



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

Steven@TampaCommercialRealEstate.com

Steven Silverman Broker

813.785.3665 Phone



Investment—Multi-Family Building For Sale

1259 York Ave Dunedin Fl 34698. Pinellas County

Price: \$350,000.00 (Price/SF = \$86.67, Price/Unit = \$58,333)
Gross Leasable Area: 4,038 SF **Lot size: 12,500 SF**
Year Built: 1973 **Units: 6** **Parking Spaces: 12**
NOI: \$27,200 **Cap rate: 7.8%**

Property Type: Apartment



- In excellent condition. . Roof replaced in 2003. Shingles and new cap on mansard in 2013.
- Includes 5 storage sheds which tenants rent.
- Fully occupied except for one apartment which is used to show
- In a nice tree lined residential neighborhood surrounded by upscale single family homes
- An easy investment to manage

PROFORMA		
Income		
Rent/Unit		\$625
Vacancy 5%		-\$2,250
Rent		\$45,000
Storage		\$1,200
Rent Storage		
Wash/Dryer		
Total Income		\$43,950
Expense		
Maintenance		\$3,000
Management		\$3,150
Trash		\$1,400
Water		
Insurance		\$1,400
reserves		\$3,000
Taxes		\$4,800
Total Expense		\$16,750
NOI		\$27,200
Cap Rate		7.8%

Confidential—Tenants are unaware—please contact us for more detailed information and to view the property

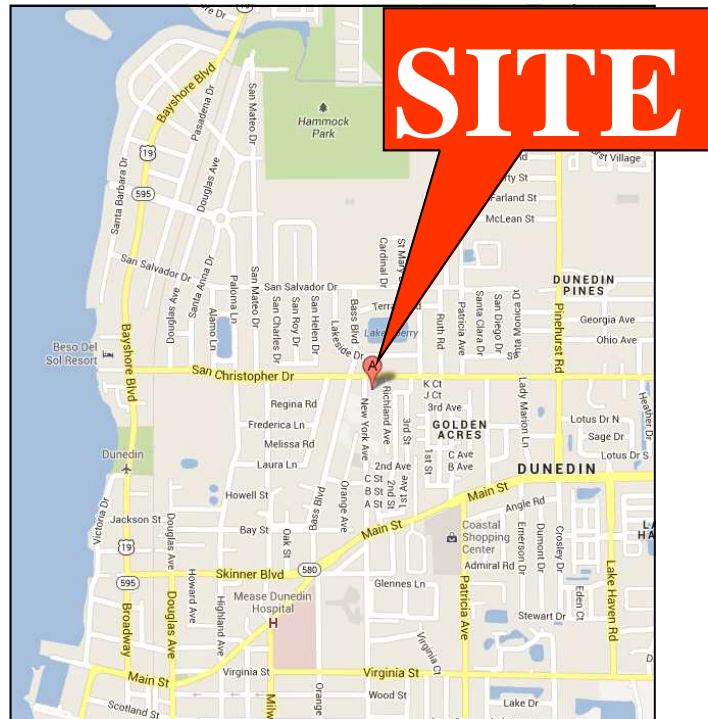


Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL
Real Estate**

Information herein has been obtained from sources deemed reliable. We cannot guarantee

Infor-



Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL
Real Estate**

Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.