

Woodlawn Oaks ALF

OFFERING MEMORANDUM

820 15th St N
st petersburg, FL 33705



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Exclusively Marketed by:

Brian McBride

McBride Kelly and Associates

Realty

(813) 493-0507

mcbride@mkarealty.com

WOODLAWN OAKS ALF

01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

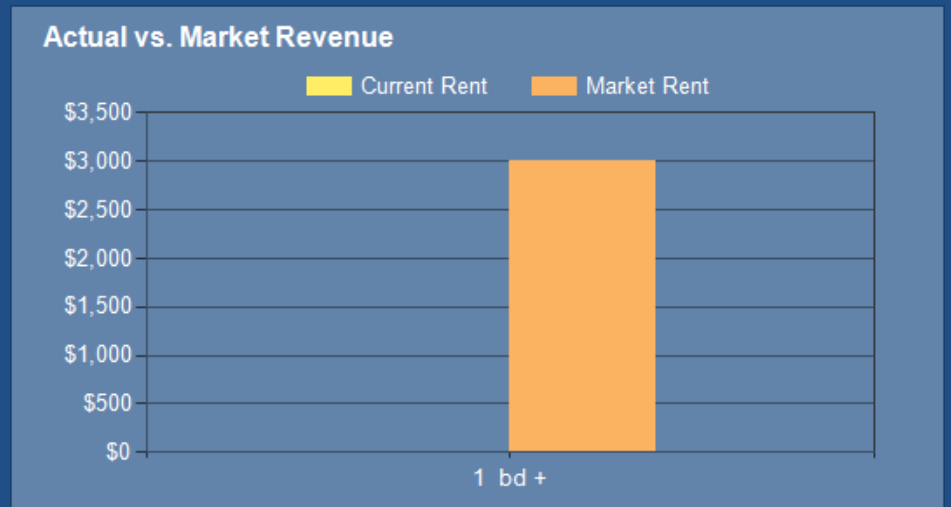
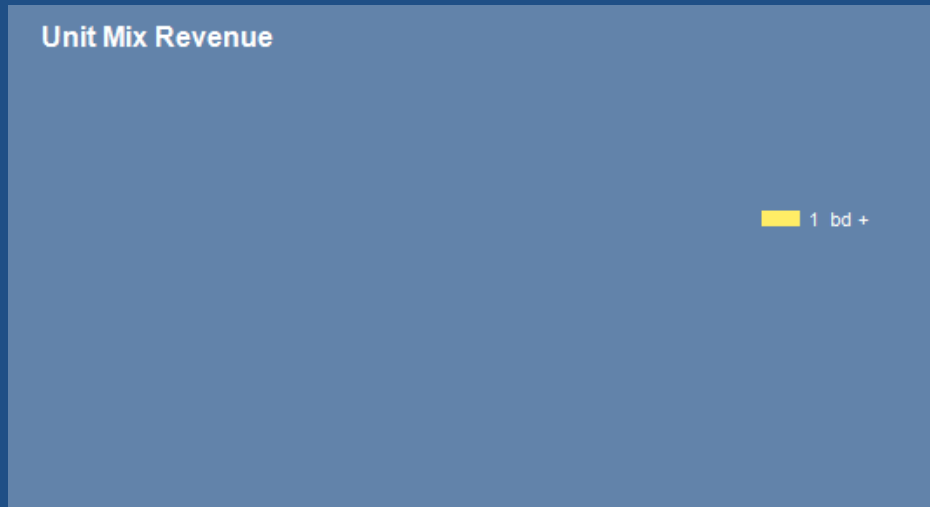
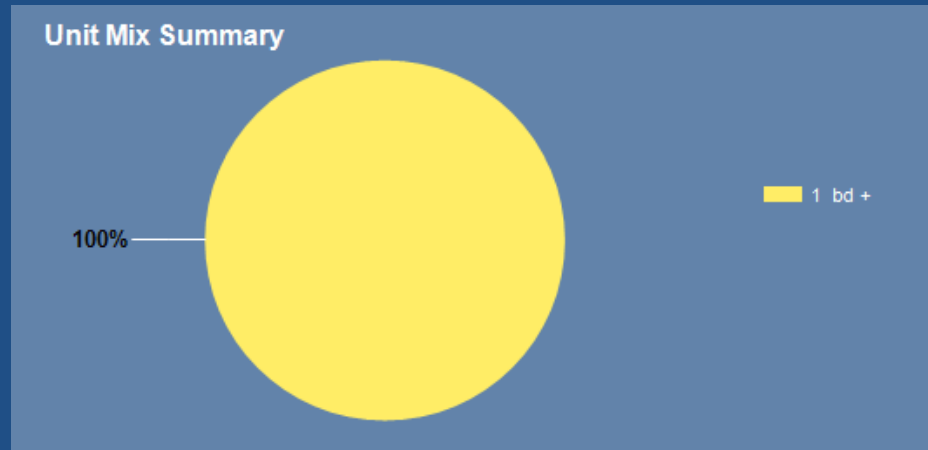
ADDRESS	820 15th St N st petersburg FL 33705
BUILDING SF	4,389 SF
LAND SF	15,360 SF
NUMBER OF UNITS	22
YEAR RENOVATED	2025

