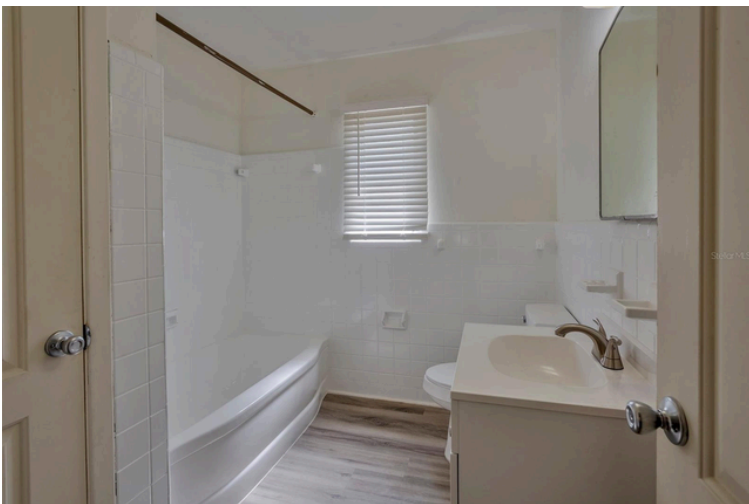




CLEARWATER • FL

6-Unit Multifamily Property





6-Unit Multifamily Property

1102 Sunset Point Road | Clearwater

Offered At	Living Area	Year Built
\$1,249,000	3,633 sq. ft.	1946
Units	Roof Age	Lot Size Acres
6	2020	0.42

Exceptional investment opportunity in a prime Clearwater location. Featuring a 6-unit multifamily property on an oversized lot with abundant on-site parking and additional owner storage shed, this professionally managed asset offers strong cash flow with an excellent cap rate. Five of the six units are currently occupied, providing immediate income with one vacant unit available for easy showings or potential owner occupancy. All units have been renovated and are in great condition. The property is serviced by **6 separate electric meters and 3 water meters (Water Meter 1 serves Unit 6; Water Meter 2 serves Units 1, 2, and 5; Water Meter 3 serves Units 3 and 4)**, providing flexibility for utility management. This is ideal for investors seeking a stable, turnkey asset in a high-demand rental corridor near Dunedin and Clearwater.

The flexible layout presents multiple strategies: continue operating as a high-performing income property, increase rents over time, or live in the larger primary unit while the remaining units offset expenses and generate passive income. Tenants love the location with quick access to vibrant downtown Dunedin restaurants, breweries, shopping, and waterfront parks. Enjoy stunning Gulf Coast sunsets along Edgewater Drive and easy access to world-famous Clearwater Beach. Convenient to major employment centers, beaches, recreation, and entertainment, this property has consistently attracted reliable tenants and has been easy to lease. Additional highlights include ample parking, large lot size with future potential, owner storage, strong rental history, and pride of ownership throughout. Property has experienced no flooding or storm-related issues during ownership, offering added confidence for long-term investors. Rare opportunity to acquire a well-positioned multifamily asset in one of Pinellas County's most desirable rental markets.



1. Income & Value Metrics:

- List Price: \$1,249,000
- Price per Sq. Ft.: \$305.16
- Gross Annual Income: ~\$85,200
- Listed Cap Rate: 6.80%, future cap rate with unit 4 rented 8.2%

2. Current Leases:

Unit 6: 12/20/25-12/31/26 \$1850 rent, \$1850 security deposit

Unit 5: 1/1/25-12/31/25 \$1200rent, \$1200 security deposit

Unit 4: 3/1/25-2/28/26 \$1350 rent, \$1400 security deposit

Unit 3: 1/1/26-12/31/26 \$1400 rent, \$1900 security deposit

Unit 2: Vacant for Showings, Income potential at \$1450+/-Mo.

Unit 1: 8/1/25-7/31/26 \$1300 rent, \$1250 security deposit

Expense Category	Annual Estimated Cost	Notes
Property Taxes (2025 actual)	\$9998.08	Fixed Pinellas County Tax
Property Insurance	\$3453.00	Flood Zone X keeps premiums highly competitive
Utilities (Water/Sewer/Trash)	\$5820.00	Only 3 water meters for 6 units (Owner pays water, sewer, and trash)
Repairs & Maintenance / Repairs	\$3,500.00	Low due to recent full renovations
Lawn	\$3000.00	Standard for a 0.42-acre lot
Total Estimated Expenses:	~\$25,771.08	



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