

Offering Memorandum

500 75th Ave N

500 75th Ave N, Saint Petersburg, FL 33702



500 75th Ave N

1
Property
Photos



COMPASS



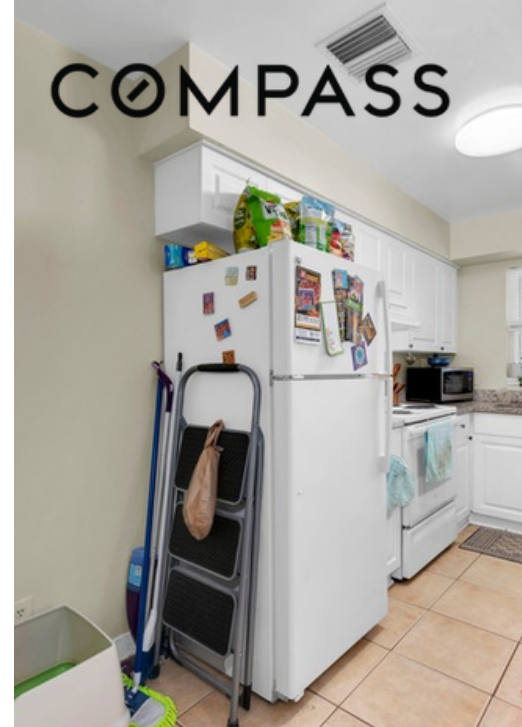
COMPASS



727-260-4484



kim.meredith-hampton@compass.com



500 75th Ave N

2

Executive Summary

**Asking Price:
\$1,575,000**

Kim Meredith Hampton with Compass is pleased to present this Offering Memorandum exceptionally well cared for multi family 10 unit asset. The Net Operating Income (NOI) for the last twelve months is \$71,116,39.

Just minutes from Downtown St. Petersburg, I-275, and the bustling 4th Street corridor, providing direct access to top-tier shopping, dining, and employment centers. Its central location and convenient amenities make it attractive to long-term renters. The property experiences very low vacancy.

The Isle of St. Croix Apartments present a rare investment opportunity in the desirable Fossil Park area of St. Petersburg. Built in 1978, this well-maintained single-story community consists of 10 spacious 1-bedroom/1-bathroom units, each designed with modern comfort and functionality in mind.

Summary of Terms

500 75th Ave N

INTEREST OFFERED

Fee simple interest on Isle of St Croix at 500 75th Ave N St Petersburg, Fl. 33702

PROPERTY TOURS

Prospective purchasers are free to drive by, but do not knock on tenants doors nor approach them.

All tours will be done after a contract has been submitted, accepted and inspected during due diligence.

TERMS OF SALE

This 10 unit property is being offered for sale at \$2,100,000 free and clear of debt. No seller finance being offered. For the financials, please review the attached offering memorandum.

PROTOCOL FOR OFFERS

The sellers will have the right to respond to offers as they are received, but may call for best and final at any time.

EXCLUSIVELY LISTED BY:

Kim Meredith Hampton (is also the owner)

Compass St Pete

102 Second Ave NE

St Petersburg, Fl. 33701

407-448-6679

Kim.Meredith-Hampton@compass.com

500 75th Ave N

3

Property Highlights

Property Description

500 75th Ave N

- Number of units 10
- Street Address 500 75th ave N St. Petersburg
FL 33702
- Property County Pinellas
- Year Built 1973
- Number of Buildings Three inclusive of Laundry room
- Number of Stories One
- Acreage .34
- Exterior Construction Concrete Block
- Roof Type Shingle
- HVAC Type Central
- Rental Sq footage 6208
- Zoning Multi Family NSM-1
- Parcel Number 30-30-17-59418-000-0190

UTILITIES

- Electricity Paid by resident
- Water/Sewer Billed back to resident
- Trash Owner
- Pest Owner
- Cable/Internet Paid by resident

Investment Highlights

500 75th Ave N

- 10-unit apartment community (all 1BR/1BA units)
- Built in 1978 – single-story block construction
- Located in the desirable Fossil Park area of St. Petersburg
- Large living rooms and eat-in kitchens
- Shaker cabinets, granite countertops, and breakfast bars
- Oversized bedrooms with walk-in closets; king-size compatible
- Bathrooms en suite to bedrooms
- Tile flooring throughout units
- Individual patios for each unit
- On-site washer and dryer facility
- Assigned surface lot parking
- Central air conditioning and heating
- Just minutes to Downtown St. Petersburg, I-275, and 4th Street corridor
- Strong rental demand and stable tenant base in a growing submarket

Capital Item

Replacements 2020-2025

500 75th Ave N

Date Range: 01/01/2020 to 10/02/2025

Unit	GL Account	Date	Payee / Payer	Reference	Debit	Description
75TH500-1"	5100 - BUILDING MAINTENANCE	01/13/2023	AJS BUILDING & RENOVATIONS, INC.	19269	4,980.00	LANDSCAPE BEDS AND COURTYARDS
75TH500-1"	5100 - BUILDING MAINTENANCE	01/13/2023	AJS BUILDING & RENOVATIONS, INC.	19269	1,270.00	Restripe Parking Lot
75TH500-4"	5100 - BUILDING MAINTENANCE	01/31/2023	T SERVICES CORPORATION INC	HH-010/2023	720.00	Install 24 outside light fixtures
75TH500-7"	5100 - BUILDING MAINTENANCE	01/03/2024	SMALL CHANGE LLC	210598	6,718.73	Installation of water and electrical service for new washer and dryer service
75TH500-10"	5100 - BUILDING MAINTENANCE	01/03/2024	SMALL CHANGE LLC	210598	6,718.73	Installation of water and electrical service for new washer and dryer service
75TH500-6"	5100 - BUILDING MAINTENANCE	05/15/2024	T SERVICES CORPORATION INC	HH- 036/2024	695.72	REPLACE MICROWAVE
75TH500-10"	5290 - ELECTRIC REPAIR	07/30/2021	ALLY TURNKEY COMPANY	45544	3,213.60	REPLACED BREAKER PANEL 100 AMP 20 CIRCUIT
						Technician supplied and installed a new 125 main breaker panel. He replaced the wire for the air handler because was short. Tested and everything was working properly on completion.
75TH500-7"	5290 - ELECTRIC REPAIR	06/26/2025	JOSKO, LLC	244587	2,163.50	ELECTRIC REPAIR
75TH500-4"	5290 - ELECTRIC REPAIR	08/29/2025	JOSKO, LLC	249807	2,425.00	ELECTRIC REPAIR
75TH500-1"	5650 - PAINTING EXTERIOR	01/13/2023	AJS BUILDING & RENOVATIONS, INC.	19269	12,596.00	EXTERIOR PAINTING
75TH500-3"	5700 - PLUMBING REPAIRS	02/17/2021	DRAINS ETC, INC.	36647	950.00	REPLACE WATER HEATER
						Remove cast iron sewer line Replace sewer line with schedule 40 pvc Check for proper bedding Back fill with preexisting dirt Concrete will be replaced to a rough finish
75TH500-1"	5700 - PLUMBING REPAIRS	04/27/2022	HAMPTON & HAMPTON REIMB	500 75TH AVE	13,200.00	REPLACE WATER HEATER
75TH500-8"	5700 - PLUMBING REPAIRS	02/22/2024	T SERVICES CORPORATION INC	HH-007/2024	1,106.00	REPLACE WATER HEATER
75TH500-6"	5700 - PLUMBING REPAIRS	06/24/2024	T SERVICES CORPORATION INC	HH- 056/2024	1,045.00	REPLACED WATER HEATER
						Install Bronze 1.5 Ton Straight Cool System. Includes: connect to existing supply ductwork, refrigerant lines and electrical, removal and disposal of existing equipment, taxes and permits.
75TH500-8"	8010 - A/C REPLACEMENT	02/23/2024	HARRINGTON AIR CONDITIONING	23504261	7,000.00	AC REPLACEMENT
75TH500-6"	8010 - A/C REPLACEMENT	11/12/2024	HARRINGTON AIR CONDITIONING	34760949	7,878.13	AC REPLACEMENT
						The technician completed the installation of a 1.5-ton Carrier bottom return air handler with a 5 kW heater. The scope of work included setting the unit on a new pad, securing it with straps, and installing a new thermostat. Additionally, 30-amp and 20-am
75TH500-7"	8010 - A/C REPLACEMENT	06/26/2025	JOSKO, LLC	244174	5,375.00	WATER HEATER REPLACEMENT
75TH500-1"	8030 - APPLIANCE REPLACEMENT	12/07/2022	T SERVICES CORPORATION INC	HH-004	934.94	REPLACE REFRIGERATOR
75TH500-4"	8033 - REFRIGERATOR	12/30/2020	ARD DISTRIBUTERS	1743961	736.98	REPLACE REFRIGERATOR
75TH500-3"	8033 - REFRIGERATOR	09/20/2023	SUNCOAST APPLIANCES	109498-1	897.73	REPLACE REFRIGERATOR
75TH500-5"	8033 - REFRIGERATOR	02/29/2024	SUNCOAST APPLIANCES	500 75th ave n unit 5	897.73	NEW REFRIGERATOR - 1/2 SERVICE FEE
75TH500-6"	8033 - REFRIGERATOR	06/27/2025	HAMPTON & HAMPTON REIMB	500-6 75TH AVE	698.53	REPLACE REFRIGERATOR
75TH500-9"	8035 - MICROWAVE	12/24/2024	T SERVICES CORPORATION INC	HH- 157/2024	599.00	INSTALL NEW MICROWAVE (PRICE \$ 408.00)