FINANCIAL SUMMARY

PRICE	\$2,400,000
PRICE PSF	\$546.82
PRICE PER UNIT	\$109,091
NOI (Pro Forma)	\$341,555
CAP RATE (Pro Forma)	14.23%
GRM (Pro Forma)	3.17

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	18,081	122,083	263,951
2023 Median HH Income	\$56,673	\$61,772	\$63,560
2023 Average HH Income	\$88,191	\$96,073	\$95,724

Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd +	21	\$0	\$0	\$3,000	\$63,000
Totals/Averages	21	\$0	\$0	\$3,000	\$63,000

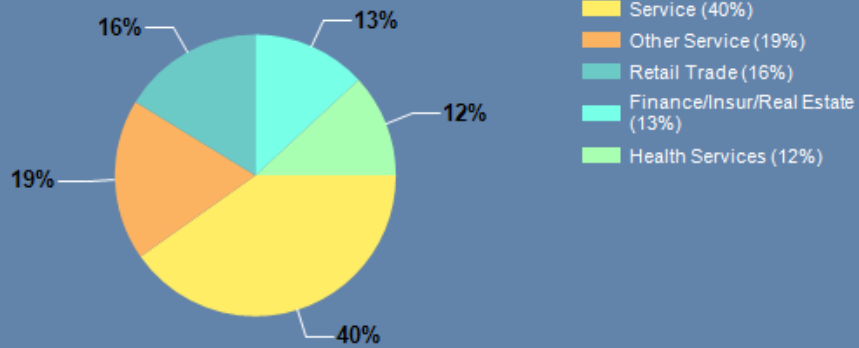


WOODLAWN OAKS ALF

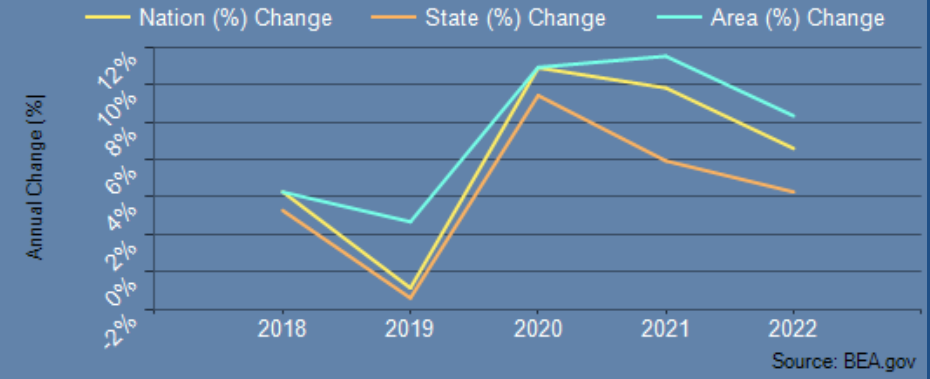
02 Location

Location Summary

Major Industries by Employee Count



Pinellas County GDP Trend



Largest Employers

Raymond James Financial	4,700
Johns Hopkins All Children's Hospital	3,700
Home Shopping Network	2,200
St. Anthony's Hospital	2,100
Publix Super Markets	2,000
Jabil Circuit	2,000
Fidelity National Information Services	1,800
Bayfront Medical	1,500

