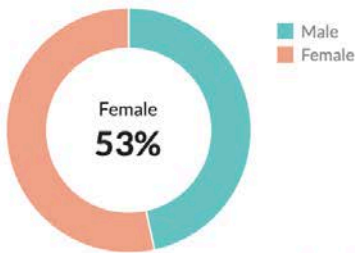
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Population by age category



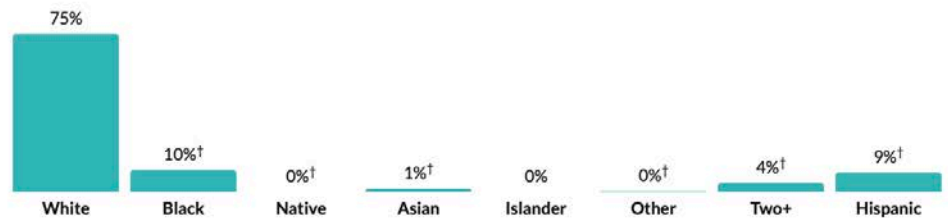
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## Sex



Show data / Embed

## Race & Ethnicity



\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

## Income

# \$61,579

### Per capita income

about 1.5 times the amount in the Tampa-St. Petersburg-Clearwater, FL Metro Area: \$39,605

about 1.5 times the amount in Florida: \$38,850

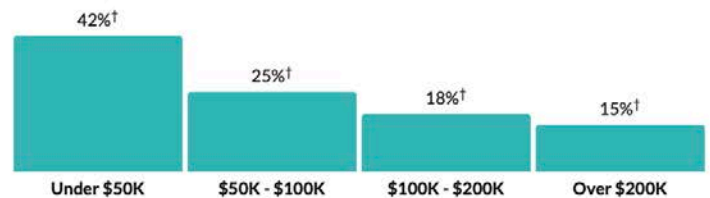
# \$65,058

### Median household income

a little less than the amount in the Tampa-St. Petersburg-Clearwater, FL Metro Area: \$67,197

a little less than the amount in Florida: \$67,917

## Household income



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## Poverty

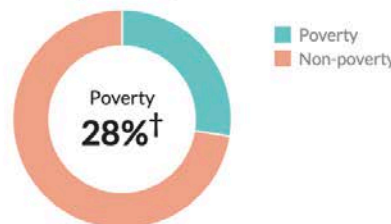
# 14.3%

### Persons below poverty line

about 10 percent higher than the rate in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 12.6%

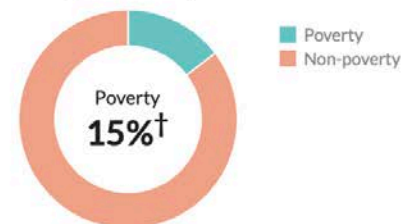
about 10 percent higher than the rate in Florida: 12.9%

Children (Under 18)



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Seniors (65 and over)



Show data / Embed

Households

**9,613**

Number of households

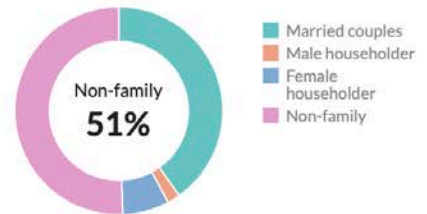
the Tampa-St. Petersburg-Clearwater, FL Metro Area: 1,281,240  
 Florida: 8,353,441

**1.7**

Persons per household

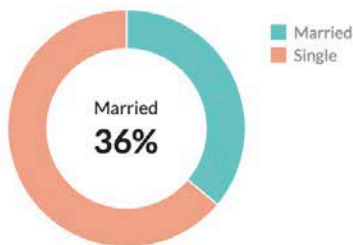
about two-thirds of the figure in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 2.5  
 about two-thirds of the figure in Florida: 2.5

Population by household type



[Show data / Embed](#)

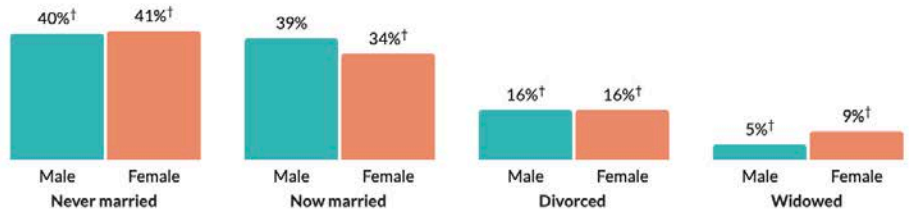
Marital status



\* Universe: Population 15 years and over

[Show data / Embed](#)

Marital status, by sex



[Show data / Embed](#)

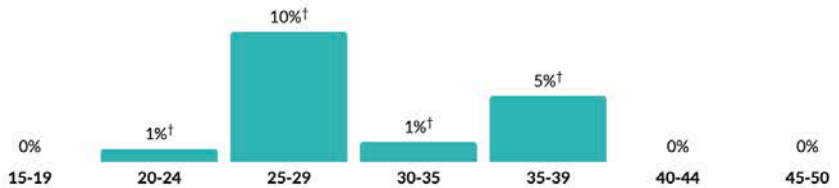
Fertility

**3.1%**

Women 15-50 who gave birth during past year

about two-thirds of the rate in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 4.6%  
 about two-thirds of the rate in Florida: 4.8%

Women who gave birth during past year, by age group



\* Universe: Women 15 to 50 years

[Show data / Embed](#)



