

Oasis Village Apartments

76 Multifamily Units – 1, 2, and 3 Bedrooms - Huge Upside! - All Concrete Block Construction - Located in a beautiful coastal part of Clearwater, FL!



Clearwater Beach

Downtown Clearwater

Oasis Village

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Oasis Village Apartments



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Downtown Clearwater, Gulf Coast

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Single and Multifamily Residential
Neighborhood

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Overview

Located in the heart of beautiful, coastal Clearwater, FL, The Goldstein Group is pleased to present these 76 units at Oasis Village. Oasis is an excellent opportunity for a multifamily investor seeking a stable asset in a strong fundamental market, with excellent near and long-term upside. A prime suburban location offers quiet residential surroundings, with easy access to shopping, recreation, major area employment centers, and world-famous Clearwater Beaches on the Gulf Coast just minutes away.

Offering 1, 2, and 3 bedroom apartments, as well as studios with spacious floorplans, off-street parking, an on-site pool, and attractively landscaped grounds, Oasis Village presents a compelling package to residents at affordable rents with plenty of room for value-add projects by an incoming investor. All buildings are concrete-block and stucco construction with gabled or flat roofs (see aerial). The units are all located on a single site.

Clearwater is the county seat of Pinellas County, and one of three major Florida cities comprising the region known as the Tampa Bay Metropolitan Area (the others being St. Petersburg and Tampa itself). With a population of over 3.4 million people, it is the second largest metro area in Florida (second only to Miami), and 17th largest in the United States. Such a large city ensures an excellent tenant base for Class B and C multifamily such as these 76 apartments, as employment opportunities and demand for rentals are both plentiful, and demand is continuously replenished by newcomers to the city.

As land and construction costs continue to rise, quality tenants are often priced out of new or recent construction units. There exists a huge (and growing) demand for well-managed, 1970s and 1980s construction buildings that offer basic amenities at an affordable rent rate. While Oasis Village currently serves this portion of the market well, there are multiple opportunities to refine the properties appeal further that will be detailed herein.

The property has also been approved as a candidate for the Federal Emergency Management's disaster relief housing assistance program, and has 8 units currently leased to residents placed under this program. These units are rented at significantly higher rates than market for a full 1 year to approved participants in the program. More information is included herein.

Concrete block construction, near and long term upside, excellent fundamentals, and ideal coastal location! Contact us to set up a tour.

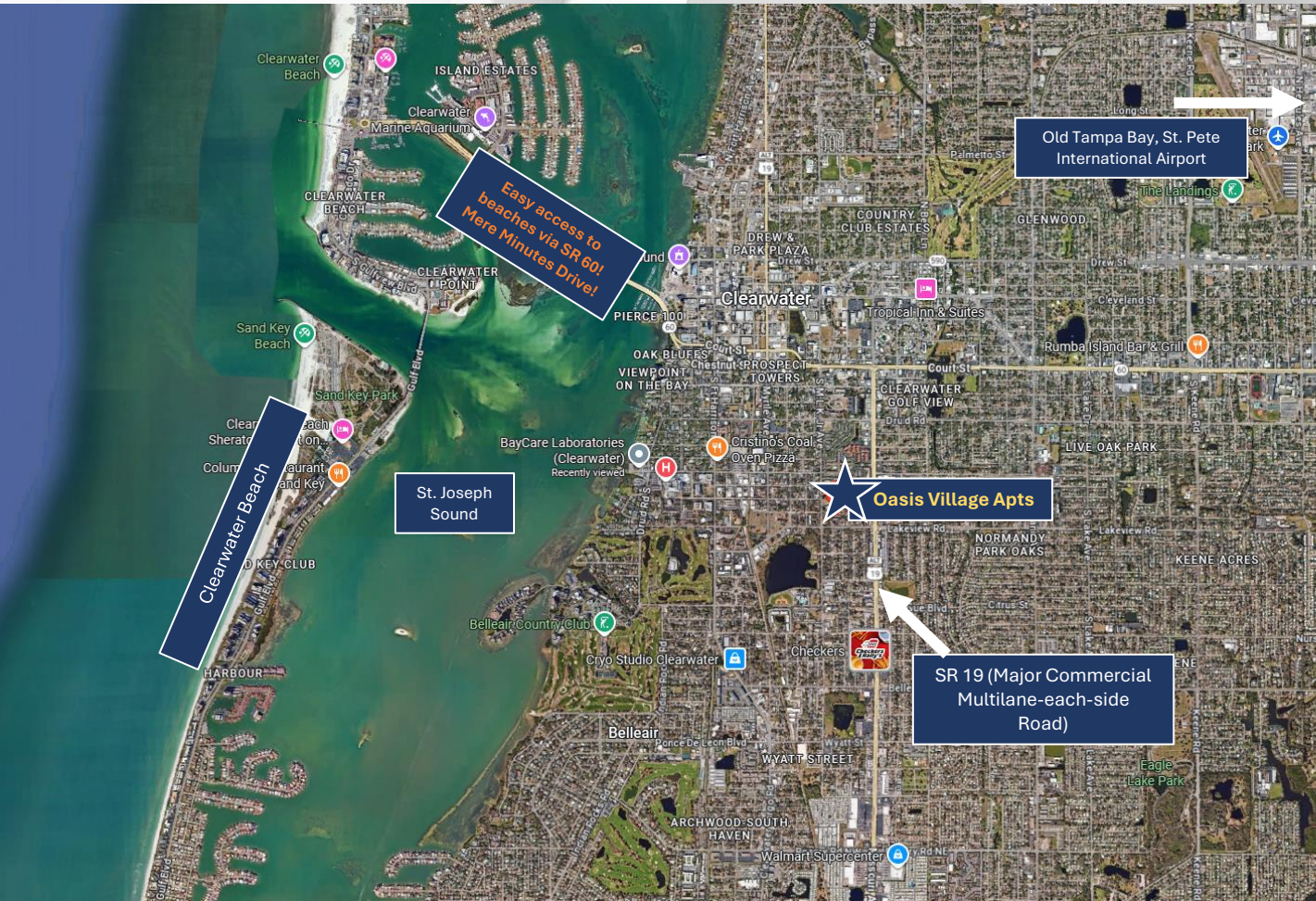
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Oasis Village Apartments

