

# THE HOMES ON JACKSON STREET ST. PETERSBURG FLORIDA

MULTIFAMILY  
OFFERING  
MEMORANDUM



# DISCLAIMER

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# THE HOMES ON JACKSON STREET ST. PETERSBURG, FL

## Property Description:

### St. Petersburg Investment Opportunity: Charming Single-Family Home and Neighboring Triplex

Discover an exceptional opportunity to own a versatile property portfolio in the vibrant and growing city of St. Petersburg, Florida. This offering includes a charming single-family home and a neighboring triplex, all located in the Historic Uptown neighborhood.

#### 1. 1040 9th Ave N, St. Petersburg, FL

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

This beautiful craftsman single-family home boasts a spacious 3-bedroom, 1-bath layout, perfect for a growing family or as a rental property for long-term tenants. With 1,350 square feet of living space, the home features an inviting interior with plenty of room for entertaining, cozy bedrooms, and an ideal mix of vintage charm and modern updates. The property also includes a large yard, ideal for outdoor activities, gardening, or future development potential.

#### 2. 1044 9th Ave N, St. Petersburg, FL

Duplex

Unit 1: 1 Bed / 1 Bath, 506 Sq. Ft.

Unit 2: 1 Bed / 1 Bath, 350 Sq. Ft. (1040 1/2 9th Ave N)

Located behind to the single-family home, this duplex offers an incredible income-generating opportunity. Each unit is a 1-bedroom, 1-bath apartment 350 to 506 square feet. These units are perfect for single professionals, couples, or retirees looking for a cozy and affordable place to call home. The triplex is ideal for an investor seeking steady rental income or a generational family living arrangement.

#### 3. 834 Jackson St. N, St. Petersburg, FL

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

# THE HOMES ON JACKSON STREET ST. PETERSBURG, FL

## Property Description:

Directly nextdoorr, this 2-bedroom, 1-bath single-family home offers an additional investment opportunity with 886 square feet of living space. This cozy home is ideal for a small family or as a rental property. Located in a quiet neighborhood, it offers easy access to local parks, schools, and the bustling downtown area of St. Pete.

## Key Highlights:

- **Prime Location:** Situated in the heart of St. Petersburg, this property portfolio offers convenient access to downtown, the beautiful Gulf beaches, major highways, and local attractions.
- **Income Potential:** With multiple units across two properties, this is an ideal investment for those seeking reliable rental income and long-term appreciation.
- **Versatility:** Whether you're an investor looking to expand your portfolio or a homeowner seeking rental income from neighboring units, this opportunity offers endless possibilities.

Don't miss out on this chance to own a piece of St. Petersburg's thriving real estate market. Contact us today to schedule a viewing and explore the potential of these fantastic properties.



## 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.





## 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.



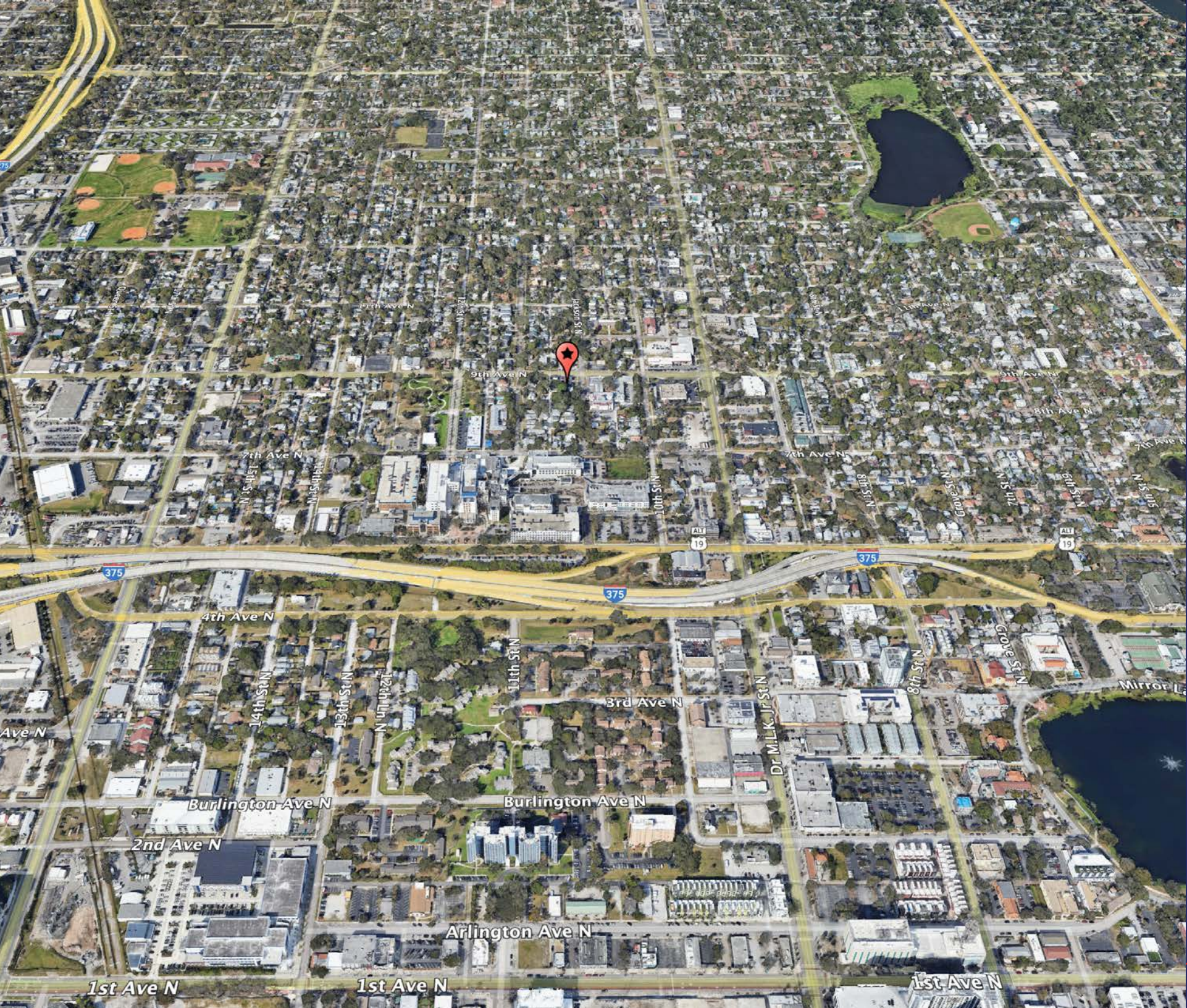
BUILDING NAME	NINTH AVE NORTH
ADDRESS	1040 9TH AVE N
APN	13-31-16-72504-001-0010
NEIGHBORHOOD	HISTORIC UPTOWN
SQUARE FEET	1880
MASONRY	FRAME/BLOCK
YEAR BUILT	1925
UNIT MIX	SFH - 3BED/1BATH TWO - 1BED/1BATH
NUMBER OF UNITS	THREE
ACRES	0.15
AMENITIES	GARAGE/PARKING
NOTES	





