



**Bldg
\$100/sf!**

Property Details:

- Zoning – MDR – Med Density Res.
- Bldg Size - 1500 sf
- Lot Size – 5834 sf
- Year Built - 1961
- Utilities - Water / Sewer
- # Units - 2 Units (Duplex); 1/1's
- Taxes – \$ 2473.48 (2008)
- Curr Rent \$625/mos

**312 / 314 Betty Ln
Clearwater, FL 33756**

**\$150,000
(2) 1/1's @ \$625/mos**

Situated in a quiet little neighborhood between Hwy 60 (Cleveland) St. and Court St. just SE of Downtown Clearwater sits about 6 multifamily parcels assembled and now fully rented. Each is avail for sale individually or as an assemblage. This particular property is adjacent to another duplex of almost the same size and for sale as well with exception that it has a 1/1 and a 2/2. This duplex is concrete block, built in 1961 sits on a 5,834 sf lot and is home to a 1,500 total sf structure divided into (2) 1/1's rented for \$625/ mos each. The tenants are responsible for utilities which are separately metered. Some units have been upgraded w/ newer appliances, tile throughout, fresh paint, landscaping...Also boasting average room sizes of 15 x 17 living room, 10.5 x 14 bedroom & 7.5 x 10' kitchen as well as washer/ dryer hookups in the carport, central heat and air via slit units situated in the carport roof trusses...Just a hop, skip, and a jump to downtown clearwater, the beaches, St. Pete, Largo, Dunedin, Palm or Safety Harbor, or Tampa... Owner Occupy one side w/ income from the other or turn the entire duplex to one large home w/ ability to own the duplex next door for additional expansion or income... Take a peek around, schedule a showing and make offers.

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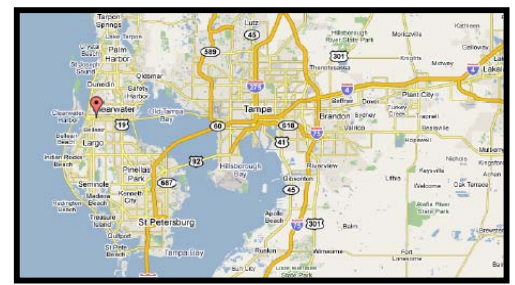


