

St. Pete 50 units

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ST. PETE 50 UNITS

Executive Summary

Investment Summary

Unit Mix Summary

01

OFFERING SUMMARY

ADDRESS	1735 1st ave N st petersburg FL 33705
COUNTY	pinellas

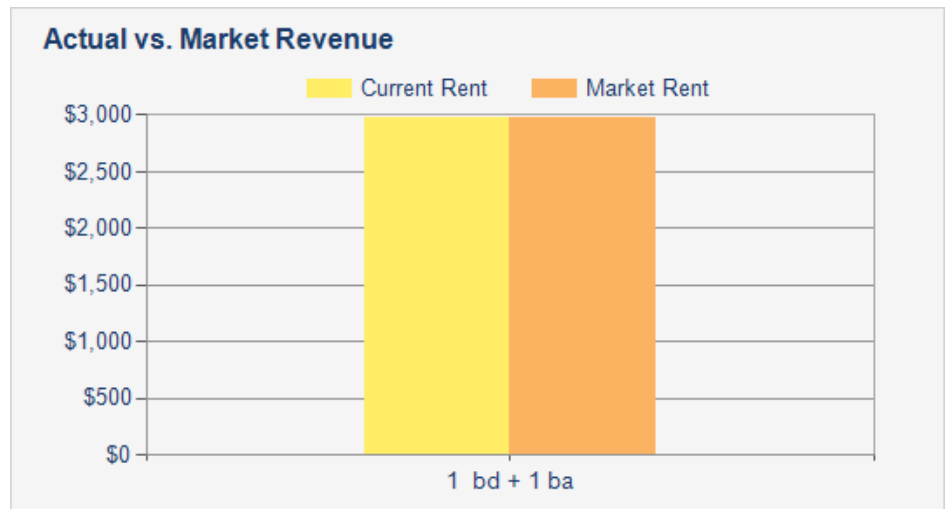
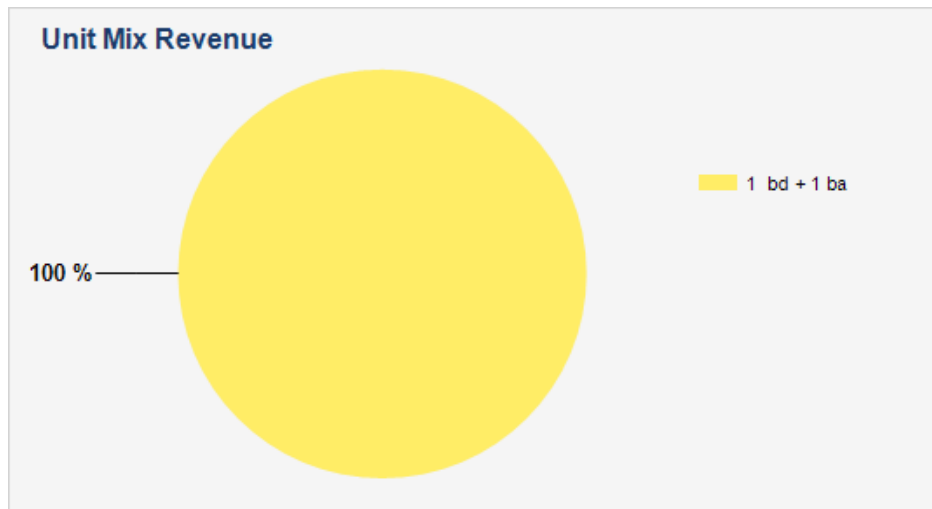
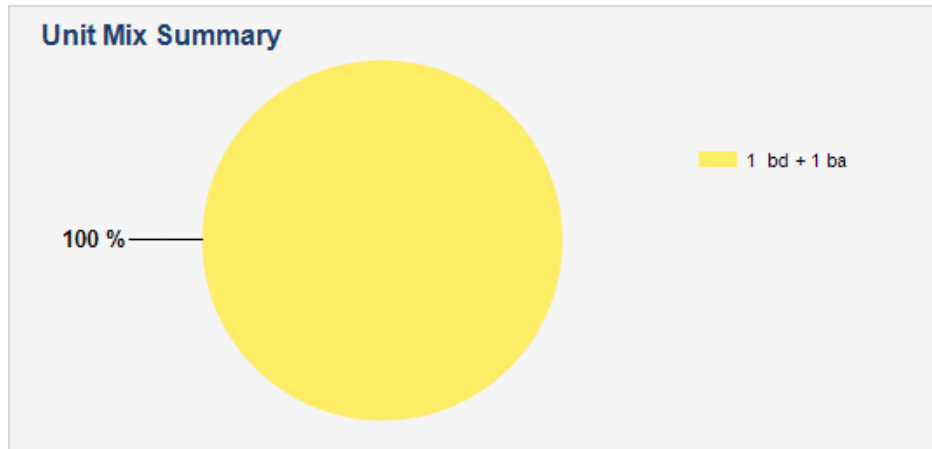
FINANCIAL SUMMARY

