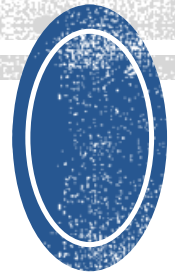




# **REAL ESTATE INVESTMENT OPPORTUNITY**

**MATT: 614-348-5495**  
**MATTROCHELL@GMAIL.COM**



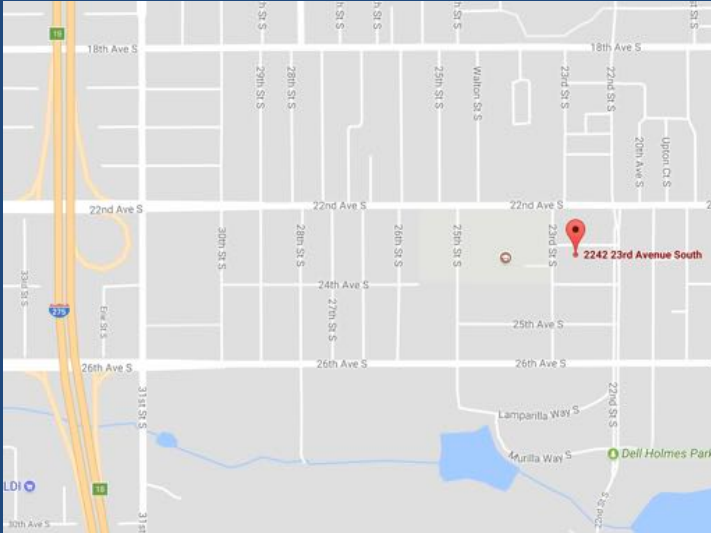
## **IMPORTANT DETAILS**

This property is under contract and ready to be assigned or sold to a cash buyer that can close within 14-21 days and provide a \$2,500 deposit at the time the contract is signed.

Please verify all information. All data is provided from third party sources.

Do not enter the property without a representative of Rochell Property Solutions, one of its authorized agents or permission.

# INVESTMENT ANALYSIS



2242 23<sup>rd</sup> Ave. S.  
St. Petersburg, FL

4/2 HOUSE  
2/1 APT.  
1/1 APT

CASH PRICE; \$199,000

## CASHFLOW!!!

This Property will produce  
**\$3,000/ Month** in Gross Rent.

The property is in very good  
condition. The roof, A/C, and  
windows are all good!



