



REAL ESTATE INVESTMENT OPPORTUNITY

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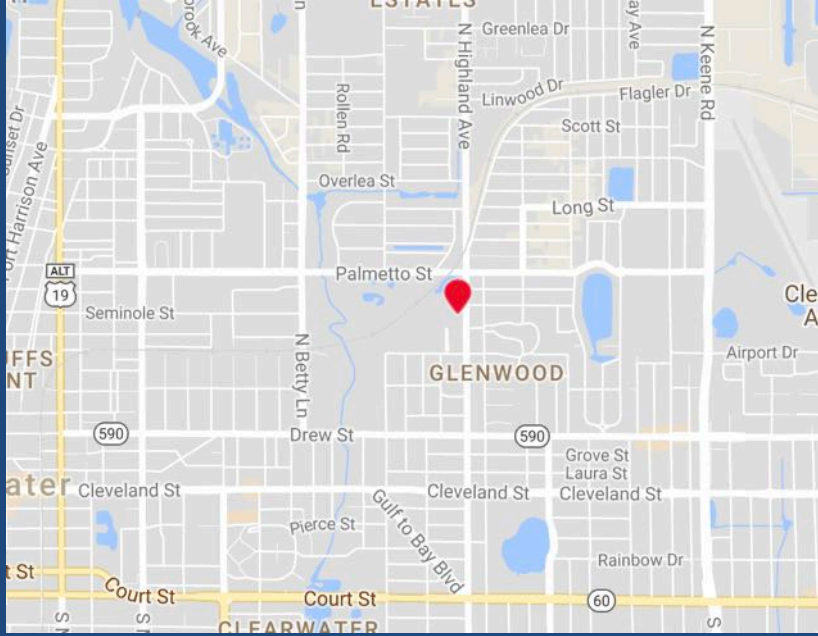
IMPORTANT DETAILS

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 \$5,000 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



614 N. Highland Ave.
Clearwater, FL 33755

| | |
|--------------|-------|
| Bedrooms | 3 |
| Bathrooms | 3 |
| Garage | 1 car |
| Square Feet | 2066 |
| Year Built | 1950 |
| Construction | Block |

CASH PRICE; \$162,000

Rehab Opportunity In Clearwater!!!

| | |
|--------------------|-----------------|
| ARV: | \$285,000 |
| Repairs: | \$45k-50k |
| Est. Gross Profit: | \$68,000 |



This Clearwater Home is close to the beaches and conveniently Located within close proximity to Clearwater Country Club. Homes of this size are not easy to find in Clearwater. This property will not disappoint!