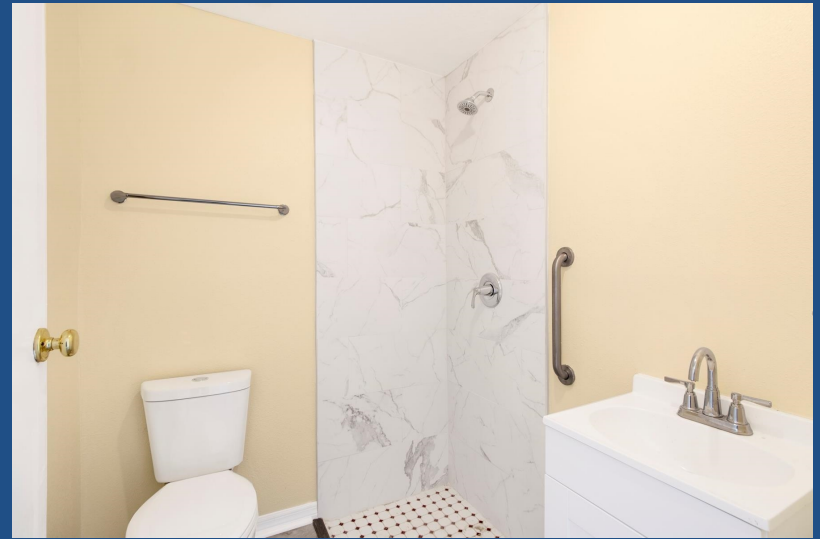


03 Property Description

- Property Features
- Property Images
- Common Amenities

PROPERTY FEATURES

NUMBER OF UNITS	22
BUILDING SF	4,389
LAND SF	15,360
YEAR RENOVATED	2025





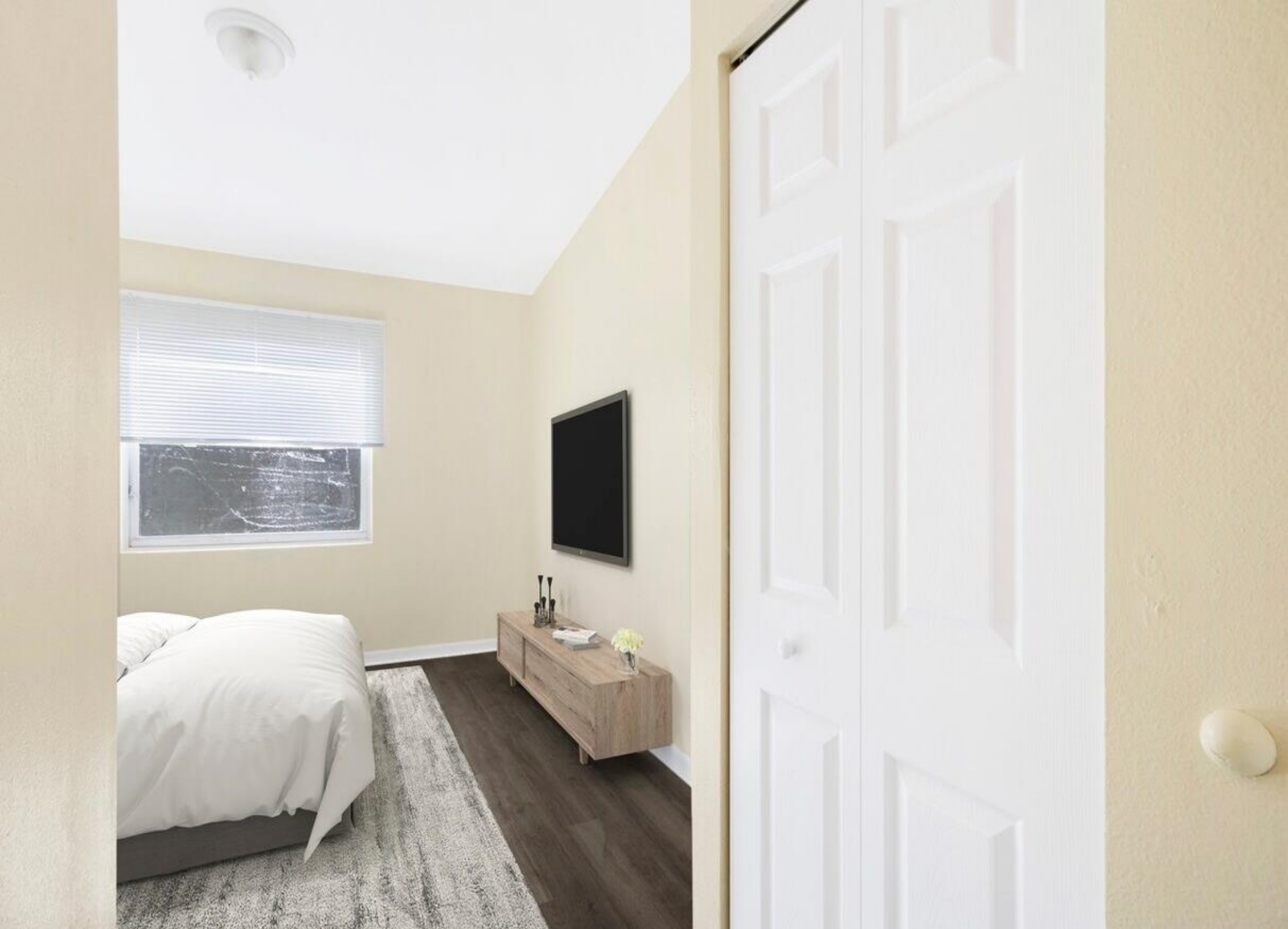