500 75th Ave N

4
Explore
the Area

St. Petersburg, FL

St. Petersburg is one of the nation's fastest-growing cities that offers many opportunities attracting and retaining businesses, investors, residents, and talent. More than 265,000 people make St. Petersburg their home, living across 100+ distinct neighborhoods throughout the city and contributing to a regional workforce of over 1.4 million. The St. Petersburg market educates more than 150,000 students across public, private, and universities, including St. Petersburg College, Eckerd College, University of South Florida St. Petersburg, Pinellas Technical Education Center, and Stetson University College of Law.



Planned and New Developments in St. Petersburg

St. Petersburg has numerous new and planned developments focusing on downtown revitalization, luxury residential projects like the Waldorf Astoria Residences, affordable housing initiatives such as the Innovare Apartment Complex, a new ballpark redevelopment in the Gas Plant District, a master plan for the Grand Central District, and various mixed-use projects and public infrastructure improvements, including extensive work along the SunRunner bus route.

Major Developments

Gas Plant District Redevelopment:

This project includes infrastructure development and the proposed new Rays ballpark, with phase one opening in late 2027/early 2028 and the ballpark opening in 2028.

Grand Central District:

The city is developing a master plan to guide future development and establish clear standards for the district.

Waldorf Astoria Residences:

A 50-story luxury residential tower in the downtown area that opened its sales gallery in September 2025.

Aerial St. Pete:

A 46-story luxury condo tower and the tallest residential tower on Florida's west coast is under construction in downtown St. Pete and is expected to be completed in the fourth quarter of 2025.

The Shores:

The opening of this development in February 2023 added 51 new affordable units to the city.

Medical and Travel

Developments in St. Petersburg

Key developments for St. Petersburg in travel and medicine include new hospital facilities and major expansions, significant upgrades at Tampa International Airport, and investments in public transit and downtown infrastructure.

Medical Developments

Orlando Health Bayfront Hospital expansion

The downtown hospital campus is undergoing a major expansion called "Institute Square," with completion planned for late spring 2025. The project includes:

- A four-story, 120,000-square-foot medical pavilion in partnership with Florida Cancer Specialists and All Florida Orthopaedic Associates.
- A three-story, 60,000-square-foot women's care facility.
- A multi-level parking garage with an outpatient imaging center.

Johns Hopkins All Children's Hospital expansion

Starting in spring 2025, the hospital is adding a 28,000-square-foot facility to its campus, with an estimated cost of \$62 million. The project will expand the emergency department and include six convertible exam rooms, as well as four of the hospital's largest operating suites.

Bayside Health Clinic expansion

The clinic underwent a major renovation to add 2,400 square feet of space using federal and county funds. Completed in 2025, the new space includes:

- Four new exam rooms with negative pressure capabilities for pandemic response.
- An additional dental operatory, bringing the total to three.
- New offices for behavioral health integration.

New concierge medical practice

In June 2025, Griffin Concierge Medical opened its first St. Petersburg location in the Historic Kenwood neighborhood. The practice offers personalized, membership-based primary care services.

New inpatient rehabilitation hospital

Encompass Health plans to open a 50-bed inpatient rehabilitation hospital in St. Petersburg in the fourth quarter of 2025.

This project includes infrastructure development and the proposed new Rays ballpark, with phase one opening in late 2027/early 2028 and the ballpark opening in 2028.

Medical and Travel

Developments in St. Petersburg

Travel Developments

Tampa International Airport (TPA) expansion

TPA is moving forward with a multi-phase, multi-billion-dollar expansion plan that will affect passengers from St. Petersburg.

- **Centralized baggage system:** A new \$299 million automated baggage system is expected to begin construction in late 2025, with completion scheduled for 2028.
- **Ticketing expansion:** A \$285 million project to re-imagine the main terminal's ticketing level is set to wrap up in 2029.
- **Airside D:** Construction began in late 2024 on a new, state-of-the-art airside terminal with 16 gates for domestic and international travel, a Customs facility, new shops, and dining. It is scheduled to open in late 2028.
- **New flight routes:** Breeze Airways announced a new nonstop flight from TPA to Montego Bay, Jamaica, beginning in February 2025.

St. Pete-Clearwater International Airport (PIE) news

PIE continues to grow its offerings, including:

- **New routes:** In August 2025, Allegiant Air added new non-stop service to Atlantic City and Huntsville, AL.
- **Airport shuttle:** A new low-cost shuttle service to and from Clearwater Beach, called "Catch the Grouper," launched in February 2025.

Roadway improvements

The city was awarded a \$1.3 million federal grant in January 2025 for its "Reconnecting Communities" program. This funding will support the planning and design of converting portions of 8th and Dr. MLK, Jr. Streets from one-way to two-way, improving access and connectivity downtown.

Culinary recognition

The MICHELIN Guide is expanding its Florida coverage in 2025 to include the St. Pete-Clearwater region. Anonymous inspectors are already evaluating restaurants, with the selection to be announced later this year. This inclusion can boost culinary tourism to the area.