Overview and Immediate Surroundings Map



Price: \$12,895,000.00

Cap Rate: 8.14%

Address:

**1135 Tuskawilla Drive,
Clearwater FL**

- 76 Apartment Units
 - 19 1 BR 1 BA
 - 40 2BR 1BA
 - 9 3BR 1 Ba
 - 8 Large Efficiencies
- **HUGE VALUE ADD POTENTIAL!!**
- **Surrounding neighborhoods are excellent quality THROUGHOUT!**
- The property has also been approved as a candidate for the Federal Emergency Management's disaster relief housing assistance program, and has 8 units currently leased to residents placed under this program. These units are rented at significantly higher rates than market for up to 18 mos. Tenancies began Aug 2025
- Conveniently located in the heart of suburban Clearwater, close to all local commerce along Lakeview Road and S. Missouri Ave. Great spot!
- **Full Concrete Block and Stucco Construction throughout!**
- Amenities include:
 - **On-site pool**
 - Off-street parking
 - Extensive greenspace
 - Front patios on many units
- Clearwater is the 2nd largest metropolitan area in Florida, with a population in excess of 3.4 million.
- Close to world famous Clearwater Beach and the beautiful Gulf Coast!
- Easily accessible to the Tampa/St. Pete International Airport.
- This area is consistently an extremely popular tourist destination for travelers from around the nation.