DON'T DELAY-MOST PROPERTIES SELL IN 48 HOURS

ROCHELL  
PROPERTY SOLUTIONS





# PROPERTY PHOTOS

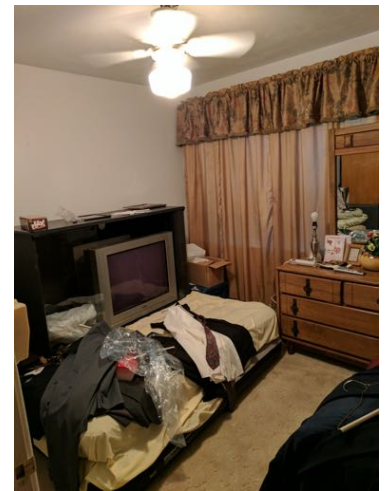
## MAIN HOUSE





# PROPERTY PHOTOS

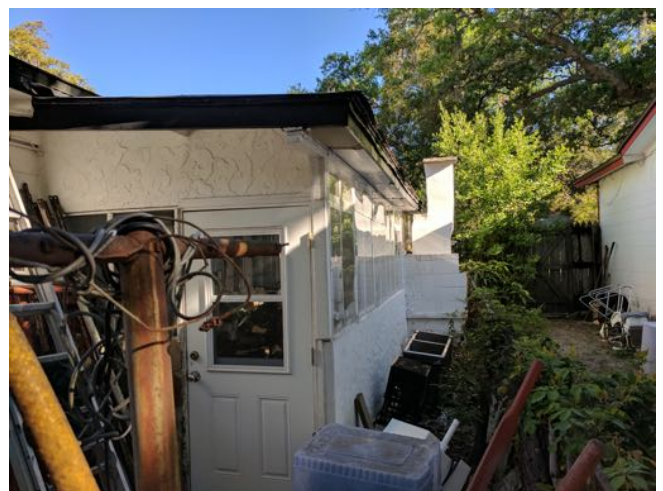
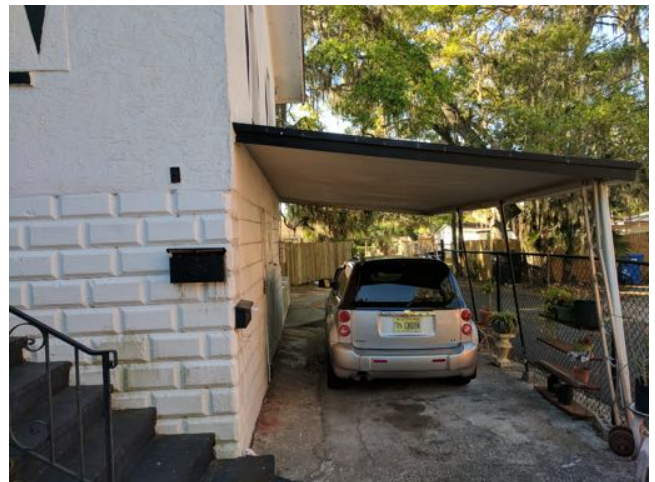
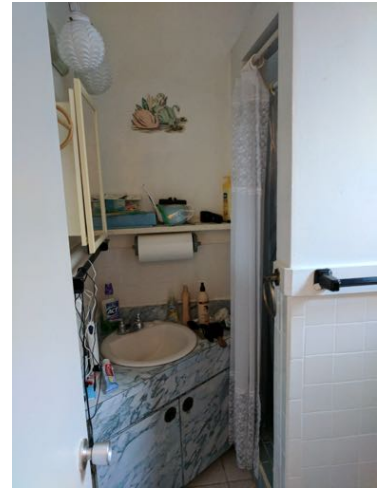
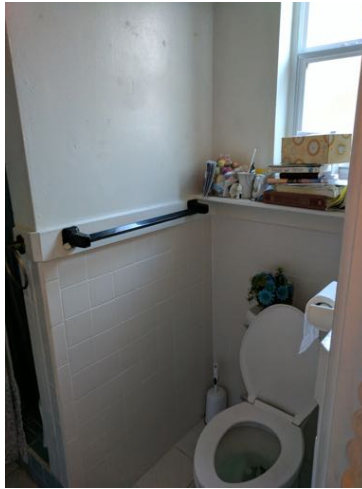
## MAIN HOUSE





# PROPERTY PHOTOS

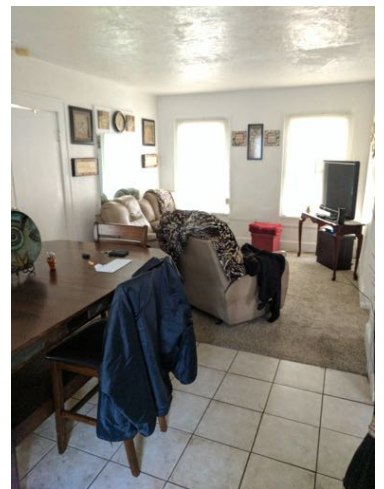
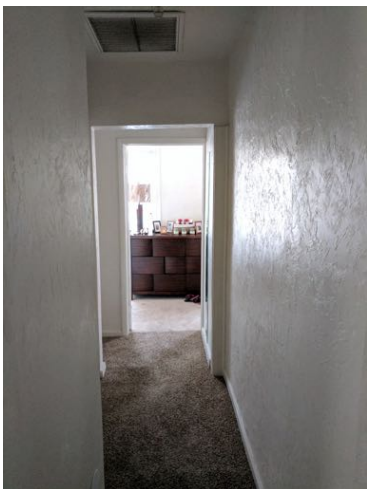
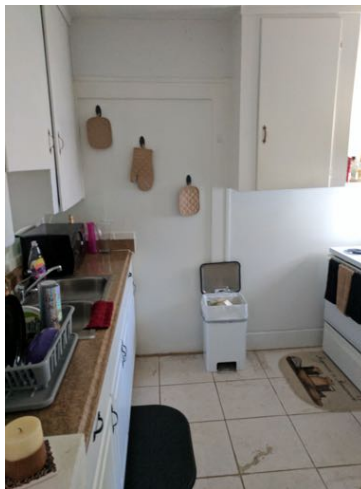
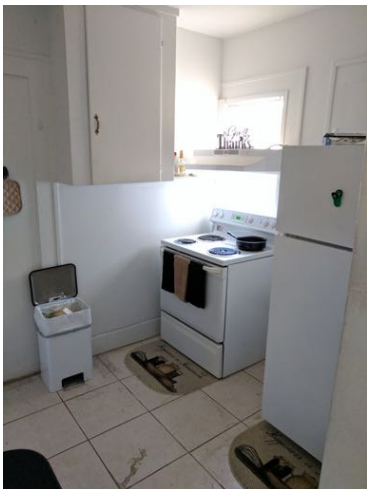
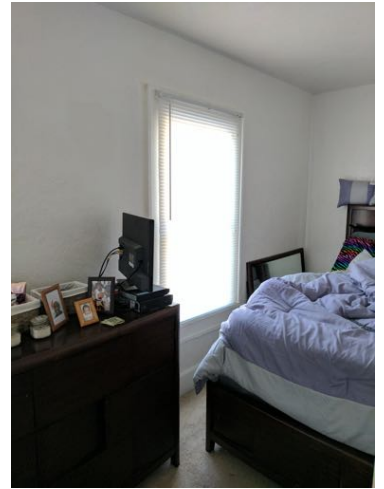
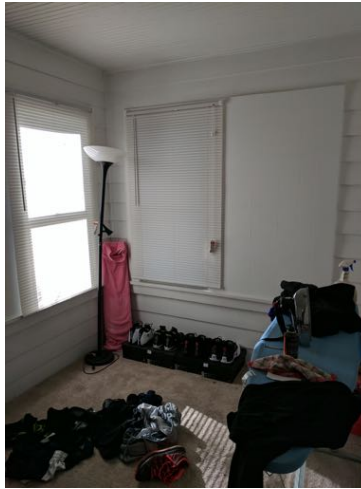
## MAIN HOUSE/EXTERIOR





