



OFFERING MEMORANDUM

4590 76th ave N  
pinellas park , FL 33781

# 4590 76th Ave N 9 units

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*Exclusively Marketed by:*

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# 4590 76TH AVE N 9 UNITS

**Executive Summary**

Investment Summary

Unit Mix Summary

01

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## OFFERING SUMMARY

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ADDRESS 4590 76th ave N  
pinellas park FL 33781

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## FINANCIAL SUMMARY

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OFFERING PRICE	\$2,268,000
OCCUPANCY	100.00 %
NOI (CURRENT)	\$158,580
NOI (Pro Forma)	\$158,580
CAP RATE (CURRENT)	6.99 %
CAP RATE (Pro Forma)	6.99 %
GRM (CURRENT)	11.67
GRM (Pro Forma)	11.67

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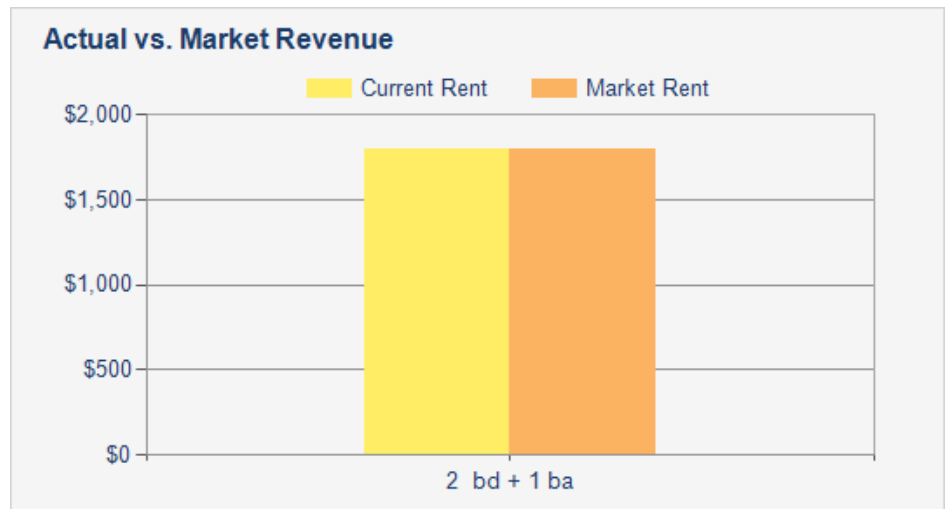
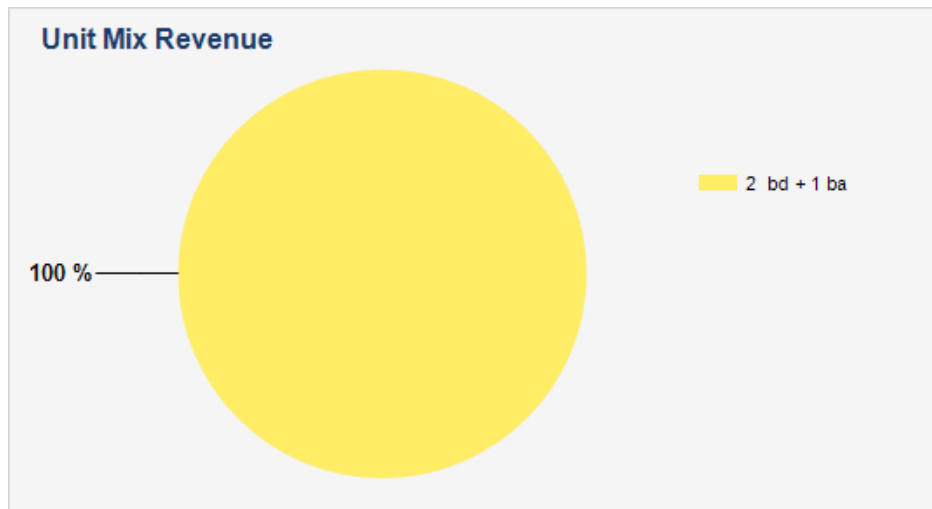
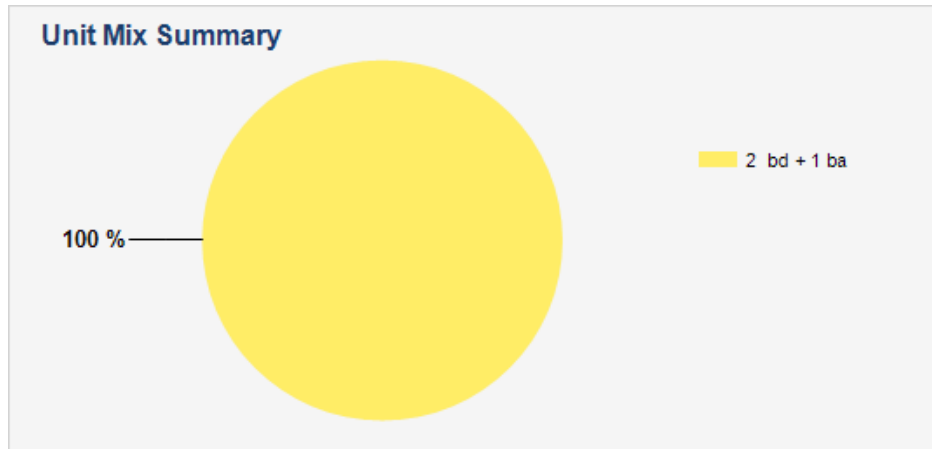
## DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
2022 Population	14,195	112,144	281,119
2022 Median HH Income	\$52,718	\$56,867	\$62,755
2022 Average HH Income	\$68,117	\$76,917	\$86,346