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	





PROPERTY OVERVIEW: THE HOMES ON JACKSON STREET





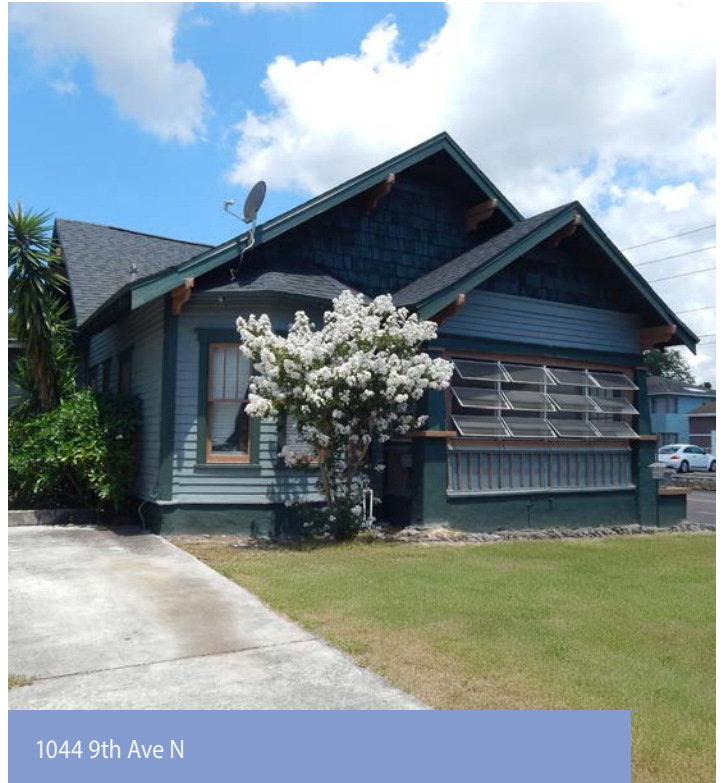
PROPERTY OVERVIEW: THE HOMES ON JACKSON STREET