Fire Alarm

Employees Only

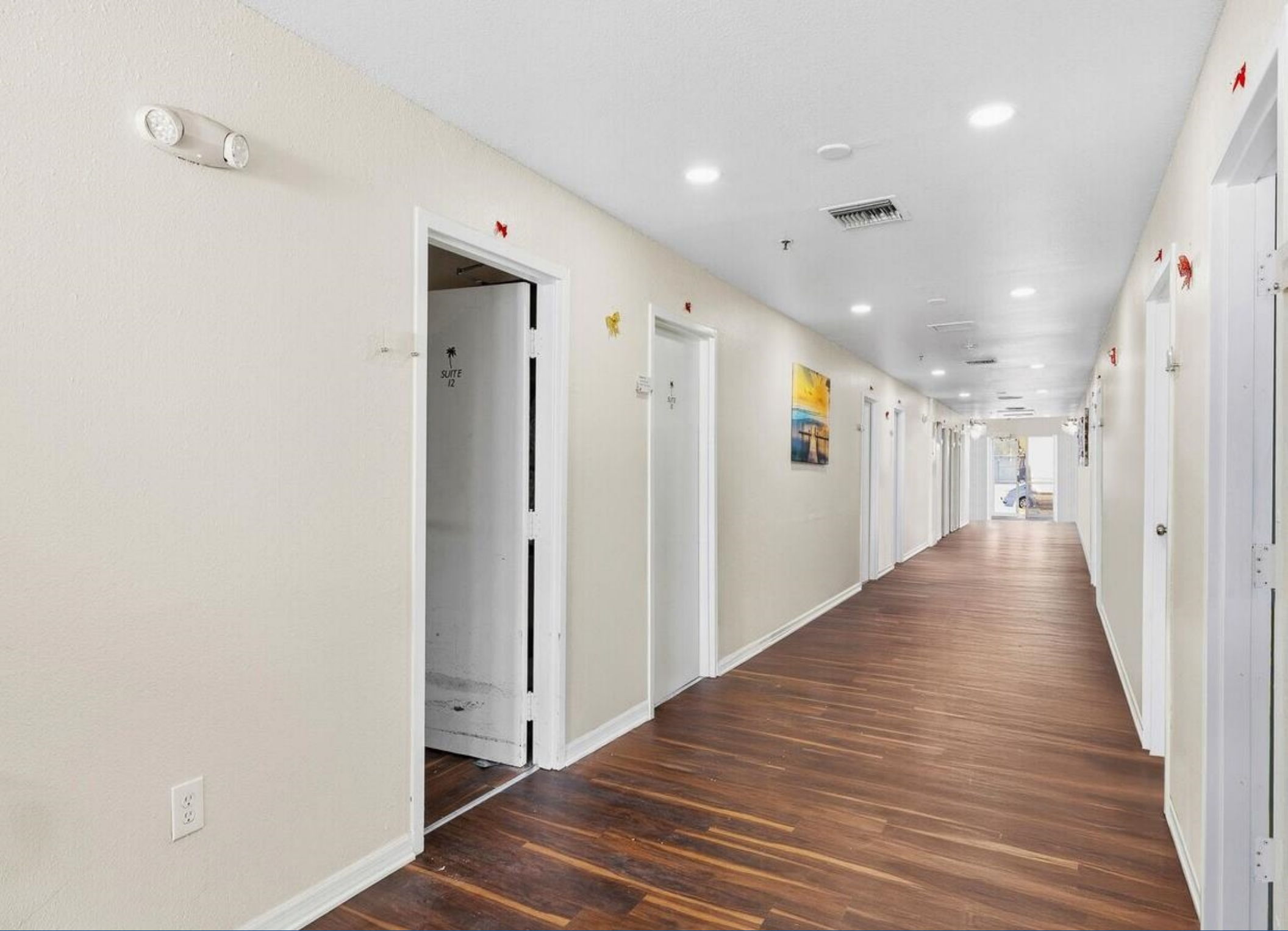
















Woodlawn Oaks ALF | Common Amenities



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WOODLAWN OAKS ALF

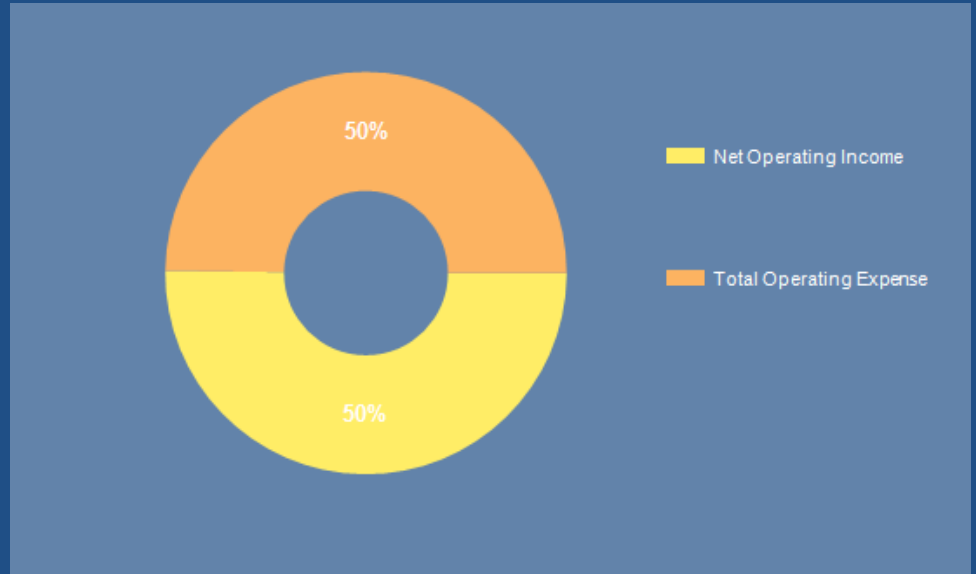
04 Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION PRO FORMA

INCOME	PRO FORMA	
Gross Scheduled Rent	\$756,000	
Gross Potential Income	\$756,000	
General Vacancy *	-10.00%	
Effective Gross Income	\$680,400	
Less Expenses	\$338,845	49.80%
Net Operating Income	\$341,555	