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Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	9	750	\$1,800	\$2.40	\$16,200	\$1,800	\$2.40	\$16,200
<b>Totals/Averages</b>	<b>9</b>	<b>750</b>	<b>\$1,800</b>	<b>\$2.40</b>	<b>\$16,200</b>	<b>\$1,800</b>	<b>\$2.40</b>	<b>\$16,200</b>



# 4590 76TH AVE N 9 UNITS

Property Description

Property Images

02







# 4590 76TH AVE N 9 UNITS

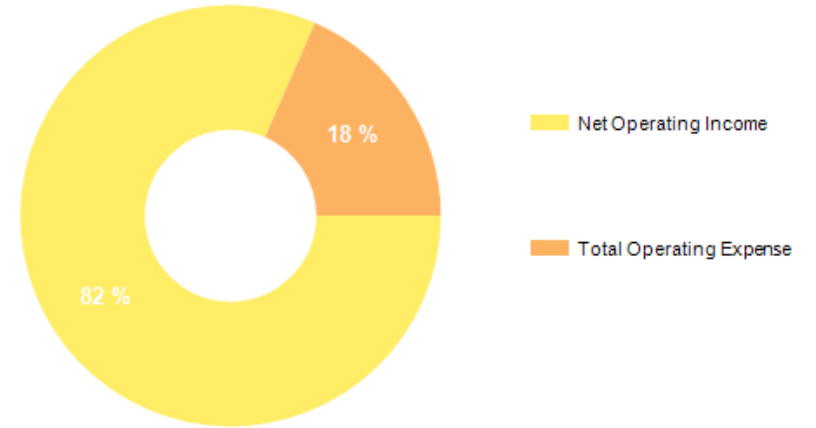
## Financial Analysis

Income & Expense Analysis

03

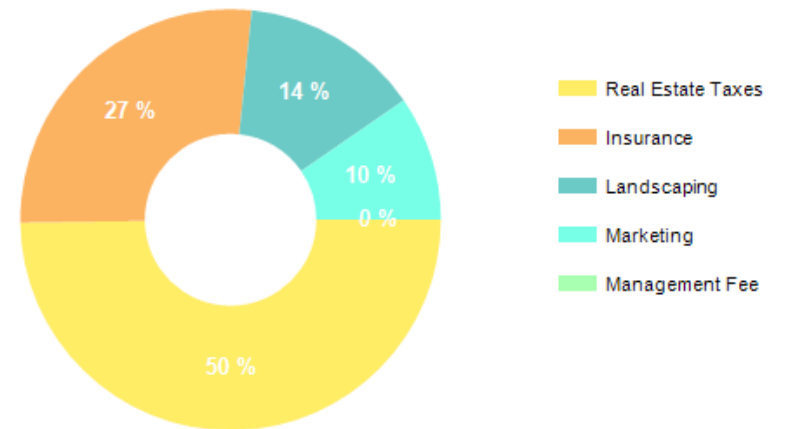
REVENUE ALLOCATION  
CURRENT

INCOME	CURRENT	PRO FORMA		
Gross Potential Rent	\$194,400	\$194,400		
<b>Effective Gross Income</b>	<b>\$194,400</b>	<b>\$194,400</b>		
Less Expenses	\$35,820	18.42 %	\$35,820	18.42 %
<b>Net Operating Income</b>	<b>\$158,580</b>	<b>\$158,580</b>		



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$13,000	\$13,000
Insurance	\$7,000	\$7,000
Management Fee	\$9,720	\$9,720
Marketing	\$2,500	\$2,500
Landscaping	\$3,600	\$3,600
<b>Total Operating Expense</b>	<b>\$35,820</b>	<b>\$35,820</b>
% of EGI	18.42 %	18.42 %

DISTRIBUTION OF EXPENSES  
CURRENT



# 4590 76TH AVE N 9 UNITS

## Demographics

Demographics

Demographic Charts

04

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	12,576	102,637	264,241
2010 Population	12,807	105,608	266,510
2022 Population	14,195	112,144	281,119
2027 Population	14,041	111,620	279,658
2022 African American	1,192	8,512	22,367
2022 American Indian	59	430	1,050
2022 Asian	1,404	9,835	18,316
2022 Hispanic	2,239	15,732	35,448
2022 Other Race	851	5,244	11,218
2022 White	9,112	75,540	198,574
2022 Multiracial	1,560	12,463	29,334
2022-2027: Population: Growth Rate	-1.10 %	-0.45 %	-0.50 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	791	4,730	10,709