PICTURES: EXTERIOR



Back Building



1044 9th Ave N



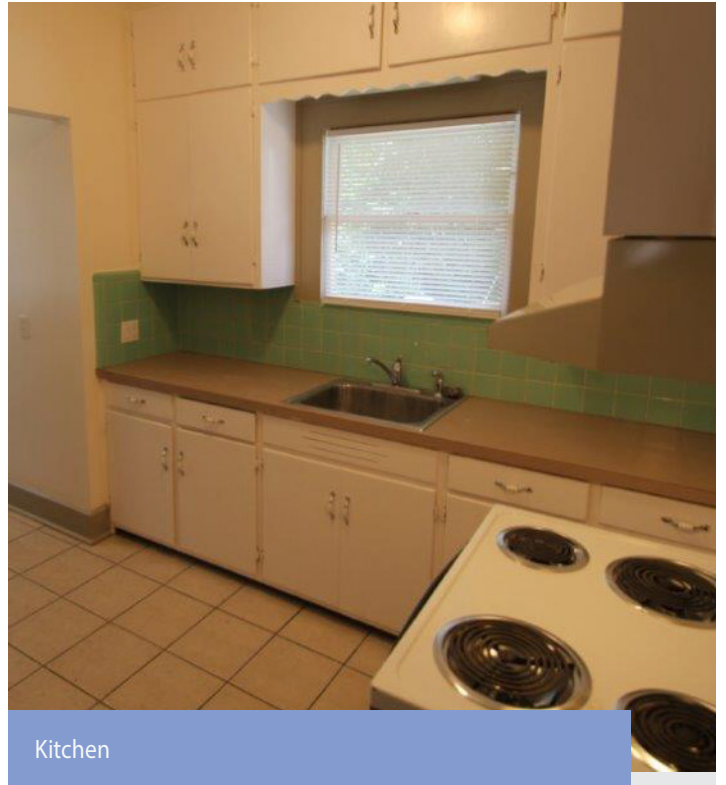
Jackson



PICTURES: INTERIOR



Living



Kitchen

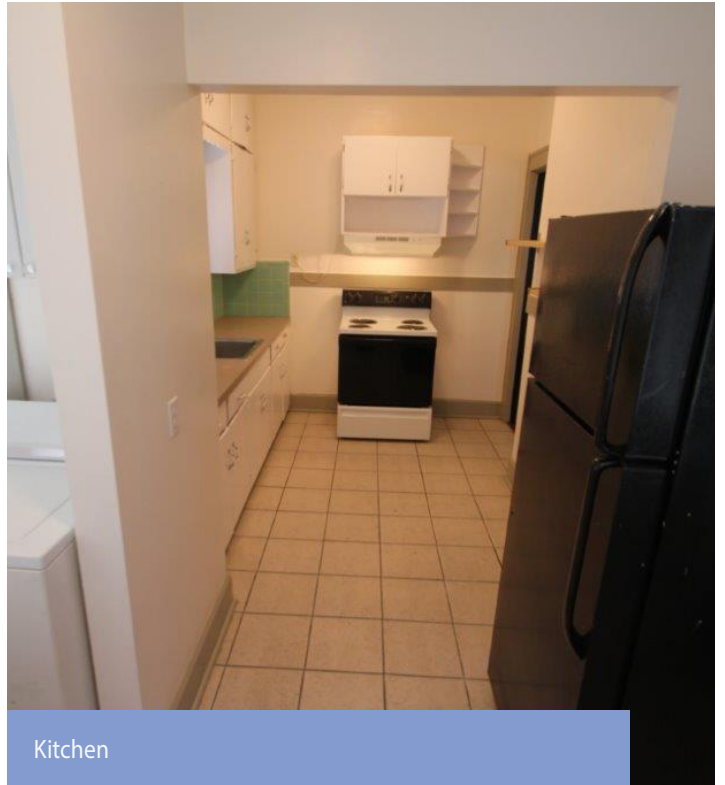


Living

PICTURES: HISTORIC UPTOWN



Bedroom



Kitchen



Living



THE HOMES ON JACKSON STREET  
ST. PETERSBURG, FL



PRICING - EXPENSES

<b>LIST PRICE</b>		<b>\$899,000</b>
<b>PRICE PER SQUARE FOOT</b>		<b>\$290</b>
<b>LOT SIZE</b>		<b>0.32 ACRES</b>
<b>EXPENSES</b>	<b>CURRENT</b>	<b>ESTIMATED NEW</b>
PROPERTY TAXES (EST NEW):	\$9,731	\$10,500
INSURANCE ESTIMATE	\$5,630	\$6,500
LAWN	\$1,200	\$1,200
MAINT & REPAIR	\$2,600	\$2,600
CONTRACT SERVICES	\$1,350	\$1,350
WST	\$6,700	\$6,700
GAS	\$150	\$150
ELECTRIC	\$600	\$600
RESERVES	\$1,000	\$1,000
MISC	\$2,500	\$2,500
<b>TOTAL ANNUAL EXPENSES:</b>	<b>\$31,461</b>	<b>\$33,100</b>
<b>EXP PER SQUARE FOOT</b>	<b>\$10.17</b>	<b>\$10.71</b>
<b>TOTAL ANNUAL RENTAL INCOME</b>	<b>\$67,200</b>	<b>\$100,800</b>



**RENT ROLL - DESCRIPTION**

ADDRESS	834 JACKSON ST
TYPE	SFH - COTTAGE
BED/BATH	2BED / 1BATH
CURRENT RENT	\$2,050
RENT PER SQUARE FOOT	\$2.31
AMENITIES	YARD/ PARKING/SHED

ADDRESS	1040 9TH AVE N
TYPE	SFH - COTTAGE
BED/BATH	3BED / 1BATH
CURRENT RENT	\$1,300
RENT PER SQUARE FOOT	\$0.96
AMENITIES	COURTYARD

ADDRESS	1040 1/2 9TH AVE N
TYPE	APARTMENT
BED/BATH	1BED / 1BATH
CURRENT RENT	\$1,050
RENT PER SQUARE FOOT	\$3.00
AMENITIES	GARAGE