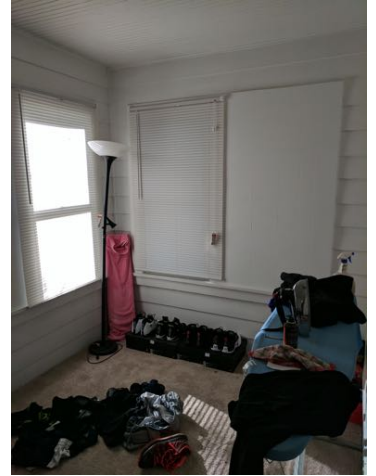
# PROPERTY PHOTOS

## SECOND UNIT : 2/1 APARTMENT



# PROPERTY PHOTOS

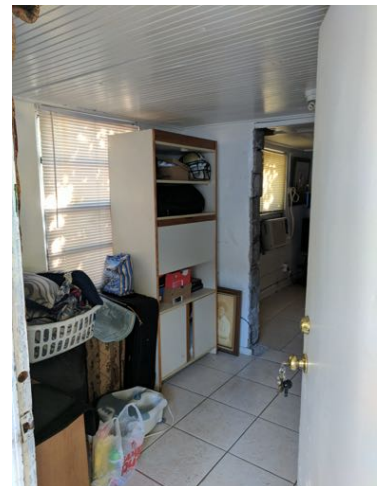
## SECOND UNIT : 2/1 APARTMENT





# PROPERTY PHOTOS

## THIRD UNIT : 1/1 APARTMENT





# PROPERTY ANALYSIS TAX RECORDS

## Public Facts for 2242 23rd Avenue South

### Taxable Value

Land	N/A	Taxes (2016)
Additions	N/A	<b>\$504</b>
Total	N/A	

### Home Facts

[Edit Facts](#)

Beds	—	Lot Size	6,586 Sq. Ft.
Baths	4	Style	Multi-Family (5+ Unit)
Finished Sq. Ft.	2,770	Year Built	1924
Unfinished Sq. Ft.	—	Year Renovated	1958
Total Sq. Ft.	2,770	County	Pinellas County
Floors	2	APN	353116480600020090

Home facts updated by county records on Apr 3, 2017.

# PROPERTY ANALYSIS TAX RECORDS

## Property Details for 2242 23rd Avenue South

### Interior Features

#### Cooling Information

- Cooling Type: Has Cooling

#### Heating Information

- Heat Type: Has Heating

#### Bathroom Information

- # of Baths (Total): 4
- # of Full Baths: 4

### Parking / Garage, Taxes / Assessments

#### Parking / Garage Information

- Primary Garage Type: Yes
- Primary Garage Sq. Ft.: 270
- Parking Type: Garage

#### Assessor Information

- Year of Last Land Appraisal: 2016

### Exterior Features

#### Foundation Information

- Foundation Type: Block with Runner

#### Exterior Information

- Roof Type: Composition Shingle
- Patio Type: Enclosed

- Framework Structure Material: Masonry
- Exterior Material: Concrete Block
- Construction Quality (1-Lowest, 10-Highest): 6
- Building Type: Conventional House

### Property / Lot Details

#### Property Value Information

- Improvements Market Value: \$92

#### Lot Information

- Primary Lot Number: 9
- Lot Size (Sq. Ft.): 6,586
- Lot Depth Ft.: 132
- Front Property Width: 50

#### Property Information

- Property Legal Description: LAKE MAGGIORE HEIGHTS BLK B, LOT 9
- Building/Structure Sq. Ft.: 3,560
- Total number of Stories: 2

- Total Sq. Ft. of All Structures: 2,770
- Total Sq. Ft. of All Structures Description: Living Area
- Total Sq. Ft. of Buildings' Second Floors: 760
- Total Finished Sq. Ft. of All Buildings on Property: 1,590
- Total Assessor Sq. Ft. of Buildings: 3,560
- Permitted Remodel Year: 1958
- Ground Floor Sq. Ft.: 2,010
- # of Structures on Property: 2