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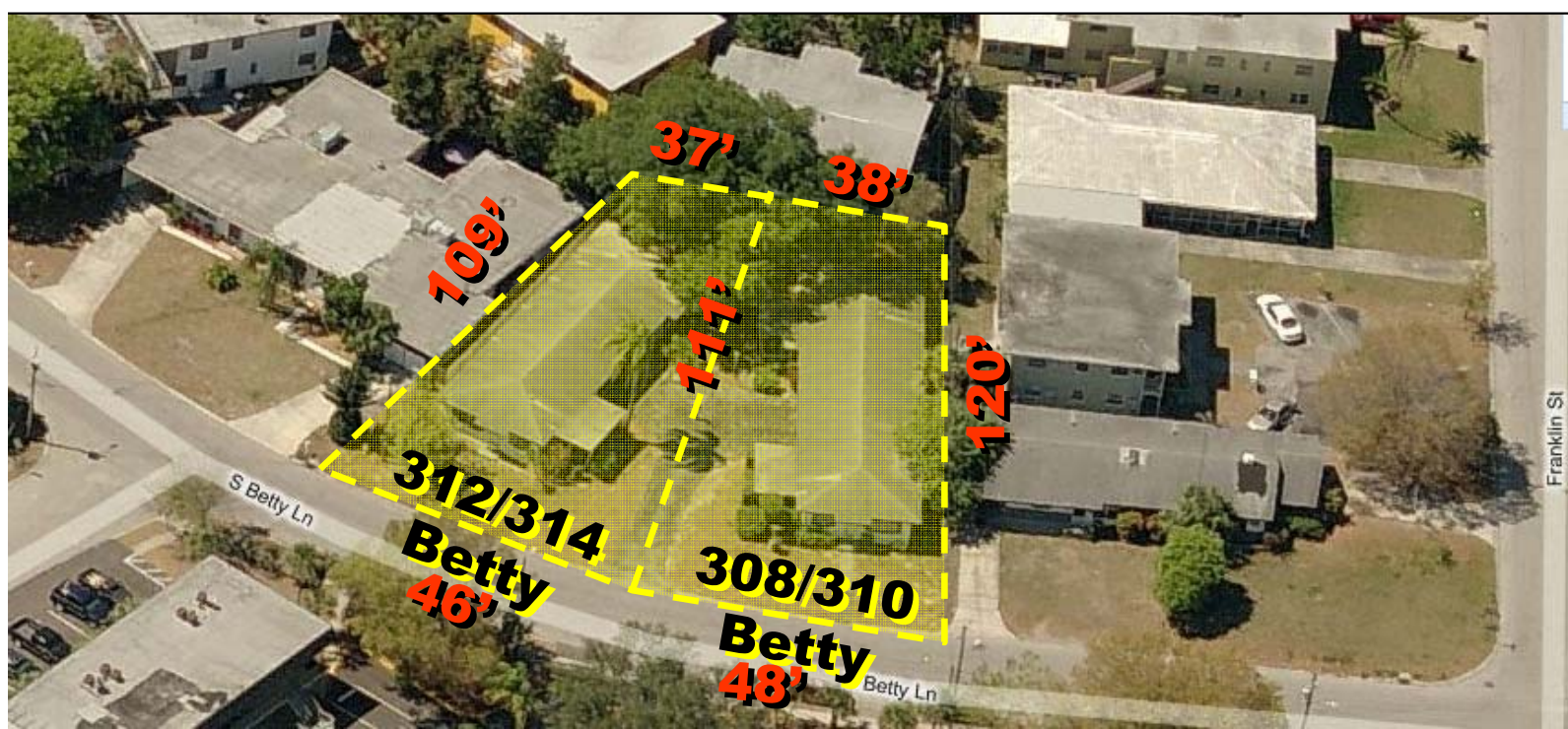
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Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to it's accuracy. All