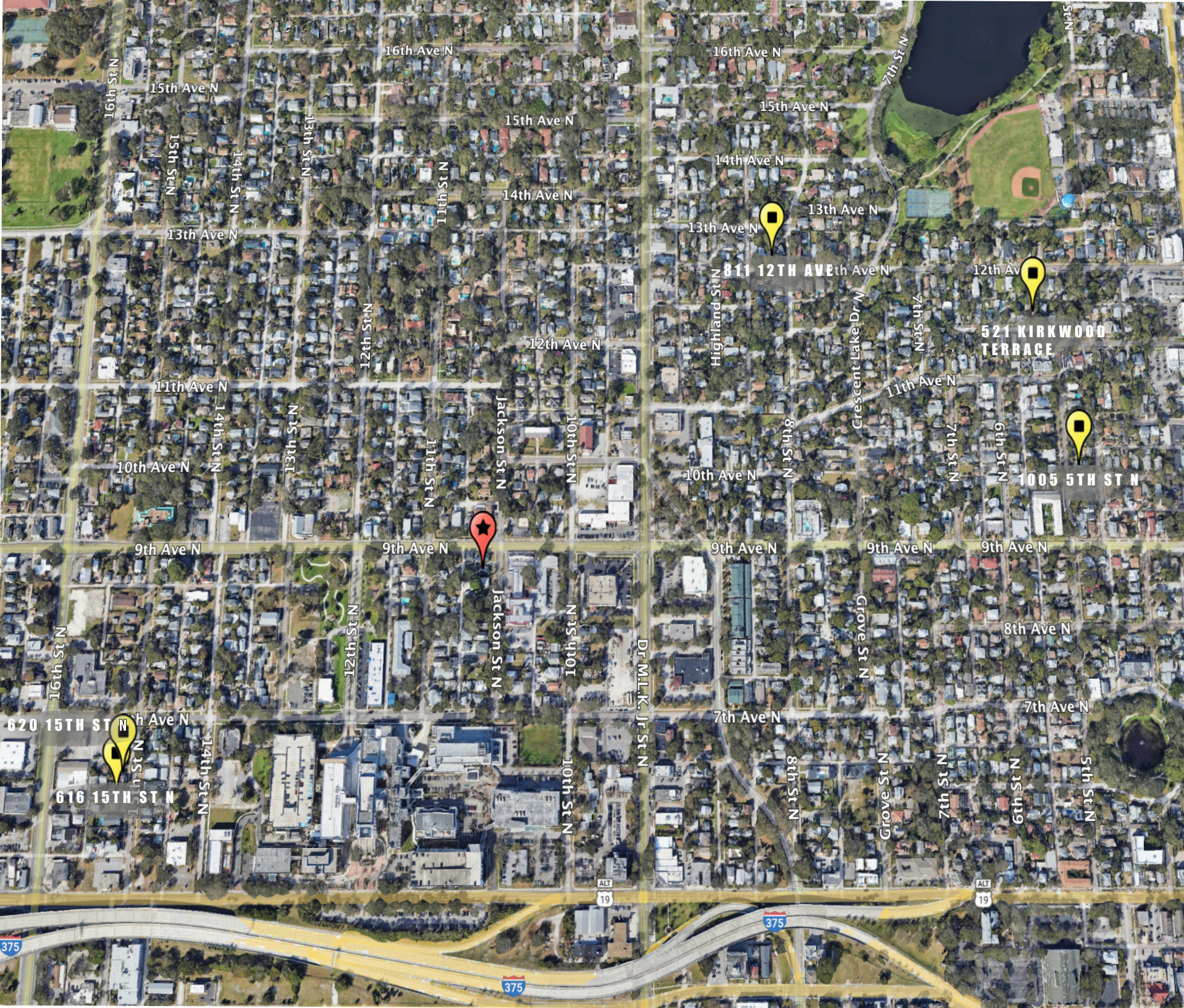
ADDRESS	1044 9TH AVE N
TYPE	APARTMENT
BED/BATH	1BED / 1BATH
CURRENT RENT	\$1,200
RENT PER SQUARE FOOT	\$2.37
AMENITIES	OFF STREET PARKING