Transit-oriented development

The Downtown Partnership highlighted in its 2025 Development Guide that 33 transit-oriented development projects are planned along the SunRunner route, which connects downtown St. Petersburg with the beaches.

St. Petersburg Higher Education Facilities

St. Petersburg, Florida, offers various higher education options, including University of South Florida (USF) St. Petersburg for research-focused university education, St. Petersburg College (SPC) with multiple campuses for vocational and associate degrees, and Eckerd College, a private liberal arts college known for its waterfront campus and community service. There are also specialized centers like the National Forensic Science Technology Center, offering career-focused programs in forensic science.

University of South Florida (USF) St. Petersburg

- **Type:** Public research university.
- **Focus:** Offers the advantages of a large university with smaller class sizes in a close-knit environment.
- **Location:** Waterfront campus in the heart of downtown.
- **Features:** Provides opportunities for innovation, collaboration with businesses and cultural institutions, and a significant commitment to community and civic engagement.

St. Petersburg College (SPC)

- **Type:** A comprehensive community college with multiple campuses.
- **Focus:** Offers associate degrees, bachelor's degrees, and career training programs.
- **Campuses:** Includes the St. Petersburg/Gibbs Campus, the Downtown Center, the Midtown Center, and the Health Education Center, among others.
- **Community Facilities:** Operates the Bay Pines STEM Center for STEM studies, a Chris Spowls Workforce Innovation Hub for manufacturing and makerspaces, and the EpiCenter for business and government partnerships.

Eckerd College

- **Type:** Private liberal arts and sciences college.
- **Focus:** Offers a range of majors and pre-professional programs with a strong emphasis on community service and inclusivity.
- **Campus:** Features a tranquil waterfront campus experience.

Specialized Centers

- National Forensic Science Technology Center (at FIU):
- Located in nearby Largo, it is a center for professionals in law enforcement, government, and industry to improve forensic science practices globally.
- Keiser University Clearwater:
- A branch campus offering career-focused degree programs in fields like healthcare, business, and technology.
- Nova Southeastern University Tampa Bay:
- A state-of-the-art facility in Clearwater providing osteopathic medical education.

Explore the Area

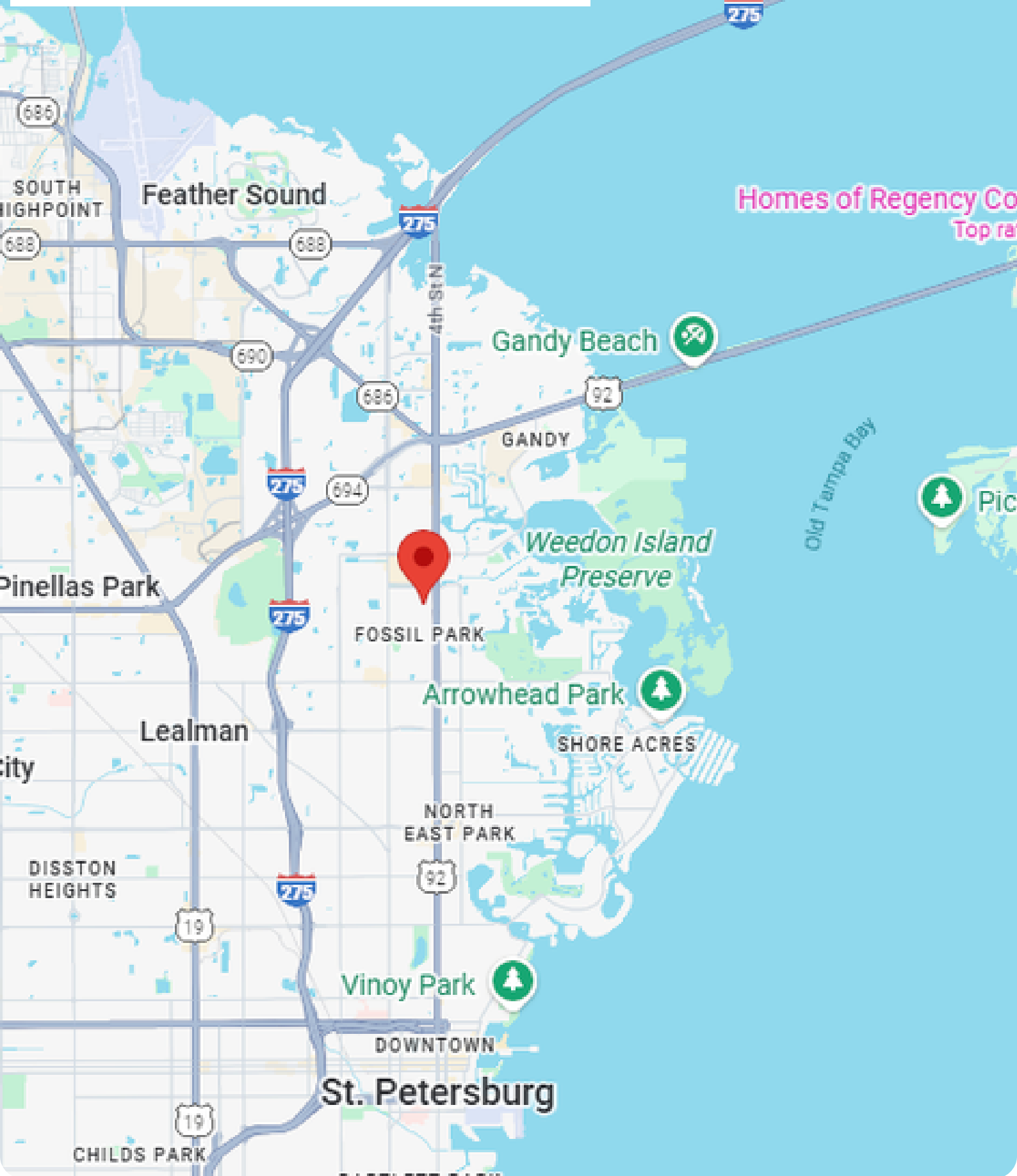
Welcome to St. Petersburg, Florida – a vibrant city bursting with sunshine, culture, and endless possibilities! Nestled on the Gulf Coast, St. Pete is a haven for art lovers, outdoor enthusiasts, and those seeking a laid-back coastal escape. Here's a curated list of things to do during your stay:

- **Explore the Dali Museum:** Immerse yourself in the surreal world of Salvador Dali at the Dali Museum. Housing the largest collection of the artist's work outside of Spain, this architectural marvel is a must-visit for art aficionados.
- **Stroll Along the Waterfront:** Take a leisurely walk along the scenic St. Petersburg waterfront. Enjoy the breathtaking views of Tampa Bay, discover public art installations, and relax in the green spaces of Vinoy Park.
- **Sun, Sand, and Sea:** With miles of pristine beaches, St. Pete is a haven for beach lovers. Sink your toes into the soft, white sands of St. Pete Beach or Clearwater Beach, both just a short drive away.
- **Cultural Vibrancy at The Warehouse Arts District:** Experience the city's artistic heartbeat in the Warehouse Arts District. Explore eclectic galleries, studios, and street murals that showcase the diverse talents of local artists.
- **Sunken Gardens:** Unwind amidst lush greenery and vibrant blooms at Sunken Gardens, St. Pete's historic botanical paradise. Don't forget your camera – the cascading waterfalls and exotic plants make for fantastic photo ops.
- **Craft Beer and Culinary Delights:** Dive into the thriving food and drink scene. Visit local breweries like Green Bench Brewing Company or 3 Daughters Brewing, and savor the flavors of the city's diverse culinary landscape.
- **Boat Tours and Dolphin Watching:** Embark on a scenic boat tour of the Tampa Bay. Keep an eye out for dolphins frolicking in the Gulf waters – an enchanting experience for nature lovers.
- **Museum-hopping in the Arts District:** Immerse yourself in the city's rich cultural scene by visiting the Museum of Fine Arts and the Chihuly Collection. These world-class institutions celebrate art in all its forms.
- **Shopping at Sundial St. Pete:** Indulge in some retail therapy at Sundial St. Pete, a vibrant shopping and dining complex in the heart of downtown. Discover unique boutiques, upscale shops, and delightful cafes.
- **Live Entertainment at The Mahaffey Theater:** Check out the schedule at The Mahaffey Theater for a dose of live entertainment, from concerts to Broadway shows, ensuring there's always something exciting happening.

