

# 12 UNIT APARTMENT BUILDING

For Sale \$949,000

## 1632 JEFFERSON AVE., LARGO



Excellent opportunity to purchase a 12 unit apartment building in a popular rental area close to shopping, dining and bus services

Comprised of two 2br/2ba, two 2br/1ba & eight 1br/1ba units, this two story block building was constructed in 1973 and is in very nice condition, with many recent upgrades

Lot size is about 85' x 135' and the total rentable square footage is 8,751 square feet

All units feature central heating and air, and are separately metered for electric and submetered for water/sewer/garbage

The location backs up to a cemetery, with an elementary school around the corner, and just blocks away from new Missouri Ave. stores such as Publix, Ross, TJ Maxx, Wawa, etc

The Sellers also own an adjacent fourplex which is available; separately listed for \$ 329,000

Detailed rent roll and income/expense information is attached

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

Pat Calhoun, Commercial Broker 727.542.0998 | pcalhoun@smithandassociates.com | www.patcalhoun.com

1.855.580.3758 [www.smithandassociates.com](http://www.smithandassociates.com)

LEADING REAL ESTATE  
COMPANIES OF THE WORLD™

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**

## 1632 JEFFERSON AVE APARTMENTS

<i>UNIT</i>	<i>UNIT TYPE</i>	<i>MONTHLY RENT</i>	<i>SECURITY DEPOSIT</i>	<i>EXPIRATION DATE</i>
101	2 br/1ba	\$ 770	700	05/31/17
102	1br/1ba	\$ 725	675	04/30/18
103	1br/1ba	\$ 750	700	06/30/18
104	1br/1ba	\$ 700	650	07/31/18
105	1br/1ba	\$ 700	1300	11/30/18
106	2br/2ba	\$ 850	800	10/31/18
201	2br/1ba	\$ 800	750	07/31/18
202	1br/1ba	\$ 750	1400	10/15/18
203	1br/1ba	\$ 735	685	03/15/18
204	1br/1ba	\$ 650	600	02/28/18
205	1br./1ba	\$ 700	650	07/15/18
206	2br/2ba	\$ 800	1000	04/30/17

### PROJECTED INCOME/EXPENSE INFORMATION

INCOME	107,160
REAL ESTATE TAXES	7,312
INSURANCE	12,364
HOUSE ELECTRIC	800
HOUSE WATER/SEWER	1200
REPAIRS & MAINTENANCE (4%)	4,286
VACANCY FACTOR (5%)	5,358
LANDSCAPING	2,743
PEST CONTROL	800
<b>TOTAL EXPENSES</b>	<b>34,863</b>
<b>PROJECTED CASH FLOW</b>	<b>72,477</b>

The above proforma reflects an owner managed scenario using the current rent roll and expenses – while there are sub meters for the water/sewer charges, the seller does experience some expense from the coin laundry and some from non-payment of final bill as tenants move out

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