

Current Rent: \$2,700 monthly = \$32,400 annually

- (2/1): \$1,400 monthly (Month-to-month lease)
- (1/1): \$1,300 monthly (Lease ends 5/3/24)

LTR Rent Comps: \$2,800 - \$3,150 monthly = \$33,600 - \$37,800 annually

- (2/1): \$1,500 - \$1,750 monthly
- [VIEW COMPS](#)
- (1/1): \$1,300 - \$1,400 monthly
- [VIEW COMPS](#)

MTR Rent Comps: \$4,100 - \$4,700 monthly = \$49,200 - \$56,400 annually

- 2 Bedrooms: \$2,400 - \$2,900 monthly
- [VIEW COMPS](#)
- 1 Bedrooms: \$1,700 - \$1,800 monthly
- [VIEW COMPS](#)

Sale Comps: \$315,000 - \$399,000

- [VIEW COMPS](#)

Taxes Based on List Price: Approximately \$3,609 annually (variations based on county and sales price).

Property Description:

"Welcome to this fantastic opportunity to own a single family home with a detached additional dwelling in the thriving city of St. Petersburg! This property offers incredible potential for homeownership and investment. The main home features 2 bedrooms and 1 bath, providing comfortable living space. The roof, recently replaced in 2018, offers durability and peace of mind. The detached

additional dwelling boasts its own separate entrance, allowing for independent access and flexibility. Whats more, it has its own dedicated alleyway access, providing ample parking space and ensuring privacy from the main house. Each unit also enjoys its own separate fenced yard, allowing for personal outdoor spaces. Conveniently located near major roads and highways, this property offers easy access to downtown St. Petersburg, beautiful beaches and the city of Bradenton. Whether you're seeking a lucrative investment or a place to call home, this property presents a prime opportunity. Dont miss out on this great location and potential for growth!"