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Regional Map



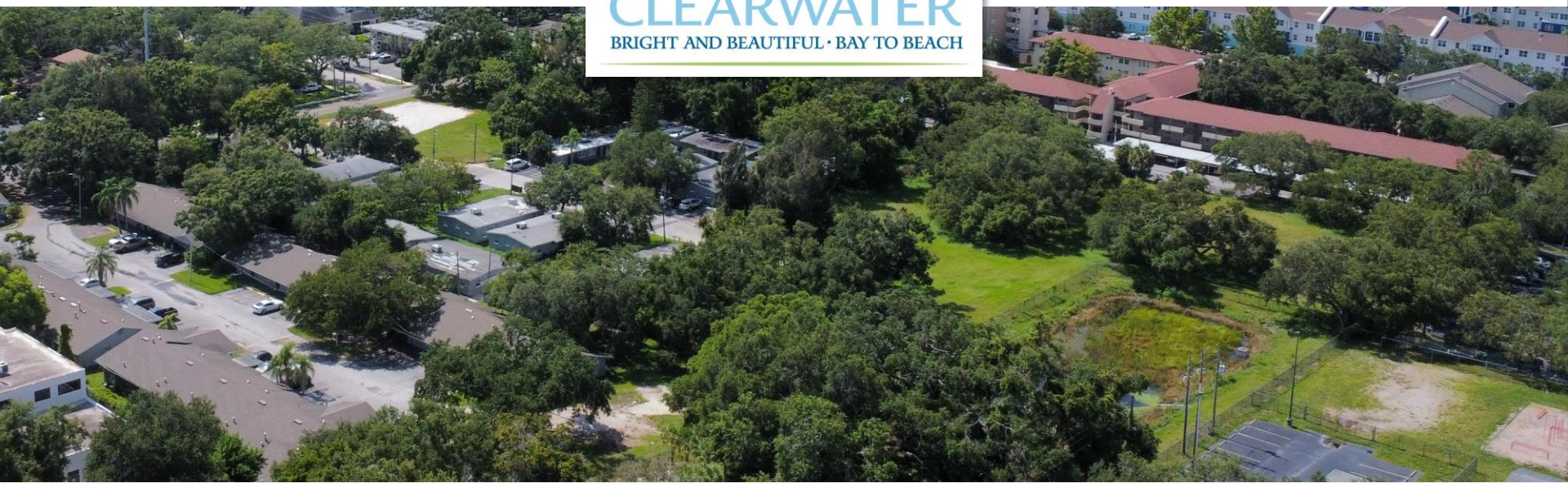
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Financial Summary

Account Name	CURRENT RENTS CURRENT TAXES AND INSURANCE & FEMA INCOME	CURRENT RENTS NEW TAXES AND INSURANCE & FEMA INCOME	CURRENT RENTS NEW TAXES AND INSURANCE & NO FEMA INCOME	MARKET RENTS NEW TAXES AND INSURANCE
Operating Income & Expense				
Income				
Rent Income				
Gross Potential Rent	1,376,652.00	1,376,652.00	1,318,400.00	1,550,000.00
Vacancy (5%)	(\$68,832.60)	(\$68,832.60)	(\$65,920.00)	(\$77,500.00)
Other Income	5,456.48	5,456.48	5,456.48	5,456.48
Total Rent Income	1,313,275.88	1,313,275.88	1,257,936.48	1,477,956.48
Expense Reimbursement				
Water/Sewer Income	825.00	825.00	825.00	825.00
Utility Billing Fee	19,000.00	19,000.00	19,000.00	19,000.00
Trash Income	70.00	70.00	70.00	70.00
Total Expense Reimbursement	19,895.00	19,895.00	19,895.00	19,895.00
Total OTHER INCOME	46,555.74	46,555.74	46,555.74	46,555.74
Total Operating Income	1,379,726.62	1,379,726.62	1,324,387.22	1,544,407.22
Expense				
Total Contract Services	10,769.46	10,769.46	10,769.46	10,769.46
INSURANCE				
Property and Liability Insurance	51,647.98	105,000.00	105,000.00	105,000.00
Total INSURANCE	51,647.98	105,000.00	105,000.00	105,000.00
TAXES				
Property Tax	109,569.00	200,000.00	200,000.00	200,000.00
Total TAXES	109,569.00	200,000.00	200,000.00	200,000.00
UTILITIES				
Electric	4,417.27	4,417.27	4,417.27	4,417.27
Electric- Common	8,002.22	8,002.22	8,002.22	8,002.22
Gas	3,024.19	3,024.19	3,024.19	3,024.19
Water Expense	11,634.87	11,634.87	11,634.87	11,634.87
Sewer	12,546.71	12,546.71	12,546.71	12,546.71
Total UTILITIES	39,625.26	39,625.26	39,625.26	39,625.26
MANAGEMENT FEES				
Management Fees	78,796.55	78,796.55	75,476.19	88,677.39
Total MANAGEMENT FEES	78,796.55	78,796.55	75,476.19	88,677.39
REPAIRS AND MAINTENANCE				
Repairs - Other	903.14	903.14	903.14	903.14
Building Supplies	23,177.11	23,177.11	23,177.11	23,177.11
Painting Labor	0.00	0.00	0.00	0.00
Equipment Rental	103.39	103.39	103.39	103.39
Pool/Spas	500.00	500.00	500.00	500.00
Glass/Windows	98.00	98.00	98.00	98.00
Cleaning Services	2,762.44	2,762.44	2,762.44	2,762.44
HVAC (Heat, Ventilation, Air)	4,152.00	4,152.00	4,152.00	4,152.00
Appliances	2,418.46	2,418.46	2,418.46	2,418.46
Plumbing	4,898.10	4,898.10	4,898.10	4,898.10
Pest Control Maintenance	198.00	198.00	198.00	198.00
Total REPAIRS AND MAINTENANCE	39,210.64	39,210.64	39,210.64	39,210.64
Total Operating Expense	329,618.89	473,401.91	470,081.55	483,282.75
NOI - Net Operating Income	1,050,107.73	906,324.71	854,305.67	1,061,124.47
	12,895,000.00	12,895,000.00	12,895,000.00	12,895,000.00
	8.14%	7.03%	6.63%	8.23%