OFFERING PRICE	\$13,000,000
OCCUPANCY	100.00 %
NOI (CURRENT)	\$1,785,000
NOI (Pro Forma)	\$1,319,750
CAP RATE (CURRENT)	13.73 %
CAP RATE (Pro Forma)	10.15 %
GRM (CURRENT)	7.28
GRM (Pro Forma)	7.28

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	15,333	118,100	262,387
2021 Median HH Income	\$38,168	\$51,584	\$55,934
2021 Average HH Income	\$58,796	\$75,212	\$79,642

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	50	742	\$2,975	\$4.01	\$148,750	\$2,975	\$4.01	\$148,750
Totals/Averages	50	742	\$2,975	\$4.01	\$148,750	\$2,975	\$4.01	\$148,750



ST. PETE 50 UNITS

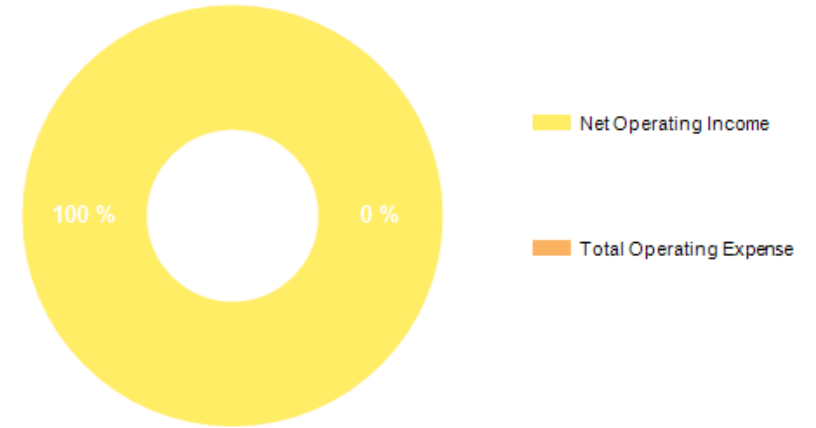
Financial Analysis

Income & Expense Analysis

02

REVENUE ALLOCATION
CURRENT

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$1,785,000	\$1,785,000
Effective Gross Income	\$1,785,000	\$1,785,000
Less Expenses		\$465,250 26.06 %
Net Operating Income	\$1,785,000	\$1,319,750



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes		\$170,000
Insurance		\$80,000
Management Fee		\$89,250
Marketing		\$5,000
Repairs & Maintenance		\$50,000
Water / Sewer		\$20,000
Landscaping		\$16,000
Administration		\$15,000
Other Expenses		\$20,000
Total Operating Expense		\$465,250
% of EGI		26.06 %

DISTRIBUTION OF EXPENSES
CURRENT

ST. PETE 50 UNITS

Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,403	110,702	252,993
2010 Population	11,943	106,627	245,692
2021 Population	15,333	118,100	262,387
2026 Population	17,170	123,843	272,449
2021 African American	6,307	42,922	65,790
2021 American Indian	60	393	882
2021 Asian	308	4,429	10,894
2021 Hispanic	1,253	9,633	23,700
2021 Other Race	283	1,876	5,182
2021 White	7,784	64,521	171,040
2021 Multiracial	590	3,890	8,424
2021-2026: Population: Growth Rate	11.45 %	4.75 %	3.80 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,660	7,573	13,638
\$15,000-\$24,999	982	5,614	11,126
\$25,000-\$34,999	678	5,436	11,365
\$35,000-\$49,999	866	6,442	14,980
\$50,000-\$74,999	947	8,508	20,214
\$75,000-\$99,999	814	6,406	15,696
\$100,000-\$149,999	724	6,538	15,502
\$150,000-\$199,999	201	2,252	5,491
\$200,000 or greater	231	2,915	6,966
Median HH Income	\$38,168	\$51,584	\$55,934
Average HH Income	\$58,796	\$75,212	\$79,642

