

**1450 Franklin Street
Clearwater, FL
Sale: \$249,000**



Lot Size is 11,000 square feet
Buildings total 2,680 square feet of rentable space
Block & frame construction, with many recent upgrades to interiors & exteriors
One building built 1945, other in the 1970's
Nice open corner lot near downtown Clearwater and short drive to beach
Excellent rental market, with little vacancy
Two buildings plus storage
2 Studios, Five 1Br/Ba units & One 2Br/1Ba apartment
Owner collects some rent on a weekly basis, but most tenants are fairly long term
Owner pays all utilities and cable
Could be easily converted to all monthly rentals
Coin laundry on site for extra income

SHOWN BY APPOINTMENT ONLY - STRICTLY CONFIDENTIAL

For additional information or to schedule an appointment to tour the property, please contact:

Pat Calhoon, Commercial Broker 727.542.0998

pcalhoon@smithandassociates.com

www.patcalhoon.com

1450 FRANKLIN ST RENT ROLL

<i>Unit Type</i>	<i>Unit</i>	<i>Weekly Rent</i>	<i>Monthly Rent</i>	<i>Monthly Totals</i>
1Bedroom	1	\$ 175		\$ 750
1 bedroom	2	\$ 175		\$ 750
1 bedroom	3		\$ 600	\$ 600
Large Efficiency	4	\$ 175		\$ 750
Small Efficiency	5	\$ 150		\$ 642
Large 1 bedroom	6		\$ 650	\$ 650
Large 1 bedroom	7		\$ 650	\$ 650
2 bedroom	8		\$ 850	\$ 850
Washer/Dryer				\$ 100

INCOME/EXPENSE PROFORMA

ANNUAL NUMBERS BASED ON ACTUAL 2011 INCOME & 2011 EXPENSES

\$ 62,850 RENTS

\$ 7,760 HOUSE ELECTRIC

6,218 WATER/SEWER/TRASH

4,000 INSURANCE

3,821 REAL ESTATE TAXES

3,400 REPAIRS & MAINTENANCE

1,330 CABLE TV

200 LICENSES

\$ 26,729 TOTAL EXPENSES

\$ 36,121 CASH FLOW

Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer



FLORIDA COAST SURVEYING, INC.