DON'T DELAY-MOST PROPERTIES SELL IN 48 HOURS

ROCHELL
PROPERTY SOLUTIONS



PROPERTY PHOTOS



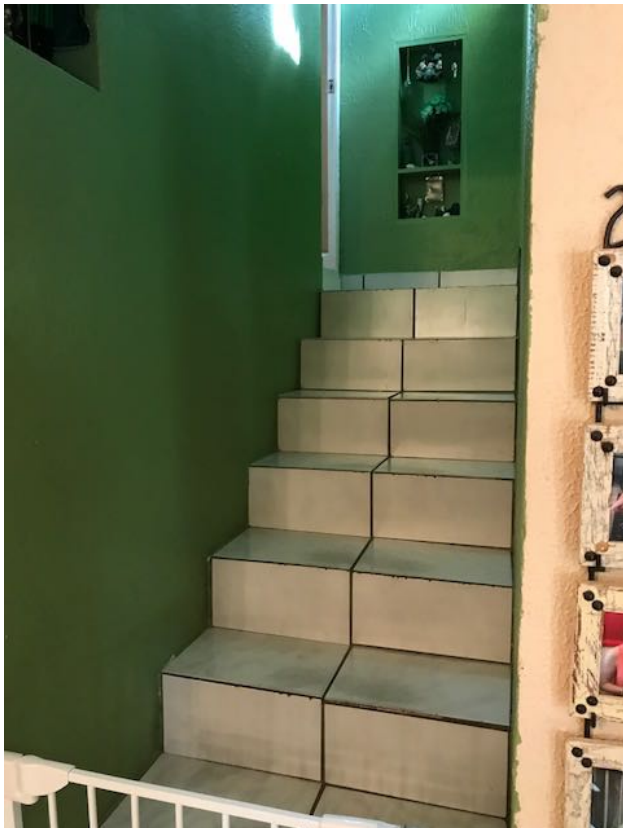
PROPERTY PHOTOS