references to age, sq. ft., income and expenses are approximate. Customers should conduct their own investigations and rely on those results.

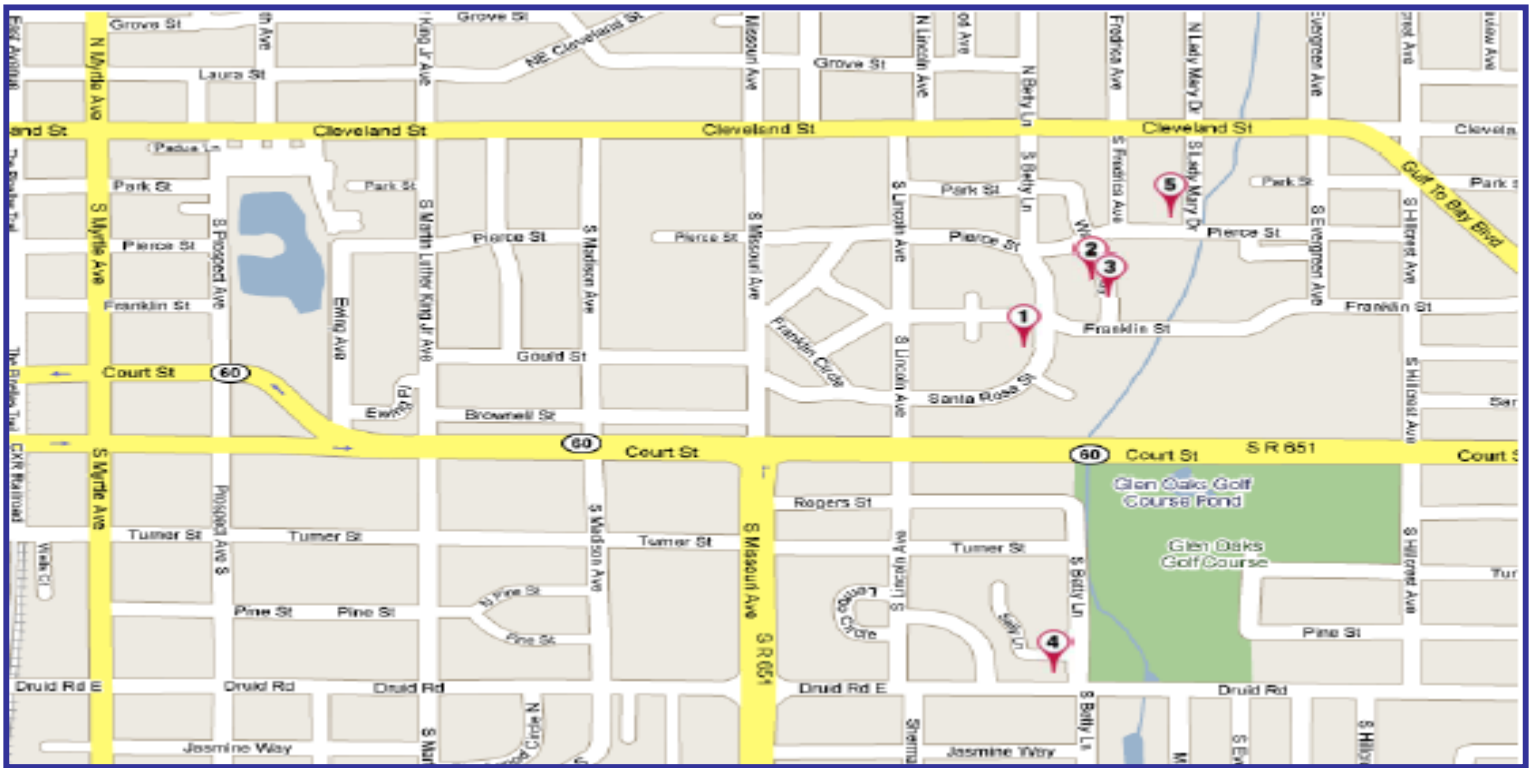
312 / 314 S. Betty Ln Clearwater, FL 33756