500 75th Ave N

5
Property
Maps

Property Location



500 15th Ave N

6

Cash Flow
Jul 2025-
Jun 2026

Jul 2025 - Jun 2026 (1of2)

** Includes: Property Taxes, Insurance, Management Fees

Cash Flow - 12 Month

Hampton & Hampton Management & Leasing Inc.

Property Groups: 500 75TH AVENUE, LLC

Period Range: Jul 2025 to Jun 2026 (Trailing 12 Months)

Accounting Basis: Cash

Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025
Operating Income & Expense						
Income						
RENT	13,150.00	13,150.00	12,398.06	13,150.00	13,200.00	13,250.00
APPLICATION FEE	0.00	80.00	0.00	0.00	0.00	0.00
LAUNDRY INCOME	0.00	135.22	61.89	27.33	0.00	245.61
SEC DEP FORFEIT/DAMA	0.00	0.00	0.00	0.00	0.00	0.00
PET FEE	0.00	0.00	0.00	0.00	0.00	0.00
UTILITY REIMBURSEMENT	988.14	541.32	542.42	1,097.20	292.20	901.89
SALES TAX INCOME	-7.23	-4.24	-4.71	-4.17	-1.81	0.00
Total Operating Income	14,130.91	13,902.30	12,997.66	14,270.36	13,490.39	14,397.50
Expense						
MAINTENANCE/REPAIRS						
A/C- FURNACE REPAIR	0.00	208.50	99.00	0.00	0.00	0.00
APPLIANCE REPAIR	0.00	0.00	0.00	0.00	0.00	0.00
BUILDING MAINTENANCE	0.00	0.00	440.00	260.00	220.00	0.00
CLEANING	0.00	500.00	0.00	200.00	200.00	200.00
ELECTRIC REPAIR	2,163.50	0.00	2,425.00	0.00	0.00	0.00
EQUIPMENT RENTAL	111.28	111.28	111.28	111.28	111.28	111.28
LAWN/LANDSCAPE MAINT	200.00	200.00	200.00	200.00	200.00	400.00
PAINTING/WALLPAPER	0.00	0.00	0.00	0.00	0.00	0.00
PEST CONTROL	0.00	150.00	225.00	0.00	0.00	0.00
PLUMBING REPAIRS	-100.00	914.00	245.00	0.00	580.00	322.00
WINDOW & GLASS	0.00	0.00	0.00	0.00	0.00	580.00
FIRE & SAFETY	60.00	0.00	0.00	0.00	0.00	112.90
Total MAINTENANCE/REPAIRS	2,434.78	2,083.78	3,745.28	771.28	1,311.28	1,726.18
UTILITIES						
ELECTRICITY	77.57	81.78	120.77	75.30	96.81	188.28
WATER & SEWER	0.00	1,518.84	799.50	760.10	886.79	855.31
Total UTILITIES	77.57	1,600.62	920.27	835.40	983.60	1,043.59
ADMINISTRATIVE						
INSURANCE	0.00	6,326.70	0.00	0.00	8,299.00	7,313.90
MANAGEMENT FEE	1,315.00	1,315.00	1,239.81	1,315.00	1,320.00	1,325.00
PROPERTY TAXES	0.00	0.00	3,750.78	0.00	0.00	3,194.58
TAXES - OTHER	40.00	0.00	0.00	0.00	0.00	125.00
Total ADMINISTRATIVE	1,355.00	7,641.70	4,990.59	1,315.00	9,619.00	11,958.48
Total Operating Expense	3,867.35	11,326.10	9,656.14	2,921.68	11,913.88	14,728.25
NOI - Net Operating Income	10,263.56	2,576.20	3,341.52	11,348.68	1,576.51	-330.75
Other Income & Expense						
Other Expense						
REPLACEMENTS/MAJOR REPAIRS						
A/C REPLACEMENT	5,375.00	0.00	0.00	0.00	0.00	0.00
REFRIGERATOR	698.53	0.00	0.00	0.00	0.00	0.00
MICROWAVE	0.00	0.00	0.00	0.00	0.00	0.00
Total REPLACEMENTS/MAJOR REPAIRS	6,073.53	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE						
MORTGAGE PAYMENT	0.00	0.00	0.00	0.00	0.00	6,652.33
Total DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	6,652.33
MORTGAGE INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Expense	6,073.53	0.00	0.00	0.00	0.00	6,652.33
Net Other Income	-6,073.53	0.00	0.00	0.00	0.00	-6,652.33
Total Income	14,130.91	13,902.30	12,997.66	14,270.36	13,490.39	14,397.50
Total Expense	9,940.88	11,326.10	9,656.14	2,921.68	11,913.88	21,380.58
Net Income	4,190.03	2,576.20	3,341.52	11,348.68	1,576.51	-6,983.08



Jul 2025 - Jun 2026 (2of2)