\$15,000-\$24,999	592	4,015	8,912
\$25,000-\$34,999	548	4,654	10,904
\$35,000-\$49,999	975	7,395	17,927
\$50,000-\$74,999	1,164	9,629	25,196
\$75,000-\$99,999	1,048	7,387	20,217
\$100,000-\$149,999	813	7,084	20,378
\$150,000-\$199,999	116	2,028	6,474
\$200,000 or greater	130	1,685	6,783
Median HH Income	\$52,718	\$56,867	\$62,755
Average HH Income	\$68,117	\$76,917	\$86,346

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	6,009	49,552	130,959
2010 Total Households	5,331	44,927	117,295
2022 Total Households	6,177	48,608	127,500
2027 Total Households	6,132	48,506	127,124
2022 Average Household Size	2.26	2.28	2.15
2000 Owner Occupied Housing	3,457	33,440	82,418
2000 Renter Occupied Housing	1,904	11,010	34,704
2022 Owner Occupied Housing	3,537	33,765	84,197
2022 Renter Occupied Housing	2,640	14,843	43,303
2022 Vacant Housing	642	4,524	13,173
2022 Total Housing	6,819	53,132	140,673
2027 Owner Occupied Housing	3,555	33,989	84,751
2027 Renter Occupied Housing	2,577	14,517	42,373
2027 Vacant Housing	629	4,702	13,291
2027 Total Housing	6,761	53,208	140,415
2022-2027: Households: Growth Rate	-0.75 %	-0.20 %	-0.30 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	850	6,701	17,933
2022 Population Age 35-39	920	6,705	17,837
2022 Population Age 40-44	828	6,395	17,078
2022 Population Age 45-49	797	6,590	17,061
2022 Population Age 50-54	915	7,437	18,665
2022 Population Age 55-59	1,026	8,520	20,930
2022 Population Age 60-64	997	8,512	21,027
2022 Population Age 65-69	953	7,788	19,059
2022 Population Age 70-74	859	7,029	16,689
2022 Population Age 75-79	630	5,233	12,051
2022 Population Age 80-84	428	3,409	7,900
2022 Population Age 85+	459	3,553	8,726
2022 Population Age 18+	11,716	92,894	234,553
2022 Median Age	45	47	46