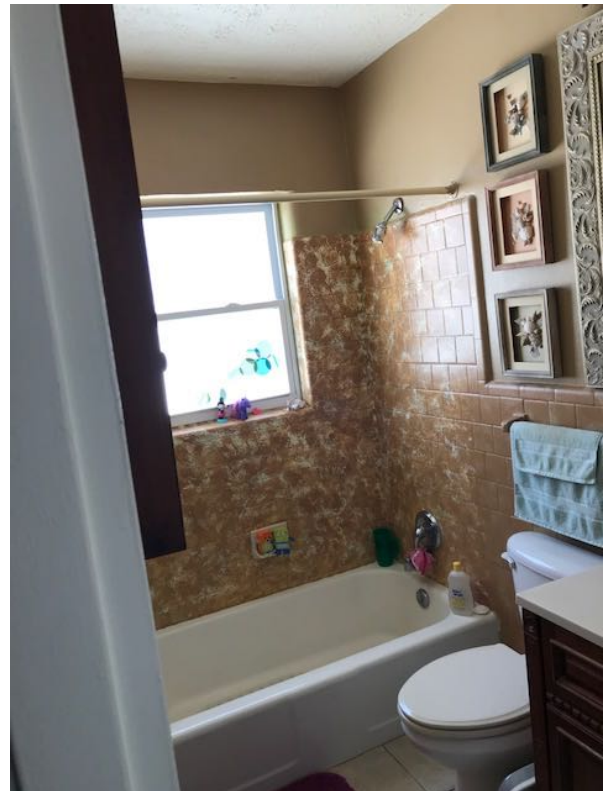
PROPERTY PHOTOS



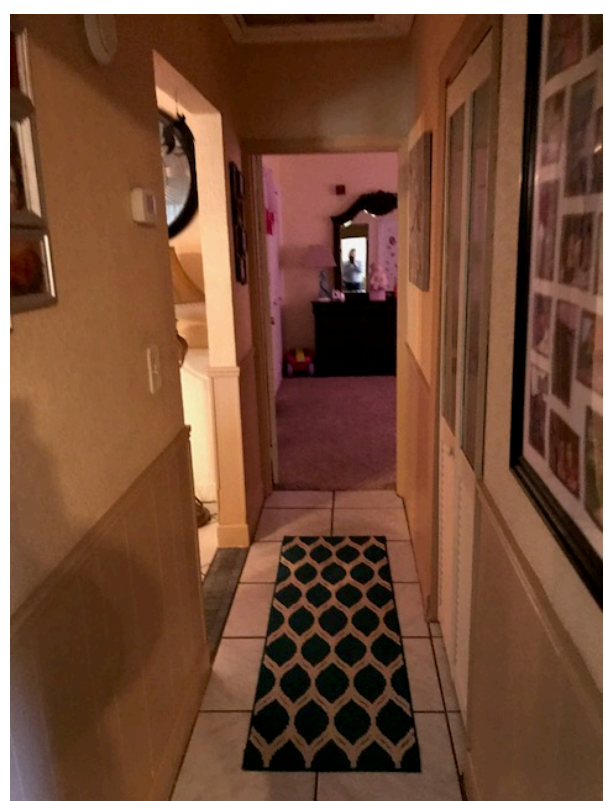
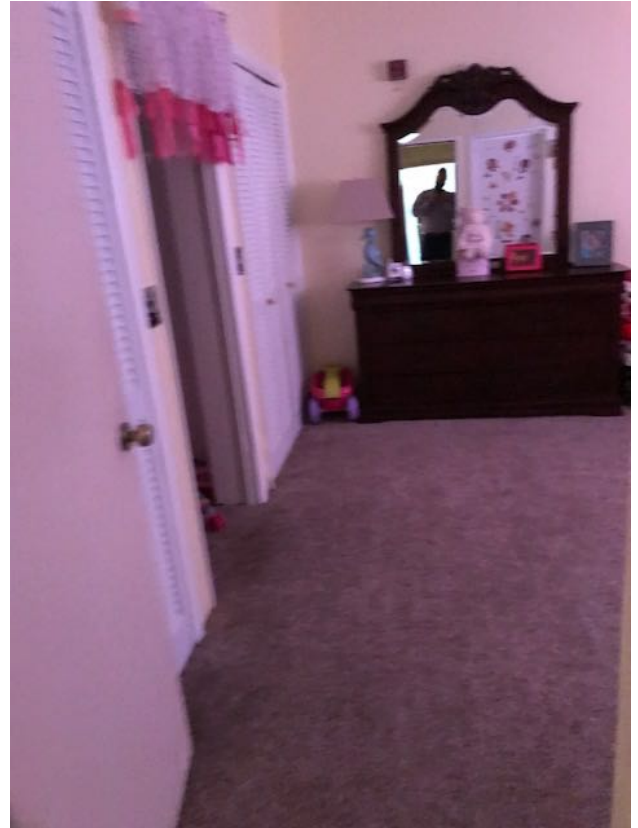
PROPERTY PHOTOS