** Includes: Property Taxes, Insurance, Management Fees

Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
13,250.00	13,250.00	11,955.00	10,680.00	10,735.00	11,600.10	149,768.16
0.00	0.00	80.00	0.00	80.00	240.00	480.00
0.00	187.71	70.50	42.89	34.92	49.24	855.31
0.00	0.00	0.00	22.79	0.00	0.00	22.79
0.00	0.00	0.00	0.00	0.00	250.00	250.00
922.51	726.34	764.51	931.51	668.56	618.31	8,992.91
-7.52	0.00	-12.81	-4.99	-3.03	-2.48	-52.99
14,164.99	14,164.05	12,857.20	11,672.20	11,513.45	12,755.17	160,316.18
0.00	0.00	250.00	0.00	0.00	0.00	557.50
0.00	160.00	0.00	0.00	0.00	0.00	160.00
0.00	0.00	916.00	4,140.00	0.00	950.00	6,926.00
200.00	200.00	200.00	135.00	375.00	200.00	2,410.00
0.00	0.00	0.00	0.00	0.00	0.00	4,588.50
111.28	111.28	111.28	0.00	222.56	0.00	1,224.08
0.00	200.00	1,200.00	200.00	200.00	200.00	3,400.00
0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
0.00	400.00	0.00	0.00	0.00	0.00	775.00
180.00	0.00	0.00	290.00	780.00	0.00	3,211.00
0.00	0.00	0.00	0.00	0.00	0.00	580.00
0.00	0.00	0.00	0.00	0.00	0.00	172.90
491.28	1,071.28	4,177.28	4,765.00	1,577.56	1,350.00	25,504.98
0.00	106.07	79.15	107.23	176.18	193.79	1,302.93
983.06	838.65	897.90	0.00	1,587.75	0.00	9,127.90
983.06	944.72	977.05	107.23	1,763.93	193.79	10,430.83
0.00	0.00	0.00	0.00	0.00	0.00	21,939.60
1,325.00	1,325.00	1,195.50	1,068.00	1,073.50	1,160.01	14,976.82
0.00	0.00	3,293.38	0.00	0.00	3,393.82	13,632.56
0.00	0.00	2,550.00	0.00	0.00	0.00	2,715.00
1,325.00	1,325.00	7,038.88	1,068.00	1,073.50	4,553.83	53,263.98
2,799.34	3,341.00	12,193.21	5,940.23	4,414.99	6,097.62	89,199.79
11,365.65	10,823.05	663.99	5,731.97	7,098.46	6,657.55	71,116.39
0.00	0.00	0.00	0.00	0.00	0.00	5,375.00
0.00	0.00	0.00	0.00	0.00	0.00	698.53
0.00	0.00	500.00	0.00	0.00	0.00	500.00
0.00	0.00	500.00	0.00	0.00	0.00	6,573.53
6,652.33	6,652.33	1,810.70	1,301.70	1,481.08	7,969.00	32,519.47
6,652.33	6,652.33	1,810.70	1,301.70	1,481.08	7,969.00	32,519.47
0.00	0.00	4,841.63	5,350.63	5,171.25	5,335.66	20,699.17
6,652.33	6,652.33	7,152.33	6,652.33	6,652.33	13,304.66	59,792.17
-6,652.33	-6,652.33	-7,152.33	-6,652.33	-6,652.33	-13,304.66	-59,792.17
14,164.99	14,164.05	12,857.20	11,672.20	11,513.45	12,755.17	160,316.18
9,451.67	9,993.33	19,345.54	12,592.56	11,067.32	19,402.28	148,991.96
4,713.32	4,170.72	-6,488.34	-920.36	446.13	-6,647.11	11,324.22



500 15th Ave N

7

Rent Roll

Current Rent Roll Summary

Rent Roll

Property Groups: 500 75TH AVENUE, LLC

Units: Active

As of: 08/01/2026

Include Non-Revenue Units: No

Include Advertised Rent: Yes

Property Name	Property Street Address 1	BD/BA	Tenant	Status	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out
75TH500-1"	500 75TH AVE N	1/1.00	KASEY L. MURRAY	Current	1,350.00	1,350.00	1,350.00	01/01/2026	12/31/2026	01/09/2023	
75TH500-2"	500 75TH AVE N	1/1.00	ALLIE R. WELLS	Current	1,195.00	1,195.00	500.00	07/20/2026	06/30/2027	07/20/2026	
75TH500-3"	500 75TH AVE N	1/1.00	DECOTA M. DAVIS	Current	1,295.00	1,295.00	250.00	08/01/2026	07/31/2027	08/19/2025	
75TH500-4"	500 75TH AVE N	1/1.00	MELISSA A. LAGOTTE	Current	1,195.00	1,195.00	1,195.00	06/01/2026	05/31/2027	06/01/2026	
75TH500-5"	500 75TH AVE N	1/1.00	MEAGAN M. GILLESPIE	Current	1,295.00	1,350.00	1,295.00	05/01/2026	04/30/2027	05/09/2022	
75TH500-6"	500 75TH AVE N	1/1.00	ELIZA A. ROSS	Current	1,295.00	1,350.00	1,295.00	07/01/2026	06/30/2027	07/01/2024	
75TH500-7"	500 75TH AVE N	1/1.00	ERIC R. HUFF	Current	1,295.00	1,400.00	1,295.00	12/01/2025	11/30/2026	12/22/2023	
75TH500-8"	500 75TH AVE N	1/1.00	AMANDA ALLEN	Current	1,250.00	1,295.00	500.00	09/01/2026	08/31/2027	09/01/2020	
75TH500-9"	500 75TH AVE N	1/1.00	RACHEL A. PANICO	Current	1,295.00	1,295.00	1,295.00	12/01/2025	11/30/2026	12/19/2024	
75TH500-10"	500 75TH AVE N	1/1.00	SHAKIRA J. FIGUEROA	Current	1,350.00	1,400.00	250.00	04/15/2024		04/15/2024	
Total				100.0% Occupied	12,815.00	13,125.00	9,225.00				

500 75th Ave N

8
Sales
Comps

Sale Comparables Summary

St. Croix Apartments - 500 75th Ave N

Property Name/Address		Property Information				Sale Information			
		Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
1	421 10th Ave N	★ ★ ★ ★ ★	1922	5	0%	6/10/2026	\$850,000	\$170,000	\$177
2	838 6th St N	★ ★ ★ ★ ★	1913	5	0%	6/1/2026	\$1,000,000	\$200,000	\$153
3	78th Avenue Apartments 4030 78th Ave	★ ★ ★ ★ ★	1984	11	9.1%	5/15/2026	\$1,865,000	\$169,545	\$339
4	1121 Beach Dr NE	★ ★ ★ ★ ★	1953	5	0%	5/5/2026	\$1,325,000	\$265,000	\$268
5	626 12th Ave NE	★ ★ ★ ★ ★	1957	8	12.5%	3/31/2026	\$1,840,000	\$230,000	\$346
6	471 9th Ave N	★ ★ ★ ★ ★	1922	5	0%	2/13/2026	\$810,000	\$162,000	\$269
7	500 Bayview Dr NE	★ ★ ★ ★ ★	1970	8	12.5%	12/30/2025	\$1,700,000	\$212,500	\$130
8	245 13th Ave NE	★ ★ ★ ★ ★	1925	5	0%	12/29/2025	\$1,000,000	\$200,000	\$222
9	900 1st St N	★ ★ ★ ★ ★	1957	11	9.1%	11/21/2025	\$1,950,000	\$177,272	\$279
10	4200 1st St N	★ ★ ★ ★ ★	1972	10	10.0%	9/2/2025	\$2,100,000	\$210,000	\$233
11	1319 17th Ave N	★ ★ ★ ★ ★	1959	8	0%	7/18/2025	\$1,150,000	\$143,750	\$257
12	2001 Dr. Martin Luther King Jr...	★ ★ ★ ★ ★	1949	10	10.0%	6/30/2025	\$1,350,000	\$135,000	\$245
13	1101 Bay St NE	★ ★ ★ ★ ★	1960	8	0%	5/21/2025	\$1,400,000	\$175,000	\$288
14	3591-3595 54th Ave N	★ ★ ★ ★ ★	1982	9	11.1%	4/30/2025	\$1,450,000	\$161,111	\$181
15	2800 1st St N	★ ★ ★ ★ ★	1925	8	0%	3/3/2025	\$1,400,000	\$175,000	\$225
16	819 6th St N	★ ★ ★ ★ ★	1925	6	0%	12/19/2024	\$1,325,000	\$220,833	\$357

Sale Comparables

500 75th Ave N - St. Croix Apartments



421 10th Ave N

Saint Petersburg, FL 33701 - Crescent Lake Neighborhood



SALE

Sale Date:	6/10/2026
Sale Price:	\$850,000
Price Per Unit:	\$170,000
Price Per SF:	\$177
Cap Rate:	-

PROPERTY

Property Size:	5 Units, 2 Floors
Average Unit Size:	-
Year Built:	1922
Vacancy At Sale:	0%
Parking Spaces:	5 Spaces; 1.0 per Unit

CONTACTS

Buyer:	Century 21 Elite Locations, Inc.
Seller:	Joseph Flesner
Buyer Broker:	Century 21 Elite Locations, Inc. - Haya Zohar
Listing Broker:	Realty Experts, Inc. - Melody Ezell

UNIT MIX AT SALE

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	5	100%	0	0.0%	-	-	-	-	-

TRANSACTION NOTES

A Private Investor sold this 4812SF, five-unit multifamily property in St. Petersburg's Historic Uptown neighborhood to a private individual for \$850,000, or approximately \$265 per square foot and \$170,000 per unit. It was originally listed at \$925,000 for 599 days on market. The information in the comparable has been verified by the listing broker and buyer.



