



STABILIZED, FULLY RENOVATED & 100% OCCUPIED

1121 10th Avenue S + 2525 37th Street S

ASKING PRICE

\$690,000

BLENDED CAP RATE

6.08%

ANNUAL RENT

\$70,380

COMBINED NOI

\$41,930

1121 10th Avenue S, St. Petersburg, FL 33705

\$315,000

6.28% CAP

3 BR | 1.5 BA | 1,020 SF

Rent: \$2,715/month | NOI: \$19,787

Lease: April 1, 2026 - March 31, 2027

Security Deposit: \$2,000 | No HOA

Tenant pays utilities and lawncare

100% rent paid directly through St Pete Housing Authority

Fully renovated kitchen with quartz countertops + custom cabinetry • Stainless steel appliances with dishwasher + in-unit washer dryer • Fully renovated bathrooms with premium tile and frameless glass doors • LED ceiling fans and recessed lighting • New concrete driveway and patio

2525 37th Street S, St. Petersburg, FL 33711

\$375,000

5.90% CAP

4 BR | 1 BA | 1,345 SF + finished attic

Rent: \$3,150/month | NOI: \$22,143

Lease: March 1, 2026 - February 28, 2027

Security Deposit: \$1,000 | No HOA

Tenant pays utilities and lawncare

100% rent paid directly through St Pete Housing Authority

Fully renovated kitchen with Calacatta granite countertops with breakfast bar, waterfall granite edge and pendant lighting • Fully renovated bathroom with premium tile and frameless glass doors • New patio with pavers

PORTFOLIO HIGHLIGHTS

- Two recently renewed one-year leases with \$70,380 in scheduled annual rent
- Fully renovated single-family homes with no HOA expense
- Tenants responsible for utilities and lawncare
- Available as a portfolio; seller will also consider individual-property offers
- Do not disturb tenants; financial package available from listing broker

ANDREW VIEIRA

Keller Williams Realty - Portfolio Collection | Florida License #3553214

(914) 400-3319 | andrewvieira@kw.com

Information supplied by seller and sources deemed reliable but not guaranteed. Buyer must independently verify all financials, leases, square footage, and condition. Listing agent has an ownership interest.