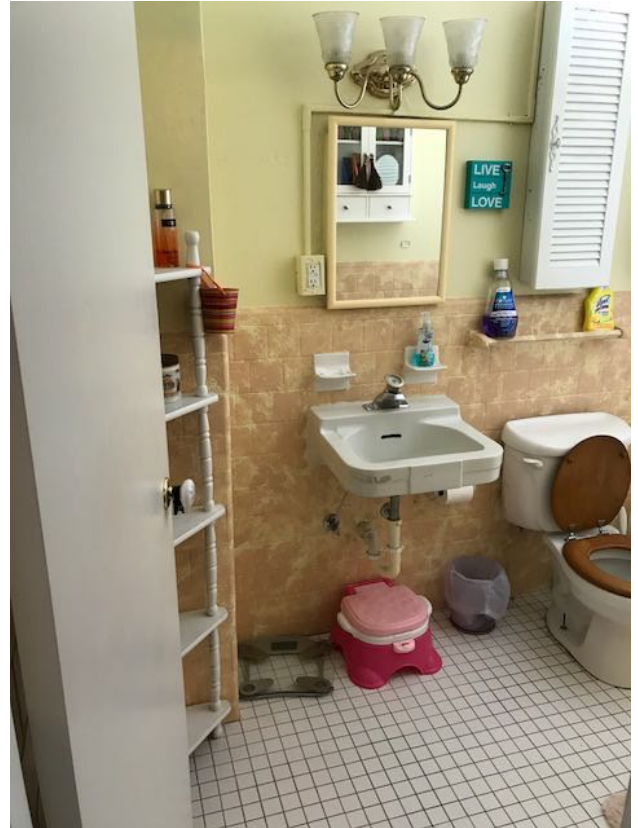
PROPERTY PHOTOS



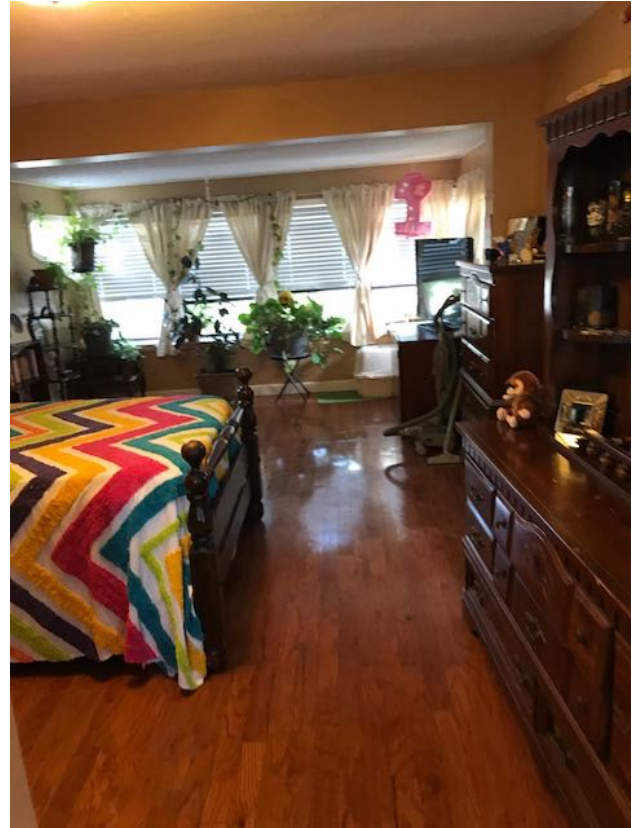
PROPERTY PHOTOS



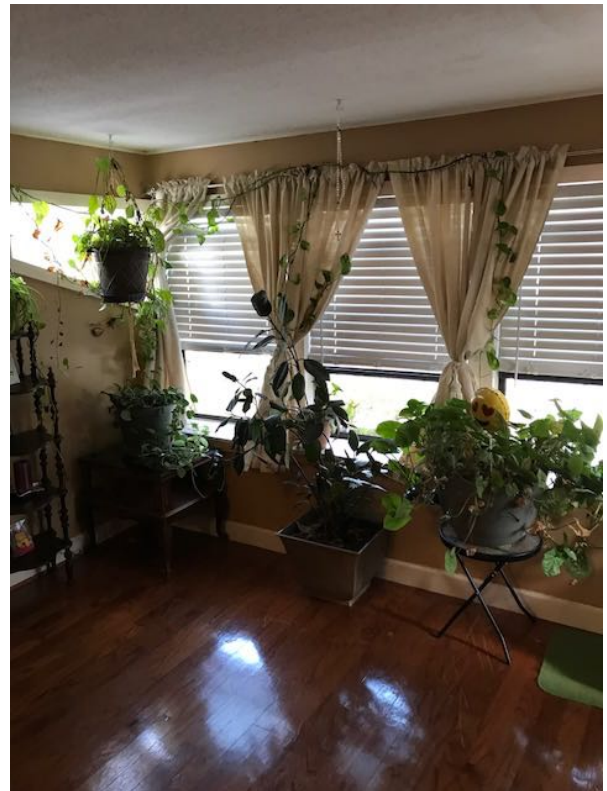