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Clearwater / St. Pete FL

Key Facts

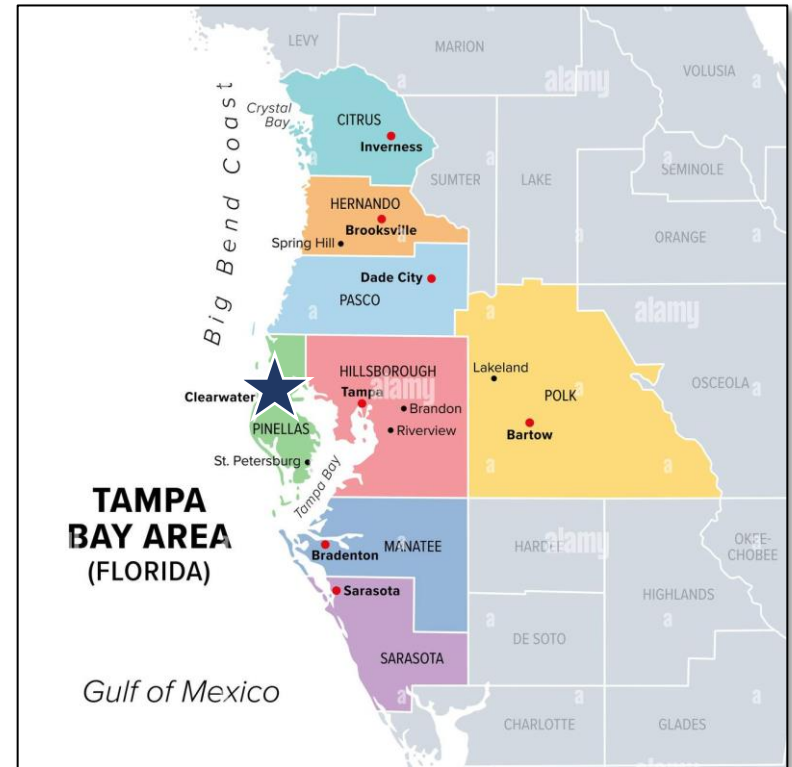
Clearwater is part of the Tampa Metropolitan Area, the 2nd largest metro area in Florida with a population exceeding 3.4 million residents. It is exceeded in size and population only by the Miami-Dade Metropolitan area.

It is also the 17th largest metro area in the United States.

Nearby Tampa FL is a one of the largest financial centers in the country, with several major financial institutions calling Tampa, St Pete, & Clearwater home.

Clearwater Beach is a premier tourist destination for people from around the world. The white sand of the Gulf-Coast beaches, as well as premier hotels, dining, and entertainment make this world-renowned coastline an excellent place to relax and unwind for people from all over the world.

The region is broadly well known for its extremely healthy economy, broad, diverse workforce population, and slightly more “laid back” pace of life when compared with the Atlantic Coast of Florida, while still offering many of the same advantages that come with proximity to a metropolis. This combination of factors makes it a very appealing market for renters and investors alike.



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Clearwater / St. Pete FL

Locale Overview -



Communities that make up the Clearwater/St. Petersburg area include:

Clearwater and Clearwater Beach - Voted America's No. 1 Beach in 2019, 2018 and 2016, Clearwater Beach is famous for its gorgeous, wide stretches of sugar-white sand lined with resorts ranging from opulent to budget-friendly. Plenty of restaurants and shops are at hand, along with all the watersports and beach activities you could ever want. A must-do? Joining the nightly sunset celebration at Pier 60, complete with live music and buskers.