THE HOMES ON JACKSON STREET  
ST. PETERSBURG, FL

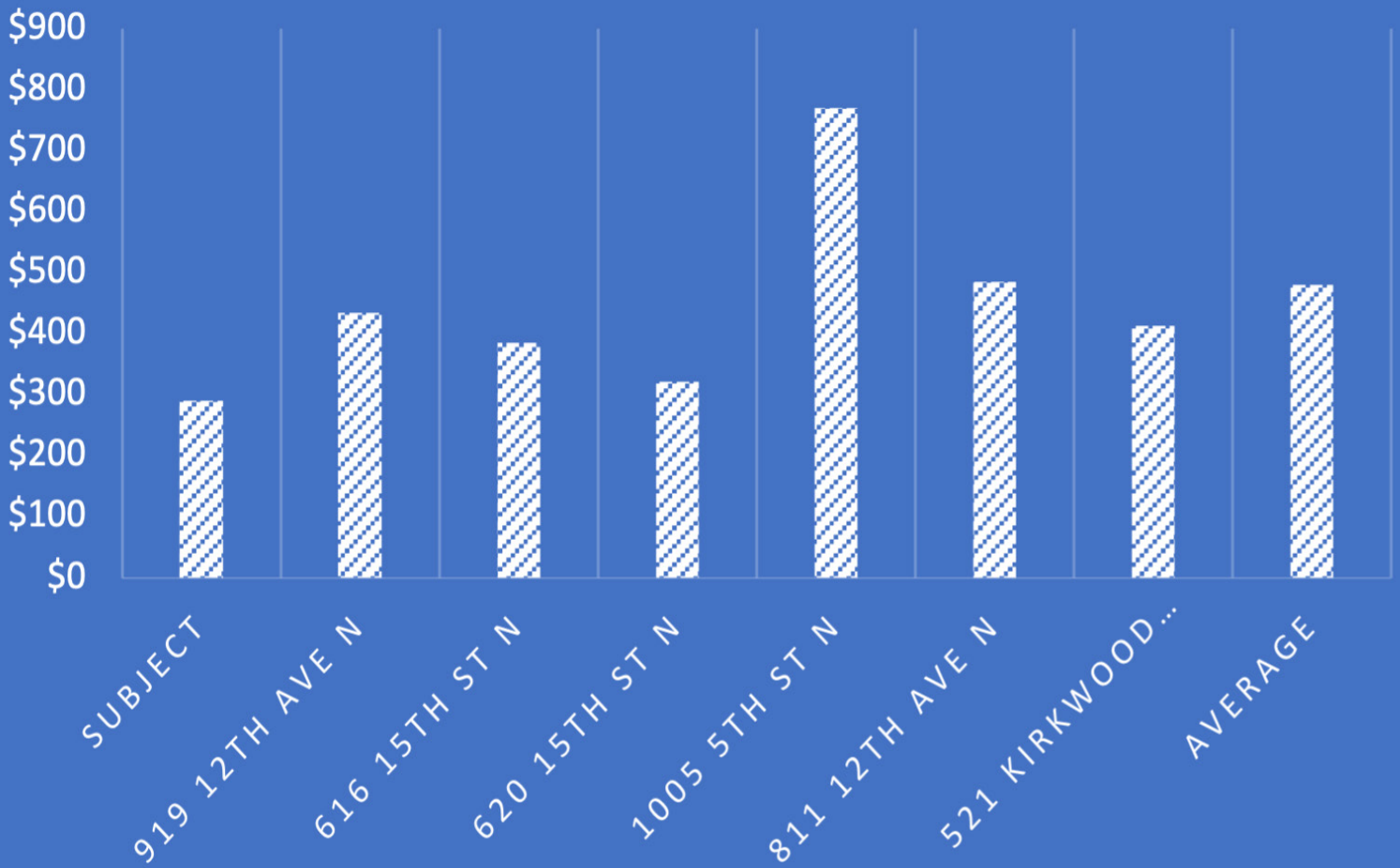








## PRICE PER SQUARE FOOT







919 12TH AVE N  
ST. PETERSBURG, FL

PRICE	\$505,000
LOT SIZE	3,032
PRICE PER SF	\$435
BED/BATH	3/2
YEAR BUILT	1925
SALE DATE	APRIL 2024

DESCRIPTION - SFH



616 15TH ST N  
ST. PETERSBURG, FL

PRICE	\$570,000
LOT SIZE	7,658
PRICE PER SF	\$386
BED/BATH	2/2
YEAR BUILT	1923
SALE DATE	MARCH 2024

DESCRIPTION - SFH



620 15TH ST N  
ST. PETERSBURG, FL

PRICE	\$630,000
LOT SIZE	7,658
PRICE PER SF	\$322
BED/BATH	TRIPLEX 2/1-2/1-1/1
YEAR BUILT	1926
SALE DATE	APRIL 2024

DESCRIPTION - TRIPLEX



1005 5TH ST N  
ST. PETERSBURG, FL

PRICE	\$555,000
LOT SIZE	5,144
PRICE PER SF	\$771
BED/BATH	2/1
YEAR BUILT	1925
SALE DATE	MARCH 2024

DESCRIPTION - SFH



811 12TH AVE N  
ST. PETERSBURG, FL

PRICE	\$462,500
LOT SIZE	5,767
PRICE PER SF	\$486
BED/BATH	2/1
YEAR BUILT	1920
SALE DATE	JUNE 2024

DESCRIPTION - SFH



521 KIRKWOOD TERRACE N  
ST. PETERSBURG, FL

PRICE	\$535,000
LOT SIZE	4,360
PRICE PER SF	\$413
BED/BATH	3/2
YEAR BUILT	1923
SALE DATE	APRIL 2024

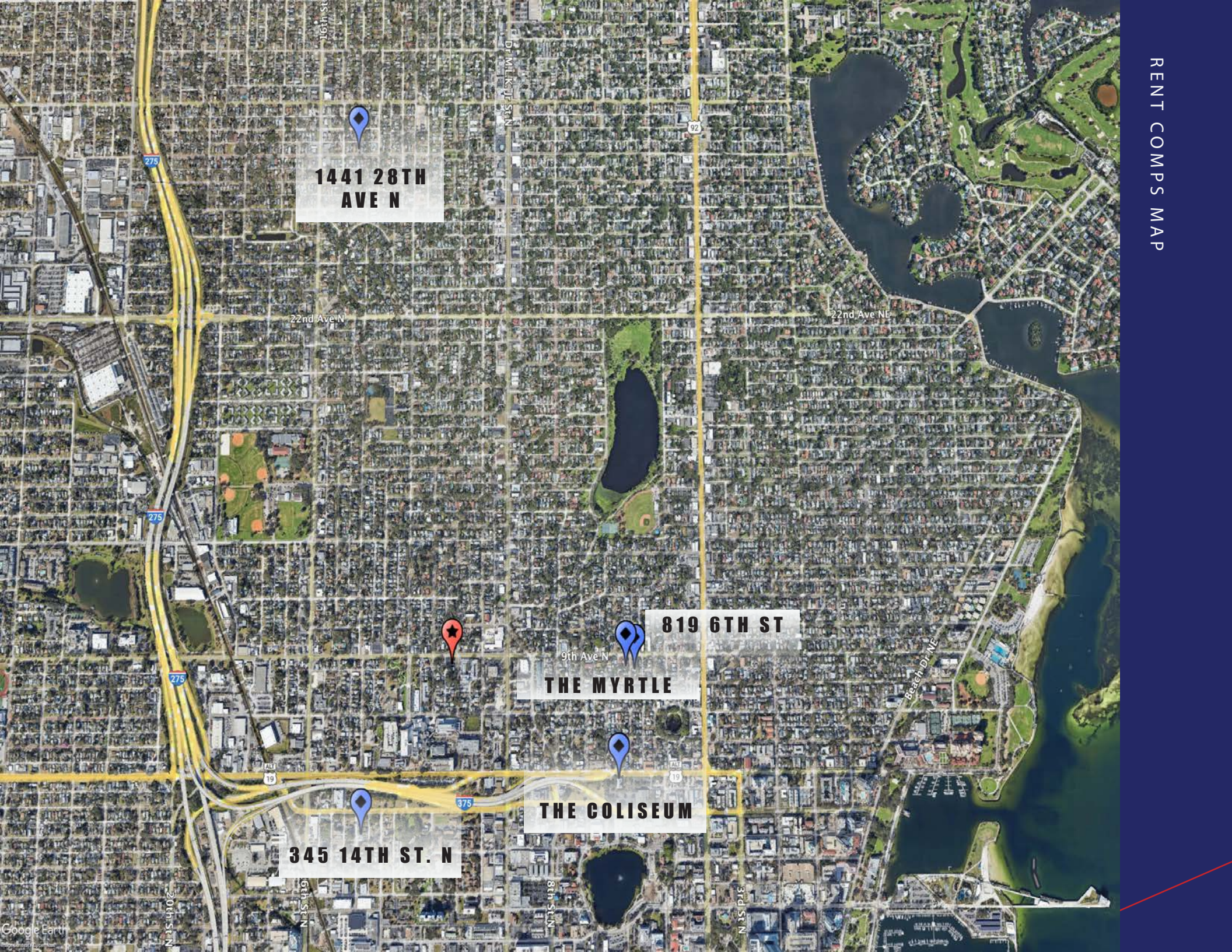
DESCRIPTION - SFH