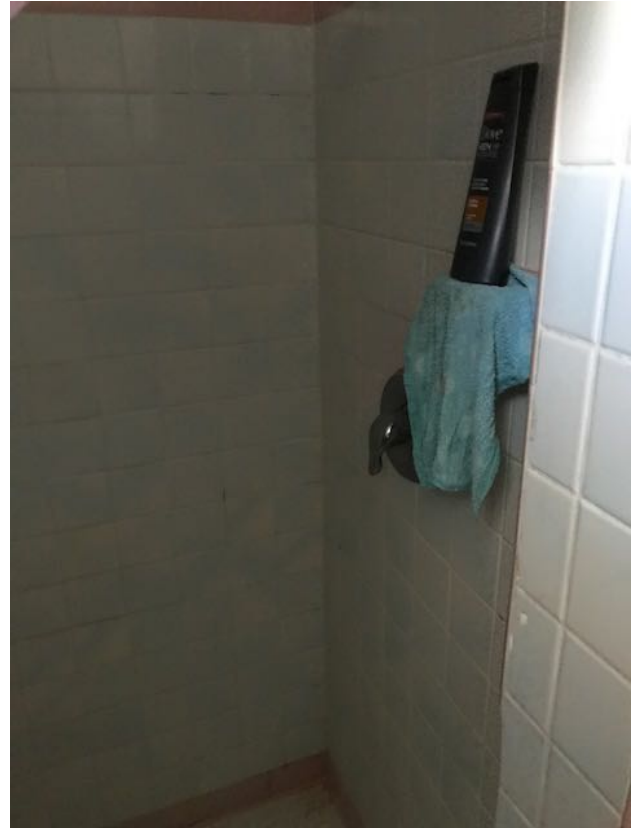
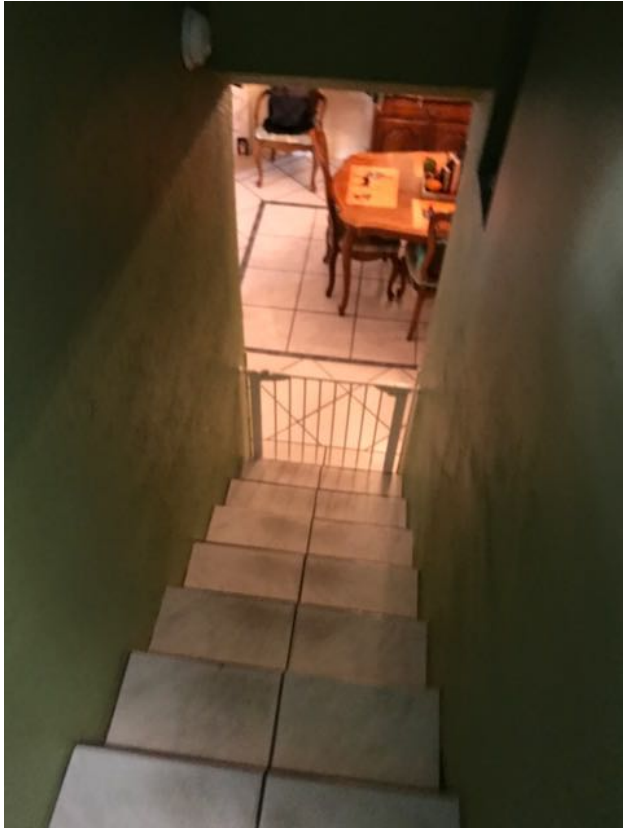
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY ANALYSIS TAX RECORDS