St. Petersburg - Friendly, hip St. Pete is packed with world-class museums and galleries, shaded bayfront parks and colorful neighborhoods including the Grand Central District, which hosts a huge Pride celebration. Check out the St. Pete Pier, meander along Central Ave. to explore indie shops and cafes, and be amazed by glasswork at the Chihuly Collection.

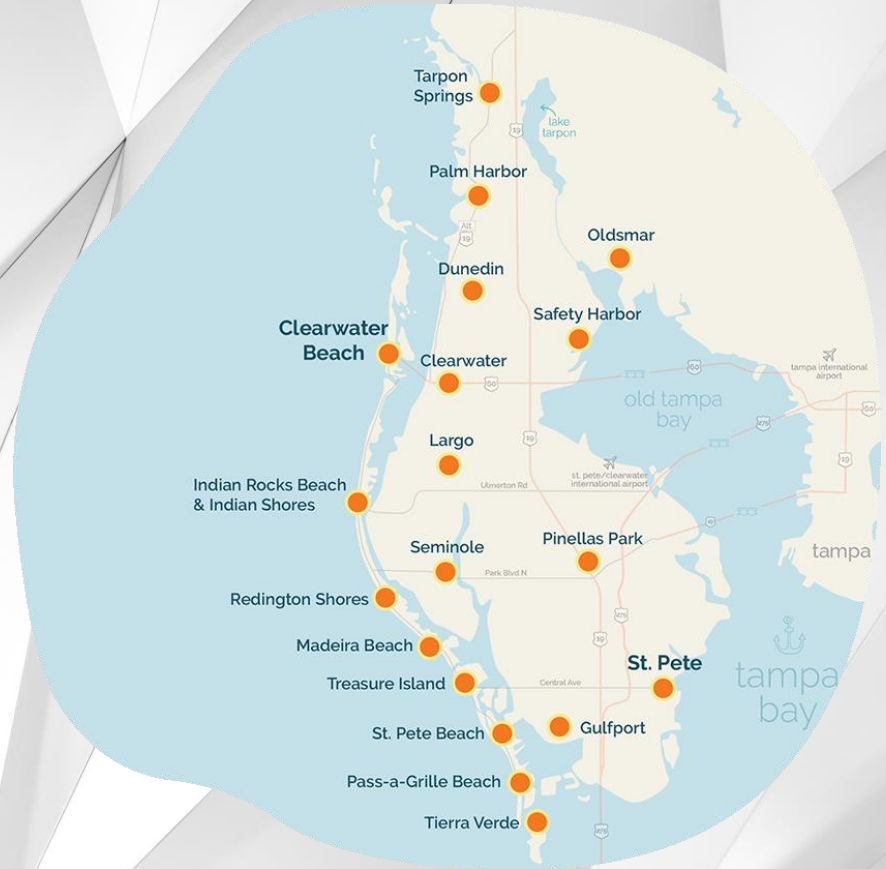
St. Pete Beach - St. Pete Beach is easy to find. Just look for the landmark Don CeSar, a luxury resort known locally as the "Pink Palace." The beach is equally legendary – come see for yourself why it was voted Tripadvisor's No. 1 Beach in 2021. Rent Jet Skis, join a fishing charter or take a dolphin-watching or sunset cruise in this popular watersports hub.

Madeira Beach - Beach-themed John's Pass Village & Boardwalk is the centerpiece of "Mad Beach." Shop and dine in the multilevel complex on the Intracoastal Waterway, or head out for a brunch or dinner cruise on the triple-decker Calypso Breeze. Walk the town's two-mile beach early in the morning to have your pick of seashells. If you're visiting in January, don't miss the popular John's Pass Seafood Festival.

The region is extremely popular with residents for its ideal mix of live, work, and play opportunities. It is home to nationally recognized destinations such as:

- The Salvador Dali Museum
- Clearwater Marine Aquarium
- Clearwater Beach
- Home of the Tampa Bay Buccaneers
- Home to the annual St. Petersburg INDYCAR Grand Prix
- Coastal boating and fishing throughout the area

This area historically offers residents all the beauty and tranquility of a Coastal FL Lifestyle with an easier pace and more affordability than the Atlantic Coast, making it immensely popular.