# DEMOGRAPHICS

## Units & Occupancy

# 13,092

### Number of housing units

the Tampa-St. Petersburg-Clearwater, FL Metro Area: 1,471,328

Florida: 9,915,957

### Occupied vs. Vacant



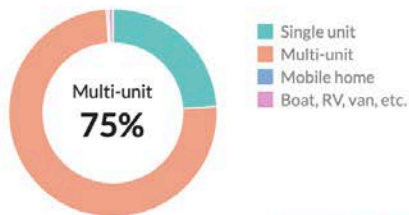
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### Ownership of occupied units



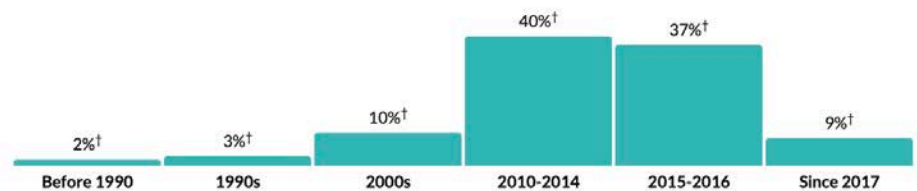
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## Types of structure



Show data / Embed

## Year moved in, by percentage of population



Show data / Embed

## Value

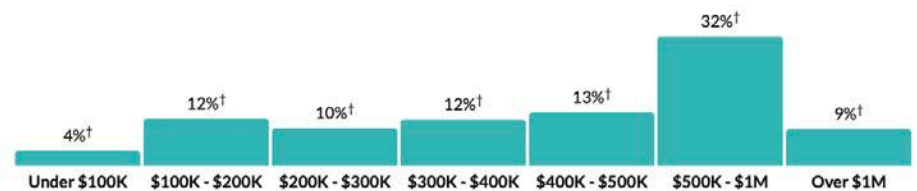
# \$499,900

### Median value of owner-occupied housing units

nearly double the amount in the Tampa-St. Petersburg-Clearwater, FL Metro Area: \$273,000

more than 1.5 times the amount in Florida: \$292,200

### Value of owner-occupied housing units



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## Geographical mobility

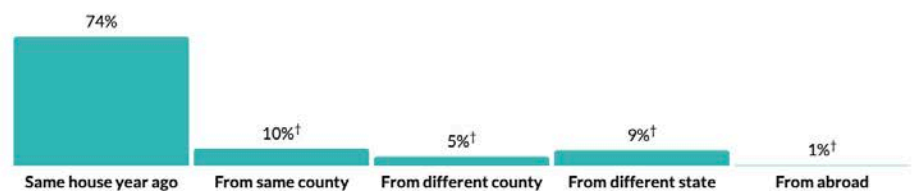
# 25.5%

### Moved since previous year

more than 1.5 times the rate in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 15.3%

more than 1.5 times the rate in Florida: 14.4%

### Population migration since previous year



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**Educational attainment**

**95.8%**

High school grad or higher

a little higher than the rate in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 90.6%

about 10 percent higher than the rate in Florida: 89.3%

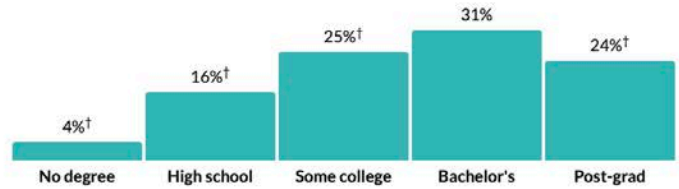
**54.2%**

Bachelor's degree or higher

more than 1.5 times the rate in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 33.2%

more than 1.5 times the rate in Florida: 32.3%

Population by highest level of education



\* Universe: Population 25 years and over

[Show data / Embed](#)

**Place of birth**

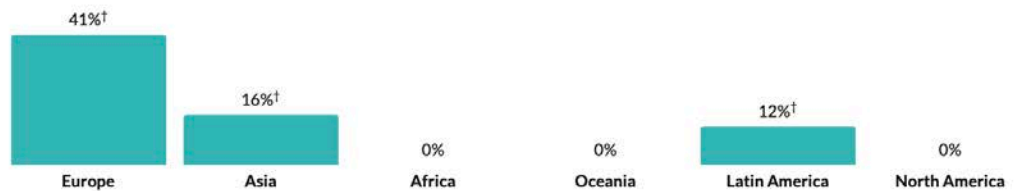
**9.5%**

Foreign-born population

about two-thirds of the rate in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 14.7%

about half the rate in Florida: 21.1%

Place of birth for foreign-born population



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**Veteran status**

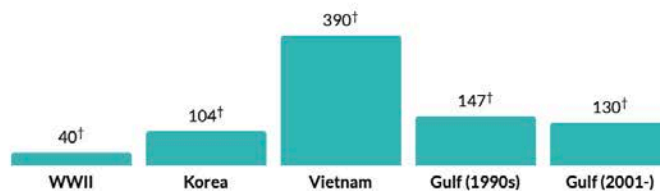
**7.5%**

Population with veteran status

about 80 percent of the rate in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 8.9%

a little less than the rate in Florida: 7.9%

Veterans by wartime service



\* Civilian veterans who served during wartime only

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**1,156** Total veterans

**1,070** Male

**86** Female





CONTACTS:

**DUST.IN WEST.**

Associate

O: 727 998 4212

M: 727 434 4711

[duST.in@verdadcre.com](mailto:duST.in@verdadcre.com)

LIC: SL3565807

**JAMES VEST.AL**

Managing Broker

O: 727-998-4019

M: 727 424 9988

[james@verdadcre.com](mailto:james@verdadcre.com)

LIC: BK3220573

**VERDAD COMMERCIAL REAL EST.ATE SERVICES, LLC**

1944 N. Hercules Ave | Suite B | Clearwater, FL

[www.verdadcre.com](http://www.verdadcre.com)