Public Facts for 614 North Highland Ave

Taxable Value

| | | |
|-----------|-----|----------------|
| Land | N/A | Taxes (2016) |
| Additions | N/A | \$1,827 |
| Total | N/A | |

Home Facts

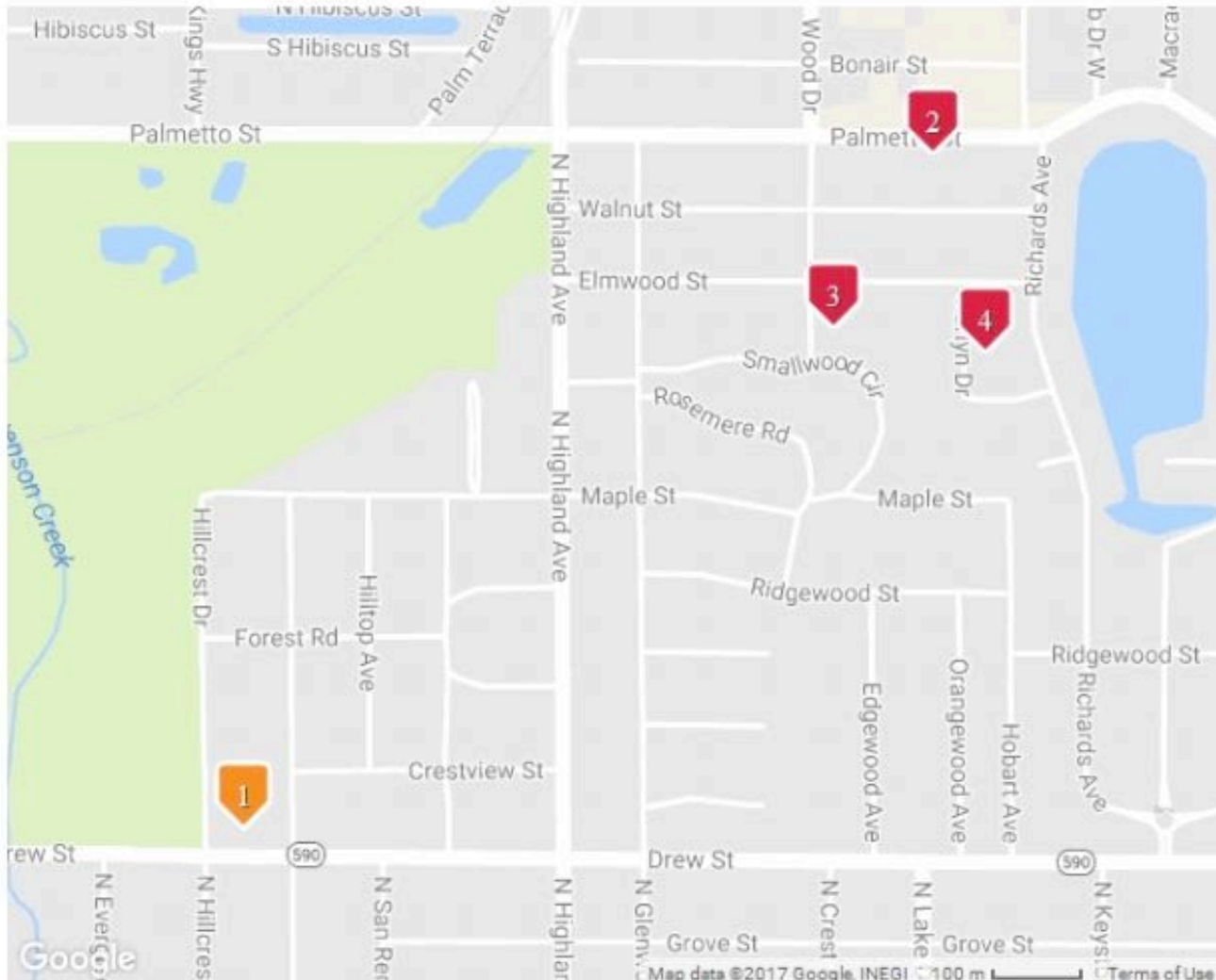
[Edit Facts](#)

| | | | |
|--------------------|-------|----------------|---------------------------|
| Beds | — | Lot Size | 7,118 Sq. Ft. |
| Baths | 3 | Style | Single Family Residential |
| Finished Sq. Ft. | 2,066 | Year Built | 1950 |
| Unfinished Sq. Ft. | — | Year Renovated | 1976 |
| Total Sq. Ft. | 2,066 | County | Pinellas County |
| Floors | 2 | APN | 112915398520000140 |

Home facts updated by county records on Apr 2, 2017.

PROPERTY ANALYSIS

SOLD COMPS



| | <u>MLS #</u> | <u>Status</u> | <u>Address</u> | <u>Bd</u> | <u>Fb</u> | <u>Hb</u> | <u>Yr Blt</u> | <u>Sqft</u> | <u>List/Sold \$</u> | <u>List/Sold Date</u> |
|---|--------------|---------------|----------------------|-----------|-----------|-----------|---------------|-------------|---------------------|-----------------------|
| 1 | U7827260 | PNC | 1406 DREW STREET | 2 | 2 | 0 | 1959 | 2,200 | \$339,900 | 07/25/17 |
| 2 | U7794608 | SLD | 1601 PALMETTO STREET | 3 | 2 | 0 | 1972 | 2,026 | \$275,000 | 04/13/17 |
| 3 | U7804926 | SLD | 705 WOOD DRIVE | 3 | 2 | 0 | 1952 | 1,788 | \$275,000 | 04/28/17 |
| 4 | U7797117 | SLD | 705 KARLYN DRIVE | 3 | 2 | 0 | 1967 | 2,013 | \$279,000 | 03/20/17 |

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PROPERTY ANALYSIS

SOLD COMPS

U7794608 1601 PALMETTO ST, CLEARWATER, FL 33755



County: Pinellas

Subdiv: AMBLESIDE 1ST ADD

Beds: 3

Baths: 2/0

Pool: None

Style: Single Family Home

Location: Sidewalk, Street Paved

Total Acreage: Up to 10,889 Sq. Ft.