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Clearwater/St. Pete, FL

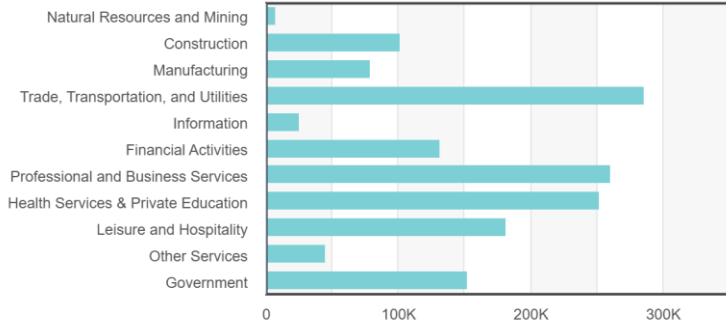
Area Demographics

Key Metrics Include:

- Population (Metro Area Jul 2024): 3.4 Million
- Population growth since 2010: 17.5%
- Median Home Value: \$460,000.00
- Median Household Income: \$72,743 (higher than State of FL Average)
- Major employers/industries include:
 - Financial and professional services – **Tampa Metro Area is one of the most important financial centers in the American Southeast.**
 - Healthcare providers
 - Life sciences
 - Honeywell Aerospace (and other defence and engineering firms)
 - Creative arts and design industries



Employment By Industry
Pinellas Labor Shed



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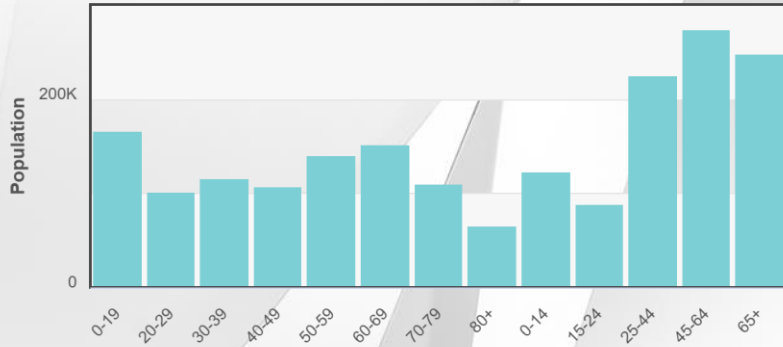
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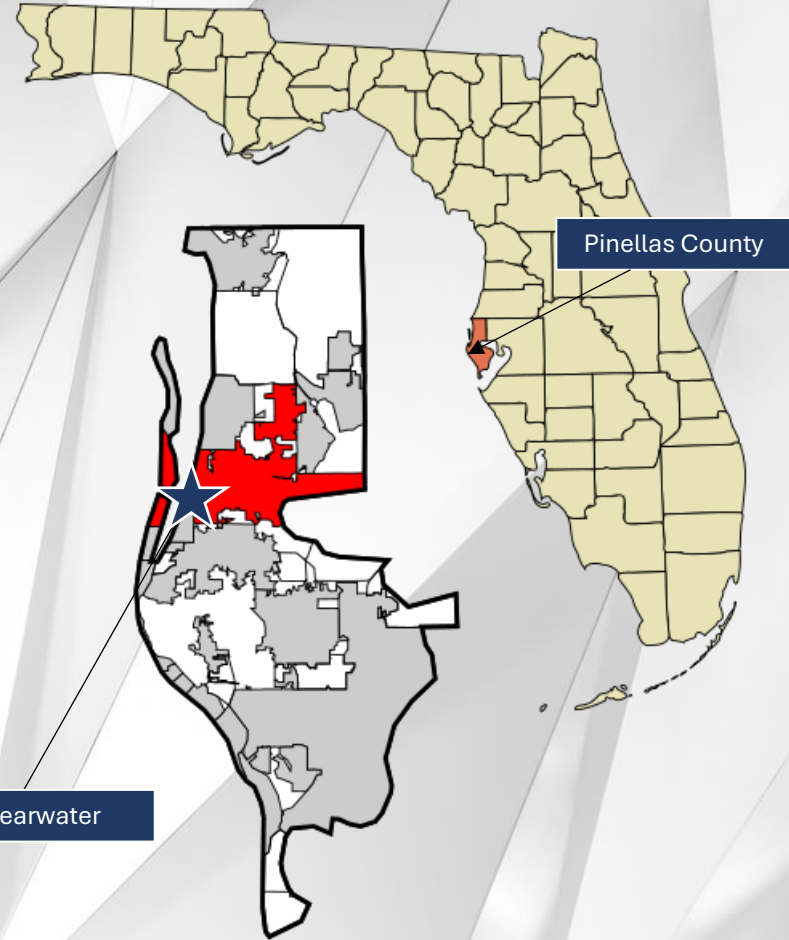
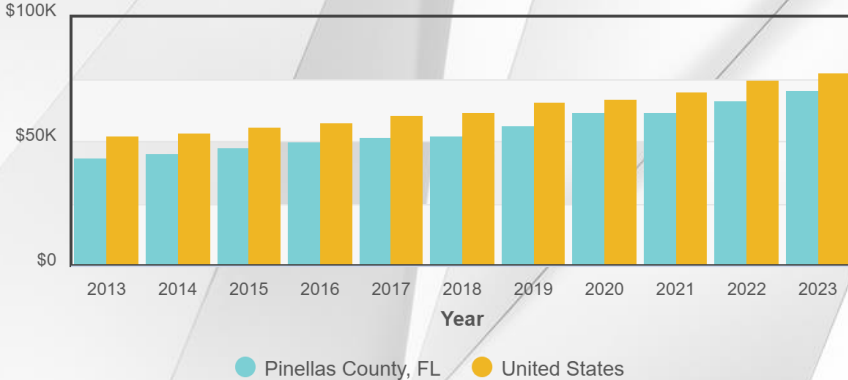
State Wide Location Map & Demographics