# THE HOMES ON JACKSON STREET ST. PETERSBURG, FL







**1441 28TH  
AVE N**

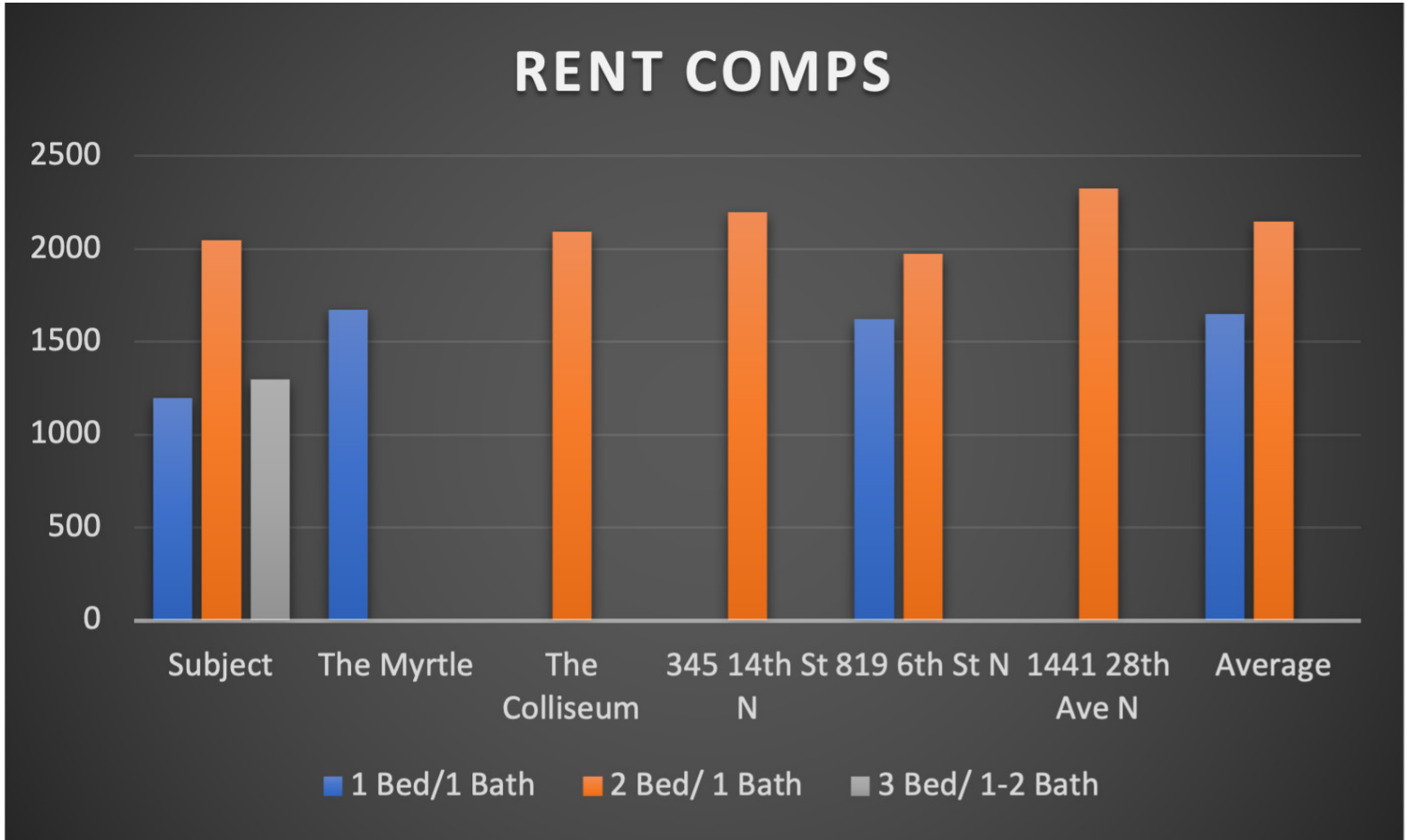
**819 6TH ST**

**THE MYRTLE**

**THE COLISEUM**

**345 14TH ST. N**









**SUBJECT PROPERTY**

UNIT MIX	RENTS
1BED /1BATH	\$1,050-\$1,200
2BED/1BATH	\$2,050
3BED/1BATH	\$1,300
TOTAL UNITS	4

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	



345 14TH ST. N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
2BED/1BATH	\$2,200
TOTAL UNITS	SFH
AMENITIES	PARKING/LAUNDRY

DESCRIPTION - WST PAID BY TENANT



819 6TH ST N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
STUDIO	\$1,160
1BED/1BATH	\$1,625
2BED/1BATH	\$1,975
AMENITIES	COURTYARD

DESCRIPTION - OFF STREET PARKING



1441 28TH AVE N  
ST. PETERSBURG, FL

UNIT MIX	RENTS
2BED/1BATH	\$2,325
TOTAL UNITS	SFH
AMENITIES	PRVIATE PATIO

DESCRIPTION - OFF STREET PARKING



THE HOMES ON JACKSON STREET  
ST. PETERSBURG, FL



# DEMOGRAPHICS

## Age

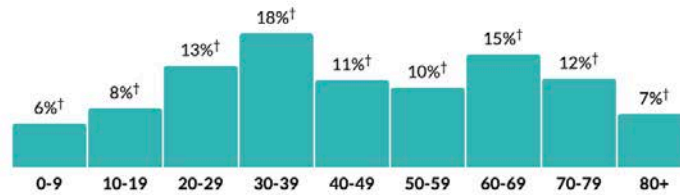
# 44.5

### Median age

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

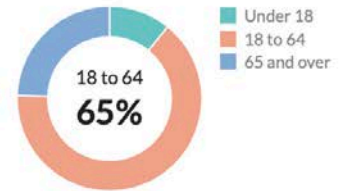
a little higher than the figure in Florida: 42.4

Population by age range