Minimum Lease Period: No Minimum

Garage/Carport: 2 Car Garage, Attached, Door Opener

LP/SqFt: \$138.15

Sold Date: 04/13/2017

Sold Price: \$275,000

SP/SqFt: \$135.74

Status: Sold

Backups Requested: No

List Price: \$279,900

Year Built: 1972

Special Sale: None

ADOM: 80

CDOM: 80

Pets:

Max Times per Yr:

SqFt Heated: 2,026

Total SqFt: 2,570

U7804926 705 WOOD DR, CLEARWATER, FL 33755



County: Pinellas

Subdiv: GLENWOOD

Beds: 3

Baths: 2/0

Pool: None

Style: Single Family Home

Location: Corner Lot, Park View, Street Paved

Total Acreage: Up to 10,889 Sq. Ft.

Minimum Lease Period: No Minimum

Garage/Carport: 1 Car Garage, Attached, Door Opener

LP/SqFt: \$156.57

Sold Date: 04/28/2017

Sold Price: \$275,000

SP/SqFt: \$153.80

Status: Sold

Backups Requested: No

List Price: \$279,950

Year Built: 1952

Special Sale: None

ADOM: 39

CDOM: 39

Pets: Yes

Max Times per Yr:

SqFt Heated: 1,788

Total SqFt: 2,127

U7797117 705 KARLYN DR, CLEARWATER, FL 33755



County: Pinellas

Subdiv: AMBLESIDE 1ST ADD

Beds: 3

Baths: 2/0

Pool: None

Style: Single Family Home

Location: Close to Bus Line, Street Paved

Total Acreage: Up to 10,889 Sq. Ft.

Minimum Lease Period: No Minimum

Garage/Carport: 2 Car Garage, Attached, Oversized, Side Rear Entry

LP/SqFt: \$141.43

Sold Date: 03/20/2017

Sold Price: \$279,000

SP/SqFt: \$138.60

Status: Sold

Backups Requested: Yes

List Price: \$284,700

Year Built: 1967

Special Sale: None

ADOM: 50

CDOM: 50

Pets:

Max Times per Yr:

SqFt Heated: 2,013

Total SqFt: 2,938



PROPERTY ANALYSIS

CMA

Listings as of October 31, 2017 8:00 pm

Market Analysis Summary

Residential

Pending

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar | P Style | BR | FB | HB | HSqFt | LP/HSqFt | List Price | ADOM | CDOM |
|-------------|----------|-------|-----------------------------|------------------|----|----|----|----|------|--------------|--------------------|----|----|----|-------|----------|------------|------|------|
| 1 | U7827260 | 33755 | 1406 Drew St, CLEARWATER | HILLCRE ST SUB 3 | N | N | N | N | None | 2 Car Garage | Single Family Home | 2 | 2 | 0 | 2,200 | \$155 | \$339,900 | 89 | 89 |
| # LISTINGS: | | | 1 | MIN VALUES: | | | | | | | | 2 | 2 | 0 | 2,200 | \$155 | \$339,900 | 89 | 89 |
| | | | | MAX VALUES: | | | | | | | | 2 | 2 | 0 | 2,200 | \$155 | \$339,900 | 89 | 89 |
| | | | | AVG VALUES: | | | | | | | | 2 | 2 | 0 | 2,200 | \$155 | \$339,900 | 89 | 89 |
| | | | | MED VALUES: | | | | | | | | 2 | 2 | 0 | 2,200 | \$155 | \$339,900 | 89 | 89 |