Rent Roll / Profit & Loss Statement

Unit	Bed / Bath	Rent
312 Betty	1/1	\$625.00
314 Betty	1/1	\$625.00
		\$1,250.00
REVENUE		
Rent		\$15,000.00
Utilities		\$0.00
<u>Gross Revenue</u>		<u>\$15,000.00</u>
EXPENSES		
Insurance		\$1,392.00
Taxes		\$2,473.48
Utilities		\$0.00
Management		\$750.00
Repair		\$1,200.00
<u>Gross Expenses</u>		<u>\$5,815.48</u>
<u>NOI</u>		<u>\$9,184.52</u>



Available Nearby Properties



1



308 / 310 Betty Ln - Duplex – 1/1 & 2/1 units
\$165,000
312 / 314 Betty Ln – Duplex – 1/1 & 1/1 units
\$150,000

2



210 / 212 Waverly Way -Duplex – 2/1 & 2/1 units
\$170,000
214 / 216 Waverly Way – Duplex – 2/1 & 2/1 units
\$170,000

3



221 Waverly - Apartments – (8) 2/1 units
\$575,000

4



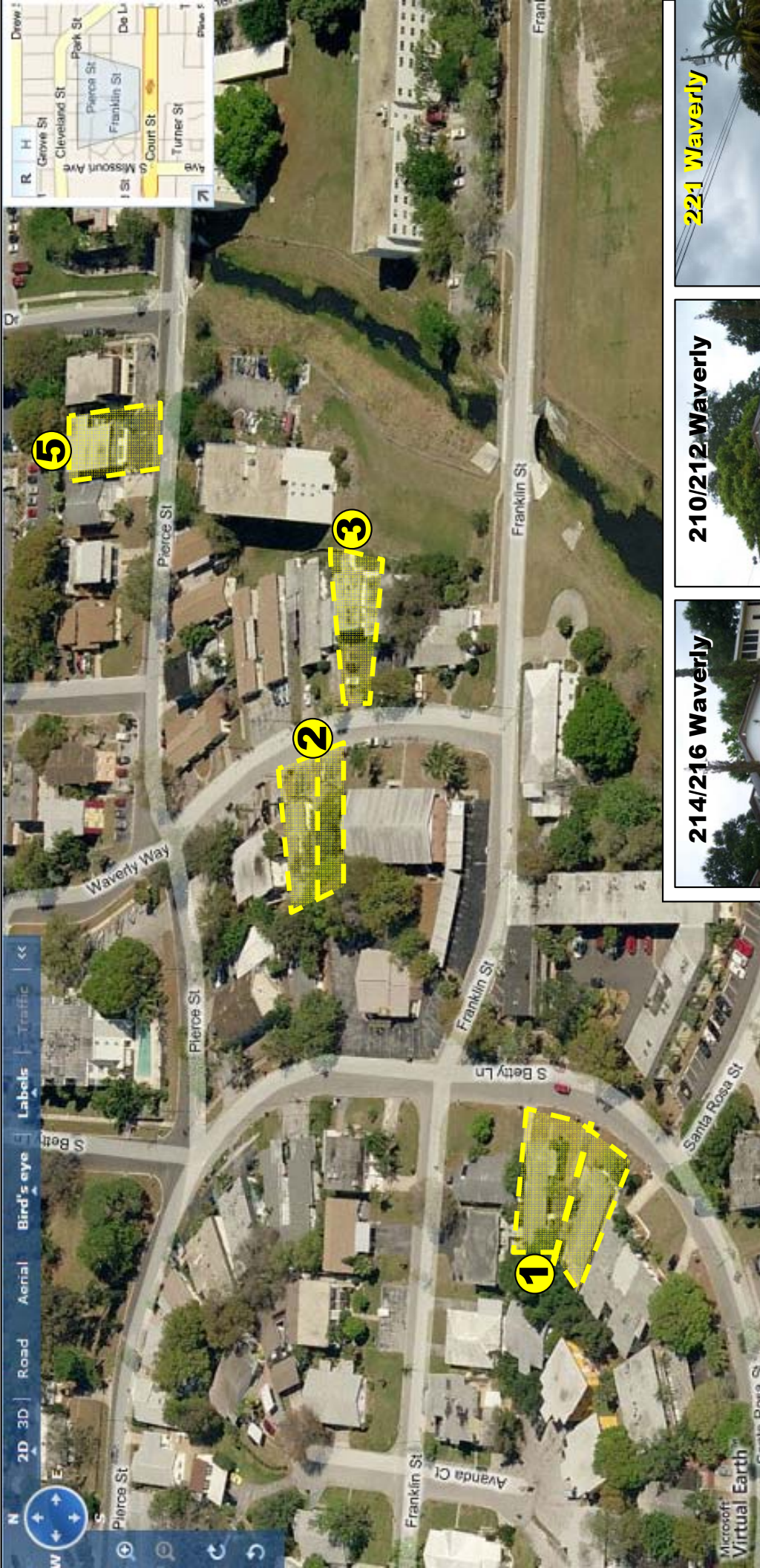
700 S .Betty Ln – (Each Unit already Condo'd)
Deeded Condominiums – (12) 1/1 units (Entire Bldg)
\$650,000

5



1320 Pierce St - Apartments – (4) 2/1 units
\$275,000

Aerials of the Close Proximity to Several of the Listings



- 1320 Pierce St, Belleair, FL 33756 \$275,000.00
- 151 Margie St., Palm Harbor, FL 34683 \$250,000.00
- 161 Margie St., Palm Harbor, FL 34683 \$250,000.00
- 176 Margie St., Palm Harbor, FL 34683 \$250,000.00
- 177 Margie St., Palm Harbor, FL 34683 \$250,000.00
- 182 Margie St., Palm Harbor, FL 34683 \$250,000.00
- 183 Margie St., Palm Harbor, FL 34683 \$250,000.00
- 785 Tampa Rd., Palm Harbor, FL 34683 \$250,000.00
- 1050 Sunset Point Rd, Clearwater, FL 33755 \$299,000.00
- 1082 Sunset Point Rd, Clearwater, FL 33755 \$300,000.00
- 1054 Sunset Point Rd, Clearwater, FL 33755 \$275,000.00
- 616 Dogwood Ct., Dunedin, FL 34698 \$150,000.00
- 308/310 Betty Ln., Clearwater, FL 33756 \$165,000.00
- 312/314 Betty Ln., Clearwater, FL 33756 \$150,000.00
- 210/212 Waverly Way, Clearwater, FL 33756 \$170,000.00
- 214/216 Waverly Way, Clearwater, FL 33756 \$170,000.00
- 221 Waverly Way, Clearwater, FL 33756 \$575,000.00
- 442 James St., Dunedin, FL 34698 \$599,000.00
- 590 New York Ave, Dunedin, FL 34698 \$675,000.00
- 700 S. Betty Lane Units 1-12, Clearwater, FL 33756 \$650,000.00