Hampton
REAL ESTATE ADVISORS, LLC
multi-family residential commercial

© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 40



Sale Comparables

500 75th Ave N - St. Croix Apartments



838 6th St N

Saint Petersburg, FL 33701 - Crescent Lake Neighborhood



SALE

Sale Date:	6/1/2026
Sale Price:	\$1,000,000
Price Per Unit:	\$200,000
Price Per SF:	\$153
Cap Rate:	6.8%

PROPERTY

Property Size:	5 Units, 2 Floors
Average Unit Size:	-
Year Built:	1913
Vacancy At Sale:	0%
Parking Spaces:	5 Spaces; 1.0 per Unit

CONTACTS

Buyer:	David B Morris
Seller:	Ronald Klein
Listing Broker:	The Multifamily Firm, LLC - Kyle Keelan, Phil Ginexi

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	5	100%	0	0.0%	-	-	-	-	-

TRANSACTION NOTES

Private Individual sold this 5-unit multifamily property to a private individual for \$1,000,000, or \$200,000 per unit. The property was on the market for approximately 110 days, with an initial asking price of \$1,099,000. The in-place net operating income for the year of sale was reported to be \$75,122 yielding an actual cap rate of 6.41%. The information in the comparable has been verified by the listing broker.



Hampton
REAL ESTATE ADVISORS, LLC
multi-family residential commercial

© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 41



Sale Comparables

500 75th Ave N - St. Croix Apartments

3 78th Avenue Apartments - 4030 78th Ave
PinellasPark,FL33781 - PinellasParkNeighborhood



SALE		PROPERTY	
Sale Date:	5/15/2026	Property Size:	11 Units, 1 Floors
Sale Price:	\$1,865,000	Average Unit Size:	1,000 SF
Price Per Unit:	\$169,545	Year Built:	1984
Price Per SF:	\$339	Vacancy At Sale:	9.1%
Cap Rate:	-	Parking Spaces:	20 Spaces; 1.8 per Unit

CONTACTS

Buyer:	Franck H Beaugendre
Seller:	Century 21 Real Estate Champions

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
2	1	1,000	11	100%	1	9.1%	\$969	\$0.97	\$959	\$0.96	1.0%
Totals		1,000	11	100%	1	9.1%	\$969	\$0.97	\$959	\$0.96	1.0%

UNIT AMENITIES

Air Conditioning, Balcony

TRANSACTION NOTES

A private investor sold this 11-unit multifamily building totaling 5,500 SF on 0.6887 acres to a private buyer for \$1,865,000, or approximately \$169,545 per unit, in an investment sale completed on May 15, 2026. The property was originally built in 1984 with masonry construction and underwent renovations in 1994. The information in the comparable has been verified by sources deemed reliable.



© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 42



Sale Comparables

500 75th Ave N - St. Croix Apartments



1121 Beach Dr NE

Saint Petersburg, FL 33701 - Old Northeast Neighborhood



SALE

Sale Date:	5/5/2026
Sale Price:	\$1,325,000
Price Per Unit:	\$265,000
Price Per SF:	\$268
Cap Rate:	3.9%

PROPERTY

Property Size:	5 Units, 2 Floors
Average Unit Size:	-
Year Built:	1953
Vacancy At Sale:	0%
Parking Spaces:	5 Spaces; 1.0 per Unit

CONTACTS

Buyer:	Oceanpointe Realty
Seller:	Metcab Properties
Buyer Broker:	RE/MAX Preferred - Adam Yore, Lisa Jerrard
Listing Broker:	Smith & Associates Real Estate, Inc. - Chris Calhoon, Patrick Cal...

UNIT MIX AT SALE

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	5	100%	0	0.0%	-	-	-	-	-

SITE AMENITIES

Laundry Facilities, Private Bathroom

UNIT AMENITIES

Eat-in Kitchen, Kitchen, Tub/Shower

TRANSACTION NOTES

Metcab Properties sold this five-unit multifamily building to Oceanpointe Realty for \$1,325,000, or \$267.68 per square foot. The property consists of one two-bedroom unit and four one-bedroom units, built in 1953 with masonry construction and two stories on a 0.24-acre parcel.

It was marketed as an investment opportunity and listed for \$1,499,000 prior to closing.

The in-place net operating income at the time of sale was estimated at \$51,675, resulting in a cap rate of 3.90%. The details were verified with the listing broker.



Hampton
REAL ESTATE ADVISORS, LLC
multi-family residential commercial

© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 43



Sale Comparables

500 75th Ave N - St. Croix Apartments

5 626 12th Ave NE
Saint Petersburg, FL 33701 - Old Northeast Neighborhood



SALE		PROPERTY	
Sale Date:	3/31/2026	Property Size:	8 Units, 2 Floors
Sale Price:	\$1,840,000	Average Unit Size:	-
Price Per Unit:	\$230,000	Year Built:	1957
Price Per SF:	\$346	Vacancy At Sale:	12.5%
Cap Rate:	-	Parking Spaces:	10 Spaces; 1.3 per Unit

CONTACTS

Buyer:	James Keith Hall
Seller:	Karen Kanning
Buyer Broker:	RE/MAX Preferred - Lisa Jerrard

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	8	100%	1	12.5%	-	-	-	-	-

TRANSACTION NOTES

A private individual sold this 8-unit multifamily building to Premier South for \$1,840,000, or \$230,000 per unit. The 5,322-square-foot property was built in 1957 and sold as an investment transaction to a private buyer. The seller provided financing to facilitate the acquisition. The information in this comparable has been verified by the buyer broker.



© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 44



Sale Comparables

500 75th Ave N - St. Croix Apartments

6 471 9th Ave N
Saint Petersburg, FL 33701 - Crescent Lake Neighborhood



SALE		PROPERTY	
Sale Date:	2/13/2026	Property Size:	5 Units, 2 Floors
Sale Price:	\$810,000	Average Unit Size:	-
Price Per Unit:	\$162,000	Year Built:	1922
Price Per SF:	\$269	Vacancy At Sale:	0%
Cap Rate:	7.1%	Parking Spaces:	5 Spaces; 1.0 per Unit

CONTACTS

Buyer:	Doctor Dumpsters, LLC
Seller:	Usf St Petersburg
Buyer Broker:	Charles Rutenberg Realty, Inc - Rodney Campo
Listing Broker:	Asset Management Real Estate - Darcie Wheeler

UNIT MIX AT SALE

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	-	1	20.0%	0	0.0%	-	-	-	-	-
1	1	-	4	80.0%	0	0.0%	-	-	-	-	-
Totals		-	5	100%	0	0.0%	-	-	-	-	-

SITE AMENITIES

Courtyard, Fenced Lot, Public Transportation

UNIT AMENITIES

Kitchen, Oven, Range, Refrigerator, Tub/Shower, Views

TRANSACTION NOTES

A private individual sold this 5-unit multifamily building to Doctor Dumpsters for \$810,000, or \$162,000 per unit.