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,222	55,651	126,136
2010 Total Households	5,366	46,475	107,964
2021 Total Households	7,102	51,684	114,978
2026 Total Households	8,031	54,348	119,453
2021 Average Household Size	2.00	2.22	2.23
2000 Owner Occupied Housing	2,033	28,104	73,335
2000 Renter Occupied Housing	4,001	19,655	37,891
2021 Owner Occupied Housing	2,229	28,477	72,151
2021 Renter Occupied Housing	4,873	23,207	42,826
2021 Vacant Housing	2,234	10,266	19,757
2021 Total Housing	9,336	61,950	134,735
2026 Owner Occupied Housing	2,384	29,777	75,002
2026 Renter Occupied Housing	5,647	24,571	44,451
2026 Vacant Housing	2,189	10,048	19,363
2026 Total Housing	10,220	64,396	138,816
2021-2026: Households: Growth Rate	12.45 %	5.05 %	3.85 %

Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,081	7,507	15,683
2021 Population Age 35-39	1,057	7,470	15,378
2021 Population Age 40-44	981	7,270	15,105
2021 Population Age 45-49	1,002	7,601	16,047
2021 Population Age 50-54	1,059	8,073	17,869
2021 Population Age 55-59	1,145	8,826	20,262
2021 Population Age 60-64	1,165	8,964	20,686
2021 Population Age 65-69	932	7,572	17,678
2021 Population Age 70-74	755	5,932	14,910
2021 Population Age 75-79	502	3,846	10,129
2021 Population Age 80-84	318	2,316	6,849
2021 Population Age 85+	313	2,490	7,838
2021 Population Age 18+	12,653	95,771	216,333
2021 Median Age	43	43	45

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,034	\$56,326	\$59,746
Average Household Income 25-34	\$64,207	\$72,660	\$74,792
Median Household Income 35-44	\$53,675	\$63,792	\$69,946
Average Household Income 35-44	\$74,637	\$86,462	\$90,876
Median Household Income 45-54	\$54,636	\$65,080	\$71,211
Average Household Income 45-54	\$71,483	\$90,851	\$95,952
Median Household Income 55-64	\$40,224	\$54,445	\$60,670
Average Household Income 55-64	\$62,315	\$80,847	\$87,524
Median Household Income 65-74	\$25,773	\$43,465	\$49,656
Average Household Income 65-74	\$47,651	\$68,217	\$73,374
Average Household Income 75+	\$36,076	\$50,715	\$58,042

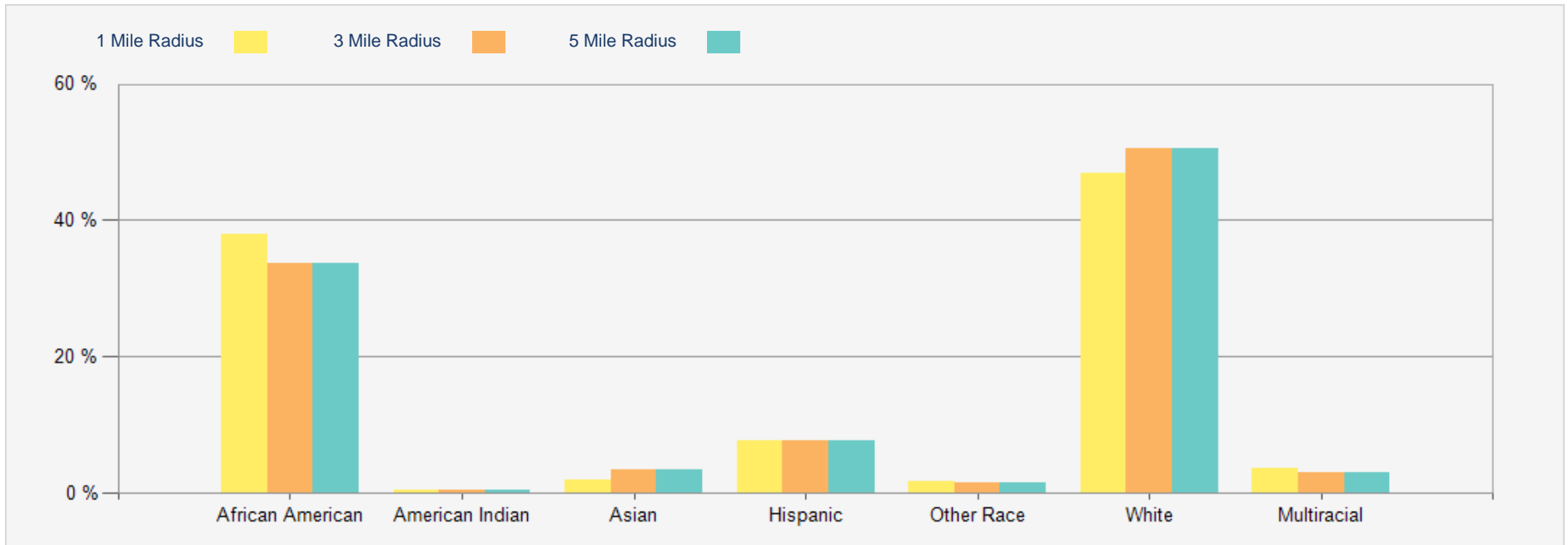
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,193	8,406	17,385
2026 Population Age 35-39	1,139	7,580	15,979
2026 Population Age 40-44	1,090	7,607	15,807
2026 Population Age 45-49	1,083	7,691	16,080
2026 Population Age 50-54	1,079	7,725	16,459
2026 Population Age 55-59	1,123	8,251	18,319
2026 Population Age 60-64	1,241	8,928	20,493
2026 Population Age 65-69	1,194	8,609	20,168
2026 Population Age 70-74	950	6,848	16,463
2026 Population Age 75-79	721	5,222	13,546
2026 Population Age 80-84	452	3,129	8,645
2026 Population Age 85+	368	2,647	8,291
2026 Population Age 18+	14,185	100,717	225,004
2026 Median Age	43	43	46

