



13-Unit Condo Portfolio At Parklane Condominiums

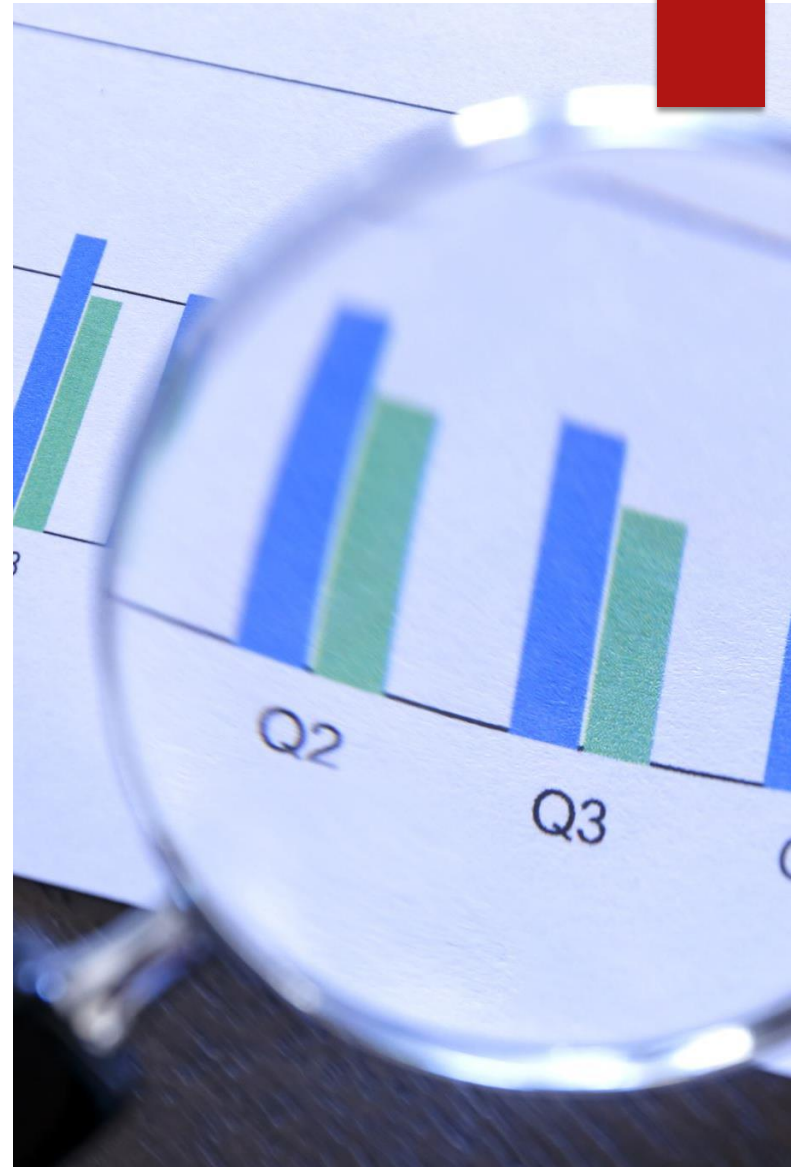
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Executive Summary

▶ The subject property is a 13-unit condo portfolio located at Parklane Condominiums in Florida. The portfolio includes a mix of 1-bedroom and 2-bedroom units. As of September 2025, the property has 10 occupied units and 3 vacancies. This package represents an opportunity to acquire a stabilized condo portfolio with immediate upside potential.



Offering Summary

LISTING PRICE	\$1,573,000
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Number of Units	13
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Rentable SF	≈ 7,635 SF
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Price per Unit	\$121,154
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Price per SF	\$206.28
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Cap Rate Potential	7%
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Property Overview

- ▶ Property Type: Multi-Family (Condominium Portfolio)
- ▶ Number of Units: 13
- ▶ Unit Mix: 11 Units - 1 Bd/1 Ba; 2 Units - 2 Bd/1 Ba
- ▶ Total Bedrooms: 15
- ▶ Total Bathrooms: 13
- ▶ Year Built: 1973
- ▶ Year Renovated: 2020–2025

Unit Type	# Units	Avg. SF	Current Rent Range	Market Rent Avg.
1 Bed / 1 Bath	11	565	\$1,250– \$1,550	\$955
2 Bed / 1 Bath	2	765	\$1,600– \$1,695	\$1,100

Unit Mix Summary

**Monthly
Scheduled
Rent**

\$14,100

Market Rent
(stabilized)

\$9,695

Vacancy (3
units)

\$2,870
potential
rent



Rent Roll Summary (Sept 2025)

Market Overview

- ▶ Florida's rental market is supported by strong population growth, employment opportunities, and attractive lifestyle amenities. Average market rents in this submarket are \$956–\$969 per unit. Vacancies are limited, with stabilized occupancy across the region.

Parklane
Condominiums, St.
Petersburg, Florida.

Strategic location
near highways,
airports, and
regional
economic hubs.

Location Overview