The net operating income was reported to be \$57,184, yielding an in-place cap rate of 7.06%.

The information in the comparable has been verified by the listing broker and buyer broker.



Sale Comparables

500 75th Ave N - St. Croix Apartments

7 500 Bayview Dr NE
Saint Petersburg, FL 33704 - Snell Isle Neighborhood



SALE		PROPERTY	
Sale Date:	12/30/2025	Property Size:	8 Units, 2 Floors
Sale Price:	\$1,700,000	Average Unit Size:	-
Price Per Unit:	\$212,500	Year Built:	1970
Price Per SF:	\$130	Vacancy At Sale:	12.5%
Cap Rate:	-	Parking Spaces:	13 Spaces; 1.6 per Unit

CONTACTS

Buyer:	Bryce Woodyard
Seller:	Greens Land Fund Inc
Listing Broker:	Bridgewater Commercial Real Estate - Davis Nunneley

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	8	100%	1	12.5%	-	-	-	-	-

TRANSACTION NOTES

A private individual sold this 13,032 SF or 8 unit Multifamily building to a private individual for \$1,700,000 or \$212,500 per SF.

The information in the comparable has been verified by the listing broker.



Sale Comparables

500 75th Ave N - St. Croix Apartments



245 13th Ave NE

Saint Petersburg, FL 33701 - Old Northeast Neighborhood



SALE

Sale Date:	12/29/2025
Sale Price:	\$1,000,000
Price Per Unit:	\$200,000
Price Per SF:	\$222
Cap Rate:	-

PROPERTY

Property Size:	5 Units, 1 Floors
Average Unit Size:	-
Year Built:	1925
Vacancy At Sale:	0%
Parking Spaces:	5 Spaces; 1.0 per Unit

CONTACTS

Buyer:	Adyen Stoefen
Seller:	245 13th Ave Ne Land Trust
Buyer Broker:	Mav Realty - Drew Hutcheson, Jr
Listing Broker:	Keller Williams Realty, Inc - Jac Smith

UNIT MIX AT SALE

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	-	5	100%	0	0.0%	-	-	-	-	-
Totals		-	5	100%	0	0.0%	-	-	-	-	-

UNIT AMENITIES

Air Conditioning, Wheelchair Accessible (Rooms)

TRANSACTION NOTES

A private individual sold this 4,504 SF or 5 unit multi family building to a private individual for \$1,000,000 or \$200,000 per unit.

The information in the comparable has been verified by the listing broker.



© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 47



Sale Comparables

500 75th Ave N - St. Croix Apartments



900 1st St N

Saint Petersburg, FL 33701 - Old Northeast Neighborhood



SALE

Sale Date:	11/21/2025
Sale Price:	\$1,950,000
Price Per Unit:	\$177,273
Price Per SF:	\$279
Cap Rate:	-

PROPERTY

Property Size:	11 Units, 2 Floors
Average Unit Size:	-
Year Built:	1957
Vacancy At Sale:	9.1%
Parking Spaces:	10 Spaces; 0.9 per Unit

CONTACTS

Buyer:	Bryce Woodyard
Seller:	Greens Land Fund Inc
Listing Broker:	Bridgewater Commercial Real Estate - Davis Nunneley

FINANCING

\$1,100,000 from SouthState Bank, NA: Line of Credit

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	11	100%	1	9.1%	-	-	-	-	-

TRANSACTION NOTES

Green Land Fund Inc sold this 11 unit multi family property to a private investor on 11/21/2025 for \$1,950,000. This was put on the market on 5/2/2025 for \$2,300,000. Transaction details were verified by the listing broker. The deed was not available at the time of publication.



Hampton
REAL ESTATE ADVISORS, LLC
multi-family residential commercial

© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 48



Sale Comparables

500 75th Ave N - St. Croix Apartments



4200 1st St N

Saint Petersburg, FL 33703 - North East Park Neighborhood



SALE

Sale Date:	9/2/2025
Sale Price:	\$2,100,000
Price Per Unit:	\$210,000
Price Per SF:	\$233
Cap Rate:	8.3%

PROPERTY

Property Size:	10 Units, 2 Floors
Average Unit Size:	-
Year Built:	1972
Vacancy At Sale:	10.0%
Parking Spaces:	15 Spaces; 1.5 per Unit

CONTACTS

Buyer:	Brian Visconti
Seller:	Carolee K Blackmon,
Buyer Broker:	Wolk Property Group - Wes Wolk
Listing Broker:	Coldwell Banker Residential Brokerage - Jim Blackmon

UNIT MIX AT SALE

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	10	100%	1	10.0%	-	-	-	-	-

SITE AMENITIES

Individual Locking Bedrooms, Private Bathroom

UNIT AMENITIES

Air Conditioning, Balcony, Breakfast Nook, Cable Ready, Ceiling Fans, Dishwasher, Disposal, Double Pane Windows, Framed Mirrors, Freezer, Garden, Granite Countertops, Heating, Kitchen, Large Bedrooms, Linen Closet, Microwave, Range, Refrigerator, Stainless Steel Appliances, Storage Space, Tub/Shower, Window Coverings

TRANSACTION NOTES

Blackmon Properties LLC sold this 10 unit building to 4200 1st Street N St Pete LLC for \$2,100,000 or \$210,000 per unit.

The property was on the market for 99 days with an original asking price of \$2,495,000.

The in-place net operating income for 2024 was reported to be \$174,450 yielding an actual cap rate of 8.31%

This information in the comparable has been verified by the listing broker and buyer broker.



© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 49



Sale Comparables

500 75th Ave N - St. Croix Apartments



1319 17th Ave N

Saint Petersburg, FL 33704 - Uptown St Petersburg Neighborhood



SALE

Sale Date:	7/18/2025
Sale Price:	\$1,150,000
Price Per Unit:	\$143,750
Price Per SF:	\$257
Cap Rate:	8.3%

PROPERTY

Property Size:	8 Units, 2 Floors
Average Unit Size:	-
Year Built:	1959
Vacancy At Sale:	0%
Parking Spaces:	4 Spaces; 0.5 per Unit

CONTACTS

Buyer:	Blue Peak Realty
Seller:	Tobias Bacaner
Listing Broker:	Blue Peak Realty - Nick Catando

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	8	100%	0	0.0%	-	-	-	-	-

SITE AMENITIES

24 Hour Access, Bicycle Storage, Courtyard, Fenced Lot, Smoke Detector, Walk-Up

UNIT AMENITIES

Dishwasher, Disposal, Kitchen, Microwave, Oven, Range, Refrigerator, Tub/Shower

TRANSACTION NOTES

A private individual sold this 8 unit multi family property to Blue Peak Realty on 7/18/2025 for \$1,150,000 or \$143,750 per unit. This was put on the market on 3/31/2025 for an undisclosed price. The net operating income was \$95,000 yielding a 8.26 capitalization rate. Transaction details were verified by the seller and buyer.