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,470	\$62,938	\$66,868
Average Household Income 25-34	\$69,726	\$78,863	\$84,652
Median Household Income 35-44	\$68,484	\$76,108	\$79,916
Average Household Income 35-44	\$84,529	\$93,923	\$102,501
Median Household Income 45-54	\$63,991	\$72,857	\$79,032
Average Household Income 45-54	\$80,268	\$92,387	\$103,544
Median Household Income 55-64	\$56,787	\$62,829	\$69,908
Average Household Income 55-64	\$68,490	\$81,673	\$93,881
Median Household Income 65-74	\$43,838	\$47,791	\$53,149
Average Household Income 65-74	\$60,977	\$67,290	\$76,547
Average Household Income 75+	\$51,990	\$55,768	\$61,724

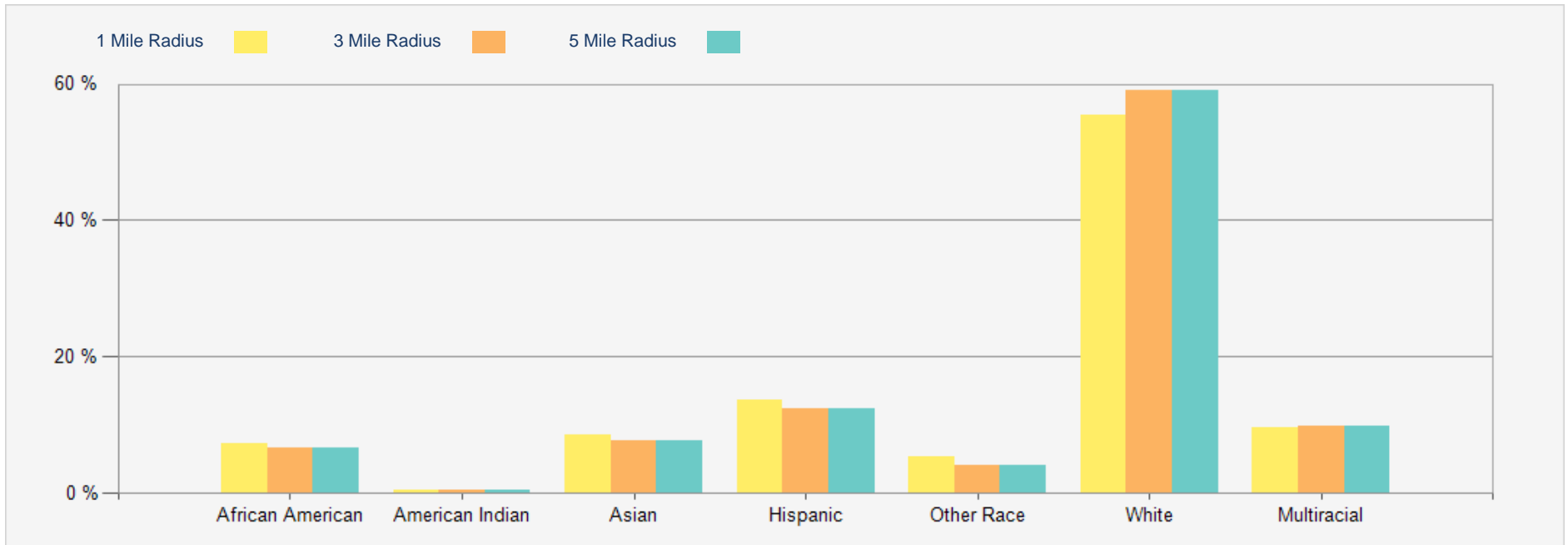
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	928	7,246	18,341
2027 Population Age 35-39	817	6,654	17,289
2027 Population Age 40-44	857	6,507	16,984
2027 Population Age 45-49	822	6,429	16,858
2027 Population Age 50-54	782	6,435	16,503
2027 Population Age 55-59	898	7,356	18,284
2027 Population Age 60-64	999	8,364	20,235
2027 Population Age 65-69	1,024	8,363	20,151
2027 Population Age 70-74	885	7,231	17,722
2027 Population Age 75-79	755	6,241	14,591
2027 Population Age 80-84	521	4,266	9,817
2027 Population Age 85+	472	3,698	8,970
2027 Population Age 18+	11,614	92,472	233,789
2027 Median Age	46	47	46