Sold

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar | P Style | BR | FB | HB | HSqFt | LP/HSqFt | List Price | Sold Price | SP/HSqFt | Sold Dt | LP/SP | ADOM | CDOM |
|-------------|----------|-------|---------------------------------|-------------------|----|----|----|----|------|--------------|--------------------|----|----|----|-------|----------|------------|------------|----------|----------|-------|------|------|
| 1 | U7794608 | 33755 | 1601 Palmetto St, CLEARWATER | AMBLESIDE 1ST ADD | N | N | N | N | None | 2 Car Garage | Single Family Home | 3 | 2 | 0 | 2,026 | \$138 | \$279,900 | \$275,000 | \$136 | 04/13/17 | 0.98 | 80 | 80 |
| 2 | U7804926 | 33755 | 705 Wood Dr, CLEARWATER | GLENWOOD | N | N | N | N | None | 1 Car Garage | Single Family Home | 3 | 2 | 0 | 1,788 | \$157 | \$279,950 | \$275,000 | \$154 | 04/28/17 | 0.98 | 39 | 39 |
| 3 | U7797117 | 33755 | 705 Karlyn Dr, CLEARWATER | AMBLESIDE 1ST ADD | N | N | N | N | None | 2 Car Garage | Single Family Home | 3 | 2 | 0 | 2,013 | \$141 | \$284,700 | \$279,000 | \$139 | 03/20/17 | 0.98 | 50 | 50 |
| # LISTINGS: | | | 3 | MIN VALUES: | | | | | | | | 3 | 2 | 0 | 1,788 | \$138 | \$279,900 | \$275,000 | \$136 | | 0.98 | 39 | 39 |
| | | | | MAX VALUES: | | | | | | | | 3 | 2 | 0 | 2,026 | \$157 | \$284,700 | \$279,000 | \$154 | | 0.98 | 80 | 80 |
| | | | | AVG VALUES: | | | | | | | | 3 | 2 | 0 | 1,942 | \$145 | \$281,517 | \$276,333 | \$143 | | 0.98 | 56 | 56 |
| | | | | MED VALUES: | | | | | | | | 3 | 2 | 0 | 2,013 | \$141 | \$279,950 | \$275,000 | \$139 | | 0.98 | 50 | 50 |

Property Type is 'Residential' Status is 'Active' Status is 'Pending' Status Contractual Search Date is 10/31/2017 to 05/04/2017 Status is 'Sold' Status Contractual Search Date is 10/31/2017 to 11/05/2016 Latitude, Longitude is within 0.49 mil of 614 N Highland Ave, Clearwater, FL 33755, USA Sq Ft Heated is 1700 to 2300

AVG \$143.00 PER SQUARE FOOT
2066 X \$143.00 = **\$295,438**



PROPERTY ANALYSIS REPAIR ESTIMATES

EXTERIOR:

Est. Cost

| | |
|---------------------|---------|
| A/C | works |
| Roof (see comments) | \$1,500 |
| Paint | \$2,000 |
| Landscape | \$3,000 |

INTERIOR

| | |
|------------------|---------|
| Flooring | \$6,500 |
| Kitchen | \$8,000 |
| Appliances | \$2,000 |
| Bathrooms 3k ea. | \$9,000 |
| Bathroom 2 | \$3,000 |
| Doors & Trim | \$3,000 |
| Drywall Repair | \$1,200 |
| Paint | \$2,500 |
| Demo & Dumpsters | \$1,500 |
| Light fixtures | \$2,000 |
| Electrical Panel | \$2,000 |
| MISC. | \$2000 |

TOTAL \$46,200



COMMENTS

The roof was replaced 5 years ago and is great shape. There is a leak that needs attention but the roof does not need replaced. A new vinyl fenced was installed 5 years ago. The A/C has been recently serviced and operates well. It does not need replaced but could potentially be replaced. The home is in great shape and is livable now. With a mainly cosmetic rehab there is no reason this property will not easily sell for 285k. Most comps are not rehabbed at all, or not nearly to the extent this would be when it was done.