Hampton
REAL ESTATE ADVISORS, LLC
multi-family residential commercial

© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 50



Sale Comparables

500 75th Ave N - St. Croix Apartments

12 2001 Dr. Martin Luther King Jr St N
Saint Petersburg, FL 33704 - Crescent Lake Neighborhood



SALE		PROPERTY	
Sale Date:	6/30/2025	Property Size:	10 Units, 1 Floors
Sale Price:	\$1,350,000	Average Unit Size:	-
Price Per Unit:	\$135,000	Year Built:	1949
Price Per SF:	\$245	Vacancy At Sale:	10.0%
Cap Rate:	-	Parking Spaces:	8 Spaces; 0.8 per Unit

CONTACTS

Buyer:	Michael Walter
Seller:	Drive Planning
Buyer Broker:	Realty One Group Sunshine - Kalib Koons
Listing Broker:	RE/MAX Metro Commercial - Jason Spitzer

UNIT MIX AT SALE

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	-	10	100%	1	10.0%	-	-	-	-	-
Totals		-	10	100%	1	10.0%	-	-	-	-	-

SITE AMENITIES

24 Hour Access, Laundry Facilities, Smoke Detector, Smoke Free, Tenant Controlled HVAC, Walk-Up

UNIT AMENITIES

Air Conditioning, Ceiling Fans, Kitchen, Oven, Porch, Range, Refrigerator, Tub/Shower

TRANSACTION NOTES

This 10-unit property sold for \$1,350,000, equating to \$135,000 per unit. It was listed for 80 days with an initial asking price of \$1,650,000. The property was vacant at closing, and sale details were verified with the listing broker.



Sale Comparables

500 75th Ave N - St. Croix Apartments



1101 Bay St NE

Saint Petersburg, FL 33701 - Old Northeast Neighborhood



SALE

Sale Date:	5/21/2025
Sale Price:	\$1,400,000
Price Per Unit:	\$175,000
Price Per SF:	\$288
Cap Rate:	-

PROPERTY

Property Size:	8 Units, 2 Floors
Average Unit Size:	-
Year Built:	1960
Vacancy At Sale:	0%
Parking Spaces:	13 Spaces; 1.6 per Unit

CONTACTS

Buyer:	Mark Brooks
Seller:	Dean & Dewitt Properties

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	8	100%	0	0.0%	-	-	-	-	-

SITE AMENITIES

24 Hour Access, Pet Play Area, Smoke Detector, Tenant Controlled HVAC, Walk-Up

UNIT AMENITIES

Air Conditioning, Heating, Kitchen, Oven, Refrigerator, Tub/Shower

TRANSACTION NOTES

Dean & Dewitt Properties sold this 8 unit multi family property to a private investor on 5/21/2025 for \$1,400,000 or \$175,000 per unit. This was an off market deal. Transaction details were verified through public records.



Hampton
REAL ESTATE ADVISORS, LLC
multi-family residential commercial

© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 52



Sale Comparables

500 75th Ave N - St. Croix Apartments



3591-3595 54th Ave N

Saint Petersburg, FL 33714 - Lealman Neighborhood



SALE

Sale Date:	4/30/2025
Sale Price:	\$1,450,000
Price Per Unit:	\$161,111
Price Per SF:	\$181
Cap Rate:	-

PROPERTY

Property Size:	9 Units, 1 Floors
Average Unit Size:	-
Year Built:	1982
Vacancy At Sale:	11.1%
Parking Spaces:	-

CONTACTS

Buyer:	ND Fudoli Ventures
Seller:	Native Realty Group Inc
Listing Broker:	eXp Commercial - Brad Carter CCIM

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	9	100%	1	11.1%	-	-	-	-	-

TRANSACTION NOTES

Native Realty Group Inc. sold the 9-unit multi-family property to a private individual for \$1,450,000 or \$161,110 per unit. The property was fully occupied at the time of the sale.

The seller was motivated to divest the property as it was part of a 1031 Exchange transaction.

The information in the comparable has been verified by the seller and sourced from public records.



Sale Comparables

500 75th Ave N - St. Croix Apartments



2800 1st St N

Saint Petersburg, FL 33704 - Old Northeast Neighborhood



SALE

Sale Date:	3/3/2025
Sale Price:	\$1,400,000
Price Per Unit:	\$175,000
Price Per SF:	\$225
Cap Rate:	-

PROPERTY

Property Size:	8 Units, 1 Floors
Average Unit Size:	-
Year Built:	1925
Vacancy At Sale:	0%
Parking Spaces:	10 Spaces; 1.3 per Unit

CONTACTS

Buyer:	Gary Dove
Seller:	Marc Nichols Associates, Inc.
Buyer Broker:	Coldwell Banker Residential Brokerage - Gary Dove, Jim Blackm...
Listing Broker:	Coldwell Banker Residential Brokerage - Jim Blackmon

FINANCING

\$700,000 from Seller

UNIT MIX AT SALE

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
2	1	-	8	100%	0	0.0%	-	-	-	-	-
Totals		-	8	100%	0	0.0%	-	-	-	-	-

TRANSACTION NOTES

Marc Nichols sold this 6,223 SF, 8 unit multi-family property to Gary Dove for \$1,400,000. The price was slightly reduced due to flood damage. The property was completely vacant at the time of sale.

The seller was motivated to divest the property because he no longer wanted the property. The buyer was drawn to the property by investment purposes.

All information in the comparable has been verified by buyer and listing broker.



Hampton
REAL ESTATE ADVISORS, LLC
multi-family residential commercial

© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 54



Sale Comparables

500 75th Ave N - St. Croix Apartments



819 6th St N

Saint Petersburg, FL 33701 - Crescent Lake Neighborhood



SALE

Sale Date:	12/19/2024
Sale Price:	\$1,325,000
Price Per Unit:	\$220,833
Price Per SF:	\$357
Cap Rate:	7.1%

PROPERTY

Property Size:	6 Units, 2 Floors
Average Unit Size:	-
Year Built:	1925
Vacancy At Sale:	0%
Parking Spaces:	5 Spaces; 0.8 per Unit

CONTACTS

Buyer:	THE HAO LI IRREVOCABLE TRUST
Seller:	Milone, Annjeannette
Buyer Broker:	Verdad Commercial Real Estate Services - Dustin West, James V...
Listing Broker:	Verdad Commercial Real Estate Services - Dustin West, James V...

UNIT MIX AT SALE

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	6	100%	0	0.0%	-	-	-	-	-

SITE AMENITIES

Courtyard, Laundry Facilities

UNIT AMENITIES

Air Conditioning, Balcony, Ceiling Fans, Porch

TRANSACTION NOTES

A private individual sold this 6 unit multi-family building to The Hao Li Irrevocable Trust for \$1,350,000, or \$225,000 per unit. The property was on the market for 115 days, with an initial asking price of \$1,550,000. There were no sale conditions on the deal. The price difference was due to negotiations with an all cash offer. The in-place net operating income for 2024 was reported to be \$94,207.50, yielding an actual cap rate of 7.11%. The information in the comparable has been verified by listing broker.



Hampton
REAL ESTATE ADVISORS, LLC
multi-family residential commercial

© 2026 CoStar Group - Licensed to Hampton & Hampton Management & Leasing - 1691141



7/22/2026

Page 55