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,224	\$74,911	\$78,191
Average Household Income 25-34	\$82,494	\$93,290	\$100,054
Median Household Income 35-44	\$79,413	\$86,193	\$90,465
Average Household Income 35-44	\$104,197	\$110,898	\$119,534
Median Household Income 45-54	\$76,954	\$83,803	\$90,235
Average Household Income 45-54	\$99,360	\$110,036	\$120,992
Median Household Income 55-64	\$68,200	\$75,862	\$82,721
Average Household Income 55-64	\$84,402	\$98,400	\$112,133
Median Household Income 65-74	\$52,447	\$56,242	\$64,901
Average Household Income 65-74	\$76,592	\$82,712	\$94,042
Average Household Income 75+	\$64,849	\$70,845	\$79,295

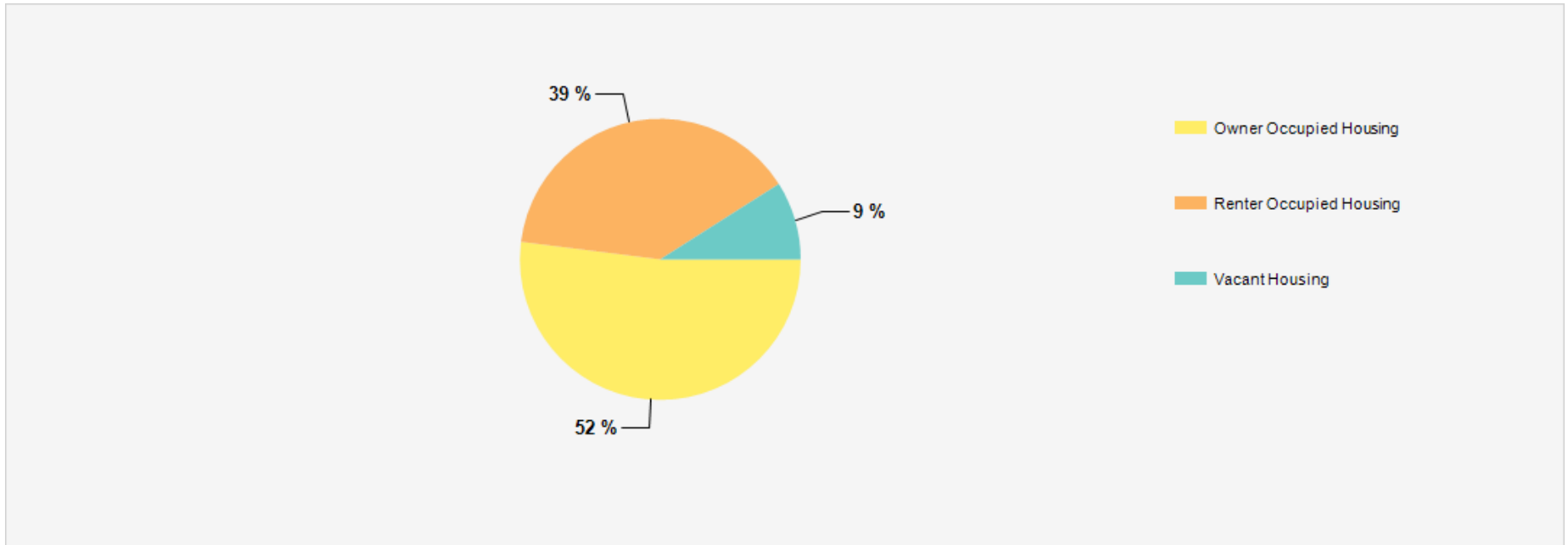
## 2022 Household Income



## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median