* vacancy amount factored into gross revenue

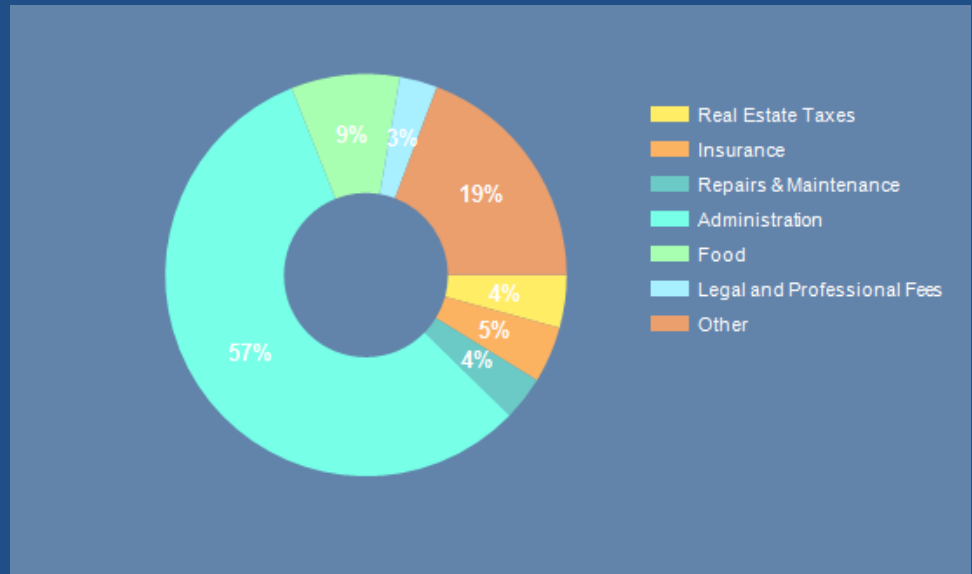


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

EXPENSES	PRO FORMA	Per Unit
Real Estate Taxes	\$14,324	\$651
Insurance	\$15,354	\$698
Marketing	\$1,655	\$75
Repairs & Maintenance	\$12,000	\$545
Water / Sewer	\$9,452	\$430
Landscaping	\$4,238	\$193
Administration	\$192,000	\$8,727
Utilities	\$6,278	\$285
liability	\$5,250	\$239
fire & safety	\$5,409	\$246
internet	\$5,106	\$232
security	\$6,568	\$299
resident fund	\$9,624	\$437
Food	\$29,634	\$1,347
Resident Fund	\$4,818	\$219
Legal and Professional Fees	\$10,330	\$470
ACHA Fees	\$4,000	\$182
Gas	\$2,005	\$91
Entertainment	\$800	\$36
Total Operating Expense	\$338,845	\$15,402
Expense / SF	\$77.20	
% of EGI	49.80%	

DISTRIBUTION OF EXPENSES

PRO FORMA



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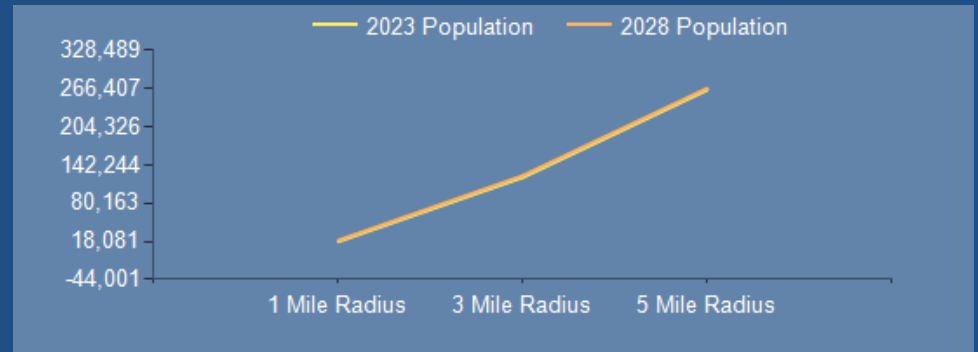
05 Demographics