All Population by Age, 5-year
Pinellas County, FL, 2023



Median Household Income, 2013-2023
Pinellas County, FL vs U.S.



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VALUE ADD OPPORTUNITIES

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Repaint exterior of each building with a more modern/appealing color scheme to match surrounding neighborhood.

Roofs are in very good to excellent condition. Clean, seal-coat, and pressure wash soffits if desired to increase curb appeal.

Resurface parking areas throughout. Parking areas are largely free of potholes and damage. A sealcoat and restriping, along with introduction of assigned parking, would be seen by tenants as a significant value add

Install a modern entrance/monument sign at each access to the property to enhance curb appeal for prospective and existing tenants.

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Significant amount of extra land available for construction of:

- Resident recreation/exercise area
- Playground equipment
- Additional parking
- **Additional units**



Open and operating pool area is cleaned at regular intervals and open to tenants. However, updated furniture/appointments and renovation of the existing pool-house would be seen as a significant value add for existing and prospective tenants.

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This level of renovation has been performed on approximately 20% of the units on site, bringing higher rents upon turning the apartments. Renovating all interiors to a similarly modern spec, while updating the exterior as well will virtually transform the market orientation of these units, **as the surrounding area is excellent quality throughout.**



Compact split A/C units have been installed in multiple units and have been found to increase market rent.



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PHOTOGRAPHS



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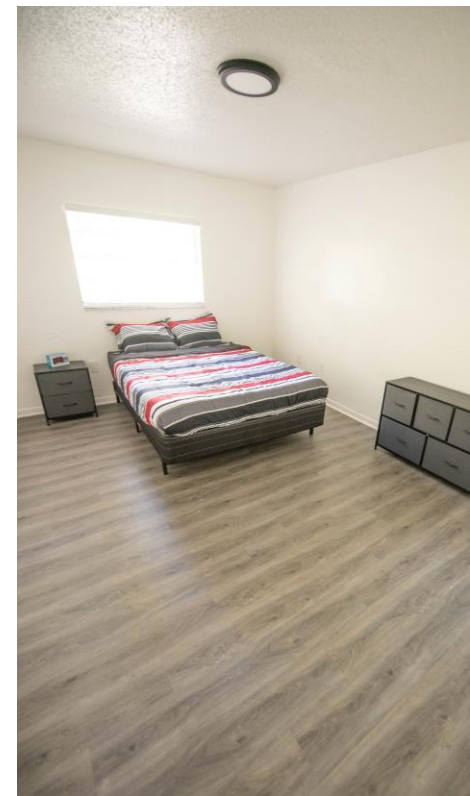








Typical Rent Ready Unit





Typical Rent Ready Unit



Contact Listing Agents

For more information or to schedule a property tour please do not hesitate to contact us at the numbers and/or email addresses below:

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