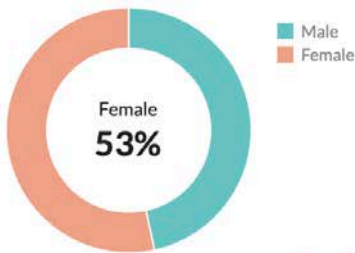
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Population by age category



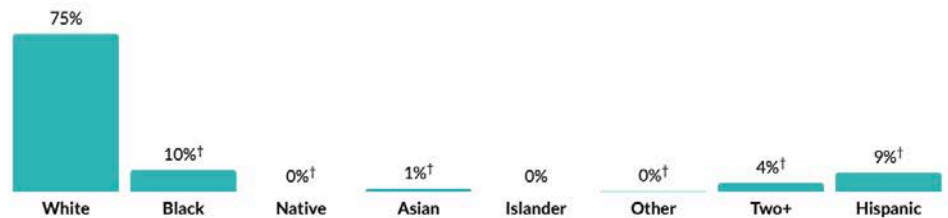
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## Sex



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## Race & Ethnicity



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

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## 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

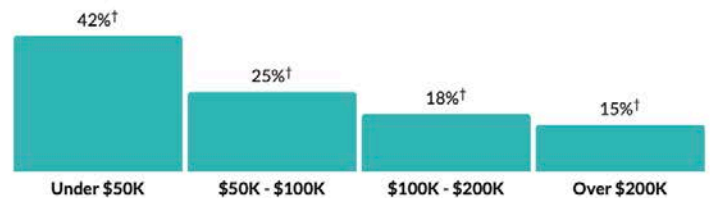
# \$65,058

### 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



Show data / Embed

## 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)



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Households

**9,613**

Number of households

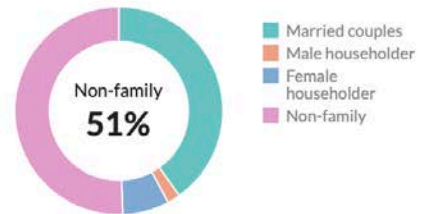
the Tampa-St. Petersburg-Clearwater, FL Metro Area: 1,281,240  
 Florida: 8,353,441

**1.7**

Persons per household

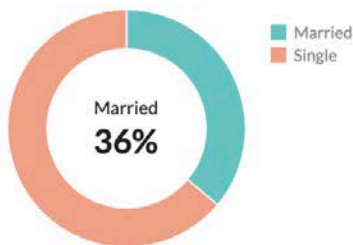
about two-thirds of the figure in the Tampa-St. Petersburg-Clearwater, FL Metro Area: 2.5  
 about two-thirds of the figure in Florida: 2.5

Population by household type



[Show data / Embed](#)