General Demographics

05

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,104	114,509	256,516
2010 Population	14,945	111,210	249,246
2023 Population	18,081	122,083	263,951
2028 Population	19,754	124,611	266,407
2023 African American	2,588	31,243	54,704
2023 American Indian	100	382	873
2023 Asian	560	5,008	11,195
2023 Hispanic	1,841	11,673	25,908
2023 Other Race	492	3,302	7,553
2023 White	12,526	71,559	166,167
2023 Multiracial	1,810	10,526	23,288
2023-2028: Population: Growth Rate	8.95%	2.05%	0.95%

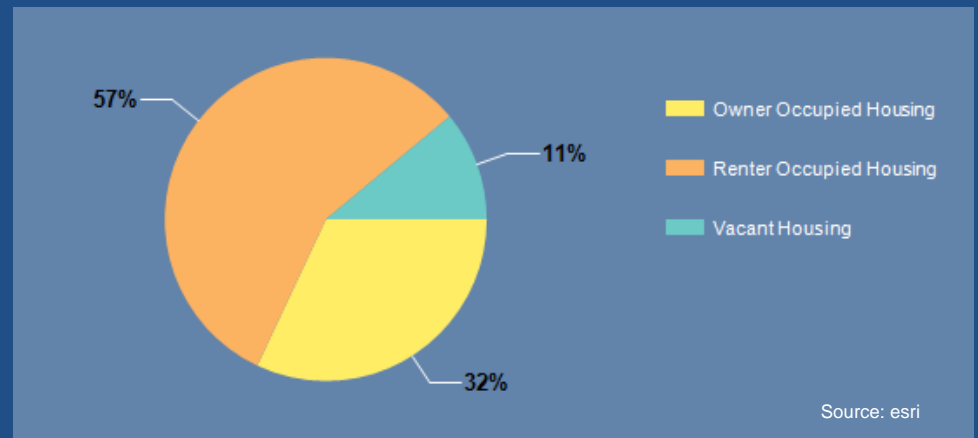
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,586	7,310	13,878
\$15,000-\$24,999	859	4,756	9,875
\$25,000-\$34,999	904	5,111	10,347
\$35,000-\$49,999	973	5,920	13,133
\$50,000-\$74,999	1,865	10,010	21,910
\$75,000-\$99,999	1,025	7,327	16,132
\$100,000-\$149,999	1,379	8,280	18,894
\$150,000-\$199,999	570	3,633	7,878
\$200,000 or greater	799	5,141	10,159
Median HH Income	\$56,673	\$61,772	\$63,560
Average HH Income	\$88,191	\$96,073	\$95,724