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,230	\$63,548	\$67,429
Average Household Income 25-34	\$70,737	\$83,210	\$84,910
Median Household Income 35-44	\$62,852	\$74,230	\$78,419
Average Household Income 35-44	\$84,565	\$97,948	\$102,394
Median Household Income 45-54	\$62,474	\$75,583	\$79,417
Average Household Income 45-54	\$83,342	\$103,613	\$108,304
Median Household Income 55-64	\$48,896	\$62,439	\$70,244
Average Household Income 55-64	\$73,097	\$92,683	\$100,014
Median Household Income 65-74	\$33,028	\$49,758	\$56,012
Average Household Income 65-74	\$55,397	\$78,298	\$84,640
Average Household Income 75+	\$39,921	\$59,428	\$68,247

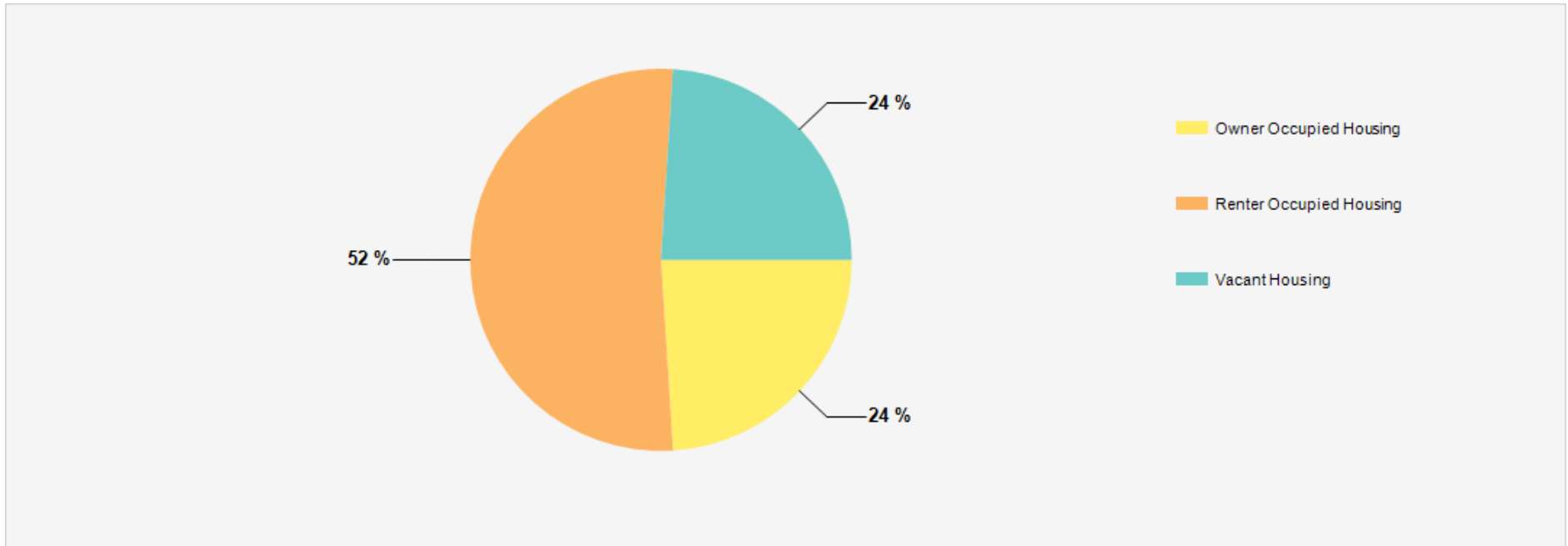
2021 Household Income



2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median