PROFESSIONAL SURVEYOR'S, & MAPPER'S

CERTIFICATE NO. LB-0006938

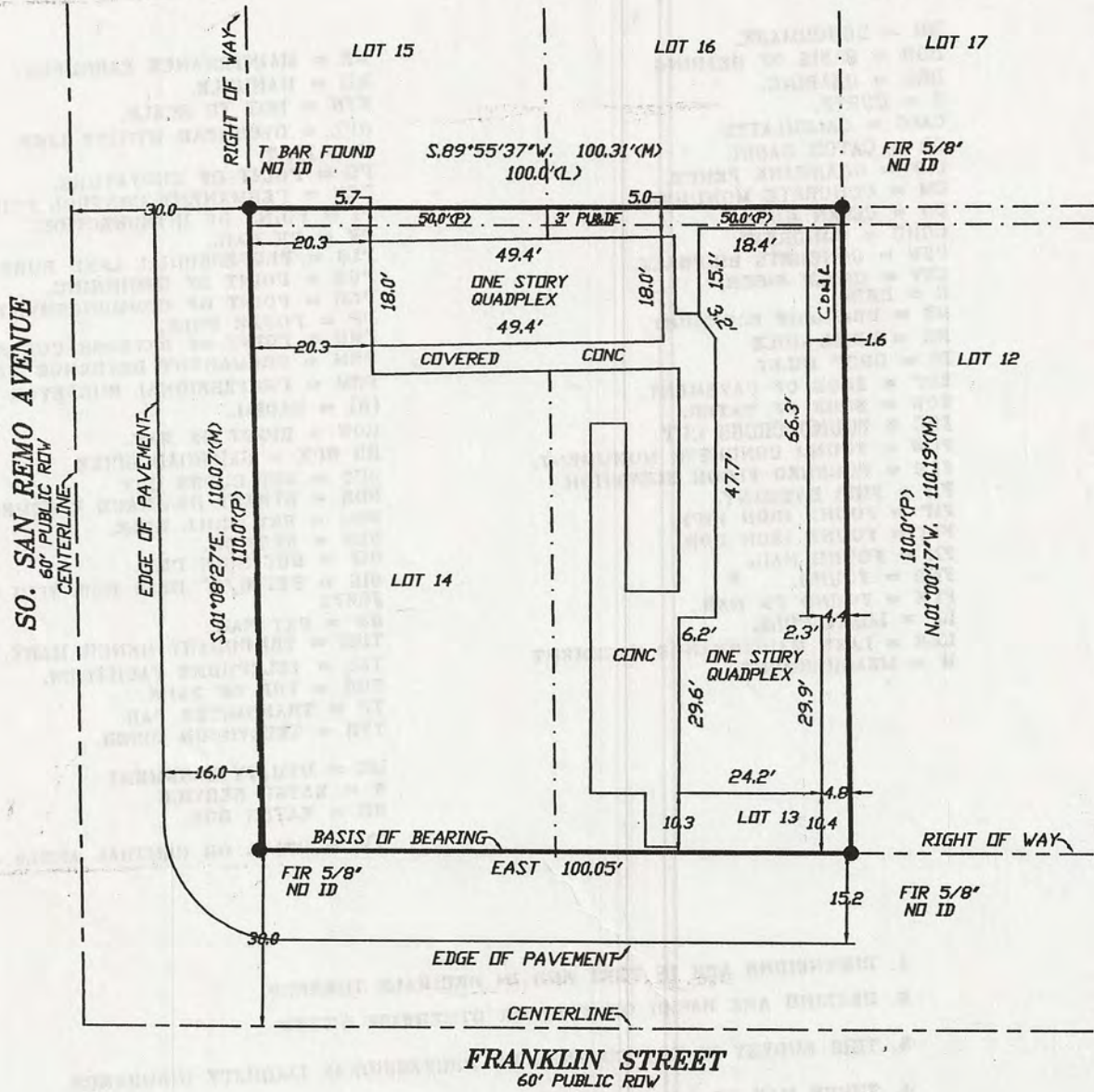
2411 22ND AVENUE WEST
BRADENTON, FLORIDA 34205
941-744-9295 FAX 941-748-6751

FLOOD ZONE : X
COMMUNITY PANEL 125096 0015 D
DATED : 9-18-92
(FLOOD ZONE : "B", "C", "D", & "X" ARE NOT
IN DESIGNATED FLOOD HAZARD ZONE AREA.)
SUBJECT TO VERIFICATION

SCALE 1" = 30'

NOTE: SUBJECT PROPERTY
IS ON CENTRAL WATER

STREET ADDRESS:
1450 FRANKLIN ST
CLEARWATER, FL.



BOUNDARY SURVEY

LEGAL DESCRIPTION :

LOTS 13 AND 14, BLOCK D, BOULEVARD HEIGHTS,
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7,
PAGE 54, PUBLIC RECORDS OF PINELLAS COUNTY,
FLORIDA.

CERTIFIED TO :

ROBERT A. HALL
DAVID STAIRS
STEWART TITLE OF CLEARWATER, INC.
STEWART TITLE GUARANTY CO.

CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS
THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL
LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY : Scott Crider
SCOTT CRIDER, PSM #5671

SURVEY DATE : 12-8-99

NOTE:
IN COMPLIANCE WITH FLORIDA STATUTES
61G17-6.0031 (5) (E) (IF LOCATION OF
EASEMENTS OR RIGHT-OF-WAY OF RECORD,
OTHER THAN THOSE ON RECORD PLAT, IS
REQUIRED, THIS INFORMATION MUST BE
FURNISHED TO THE SURVEYOR AND MAPPER.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"

PLEASE REFER TO REVERSE SIDE FOR GENERAL NOTES & ABBREVIATIONS

REVISIONS
12-13-99
EASEMENT

PROJECT NO:
99 P111634