2023 Household Income



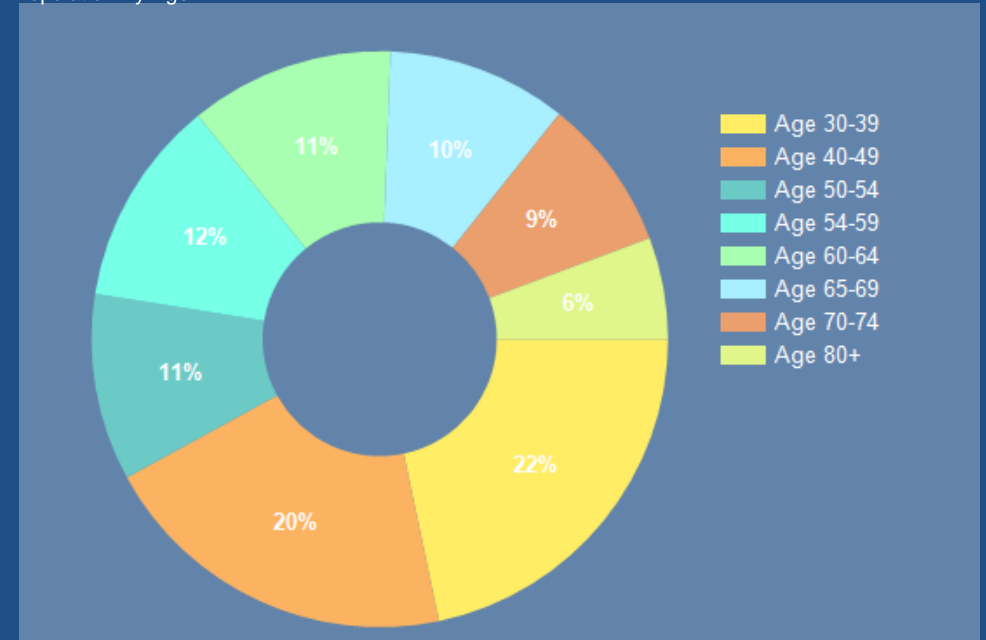
2023 Own vs. Rent - 1 Mile Radius



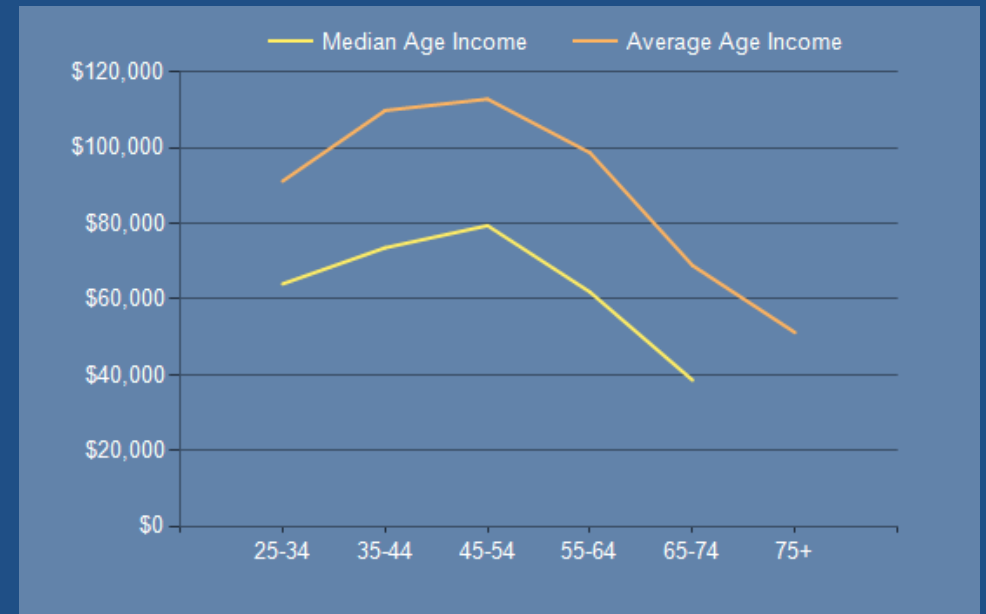
Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,271	7,584	15,938
2023 Population Age 35-39	1,242	7,641	15,647
2023 Population Age 40-44	1,212	7,774	15,918
2023 Population Age 45-49	1,140	7,525	15,679
2023 Population Age 50-54	1,216	8,355	17,832
2023 Population Age 55-59	1,344	8,821	19,480
2023 Population Age 60-64	1,326	9,189	20,788
2023 Population Age 65-69	1,170	8,345	18,726
2023 Population Age 70-74	994	6,737	15,973
2023 Population Age 75-79	661	4,530	10,891
2023 Population Age 80-84	414	2,773	7,068
2023 Population Age 85+	478	2,814	7,304
2023 Population Age 18+	15,193	99,646	217,433
2023 Median Age	44	44	46
2028 Median Age	45	45	46

Population By Age



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,012	\$66,522	\$67,003
Average Household Income 25-34	\$91,194	\$93,632	\$91,372
Median Household Income 35-44	\$73,573	\$80,160	\$82,699
Average Household Income 35-44	\$109,853	\$114,915	\$115,105
Median Household Income 45-54	\$79,435	\$80,944	\$83,953
Average Household Income 45-54	\$112,888	\$115,781	\$117,225
Median Household Income 55-64	\$61,862	\$66,868	\$70,424
Average Household Income 55-64	\$98,677	\$105,571	\$104,959
Median Household Income 65-74	\$38,594	\$51,145	\$54,042
Average Household Income 65-74	\$68,907	\$82,269	\$83,682
Average Household Income 75+	\$51,192	\$66,617	\$67,848



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