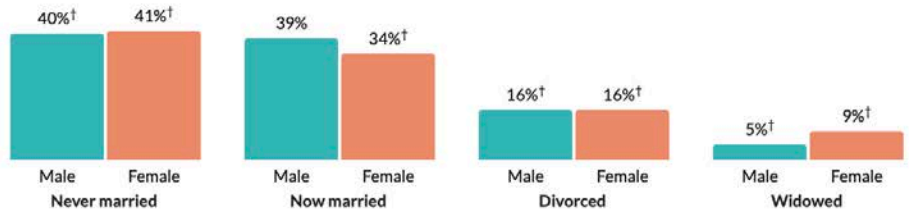
Marital status



\* Universe: Population 15 years and over

[Show data / Embed](#)

Marital status, by sex



[Show data / Embed](#)

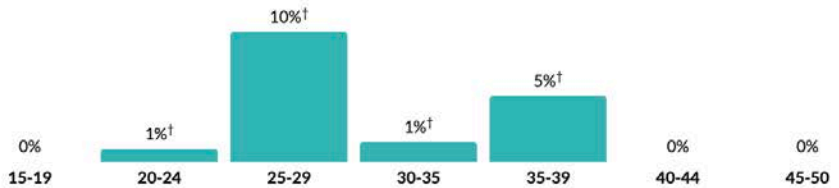
Fertility

**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



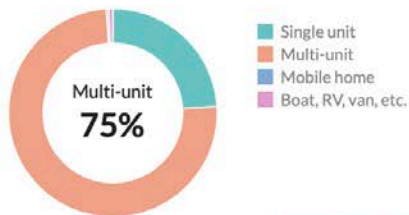
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### Ownership of occupied units



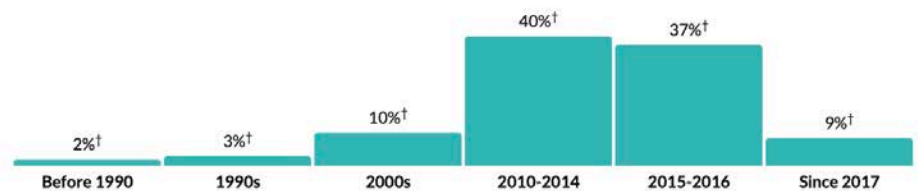
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## Types of structure



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## Year moved in, by percentage of population



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## Value

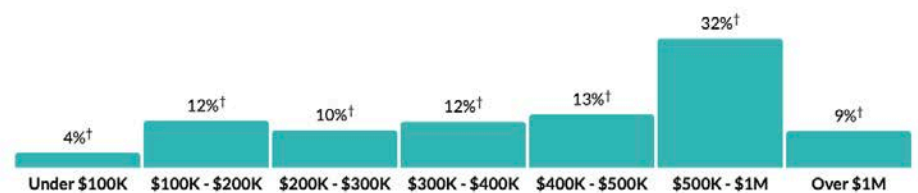
# \$499,900

### 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

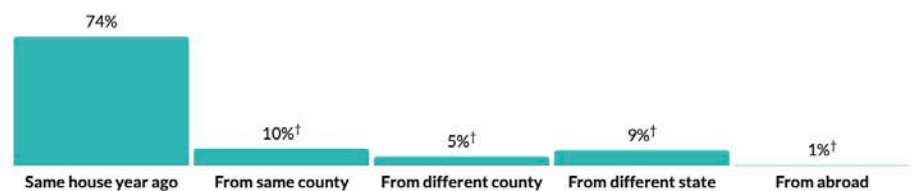
# 25.5%

### 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



Show data / Embed



**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%

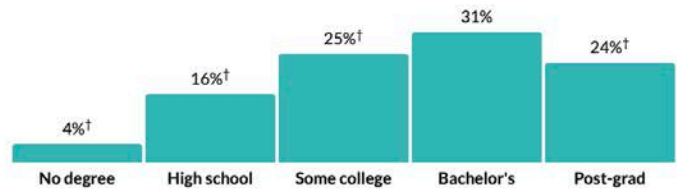
**54.2%**

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**

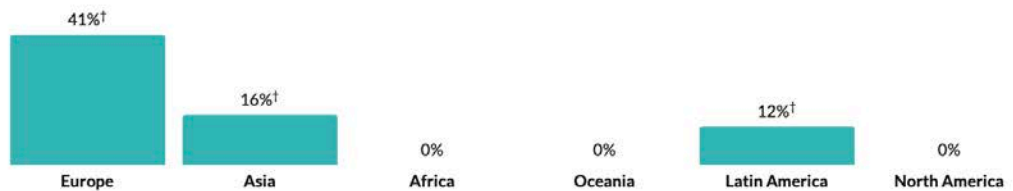
**9.5%**

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



[Show data / Embed](#)

**Veteran status**

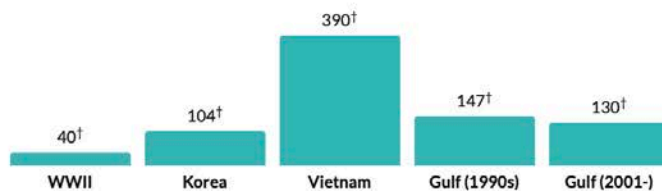
**7.5%**

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

[Show data / Embed](#)

**1,156** Total veterans

**1,070** Male

**86** Female



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