PROPERTY INFORMATION

1) Property: **312 S BETTY LN, CLEARWATER FL 33756-5812 C018**
APN: **15-29-15-38574-009-0200** Strap #: **29-15-15-38574-009-0200**
Card #: Mill Code: **CW** Use: **DUPLEX**
County: **PINELLAS, FL** Prop Tax: **\$2,845.02** Total Value: **\$142,700**
Census: **264.00** Tax Yr: **2007** Delinq: Land Value: **\$58,500**
Map Pg: **97** Tax Appraisal: **CW** Imprv Value: **\$84,200**
A/M Vol/Pg 1: **/ 0097** Neigh Code: **10** Taxable Val: **\$142,700**
A/M Vol/Pg 2: **/** Exemptions: Building Val:
T/R/S: **29-15-15** Agricult Val:
Municipality: Assd Yr: **2007**
Subdivision: **HIBISCUS GARDENS** % Improve: **059%**
Owner: **TRIAD RENTALS INC** Owner Vest: **/ / CO**

SITE INFORMATION

Zoning: Garage Cap#: Acres: **0.13**
County Use: **08220** Carport Area: **400** Lot Area: **5,610**
State Use: **08** Garage 2 Sqft: Lot Width: **51.00**
Bldg Class: Parking Sqft: Lot Depth: **110.00**
Location Type: Parking Type: **CARPORT** Usable Lot Area:
Site Influence:
Topography: Flood Panel: **1250960108H**
Plumbing: Panel Date: **05/17/2005**
Flood Zone: **X**

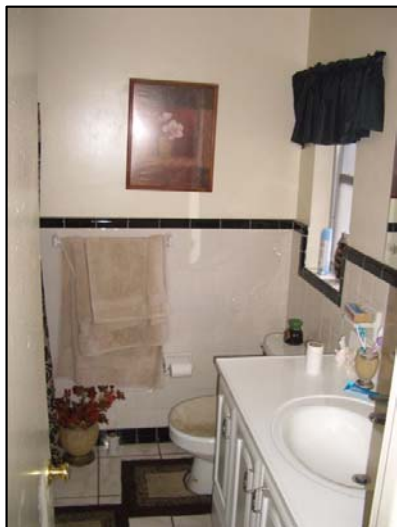
IMPROVEMENT INFORMATION

County: **PINELLAS, FL**

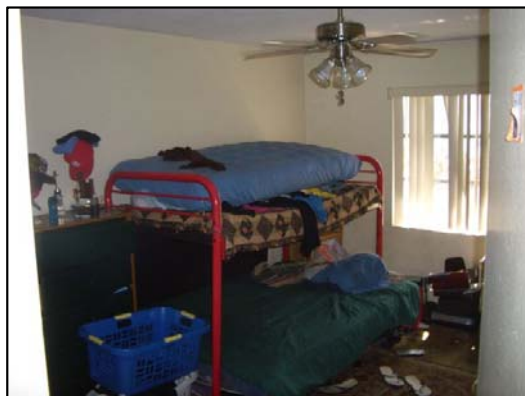
APN: **15-29-15-38574-009-0200**

Gross Bldg Area: 1,944	Total Rooms:	Construction:
Bldg/Living Area: 1,500	Bedrms:	Foundation: CONT. FOOTING
Total Adj Area:	Baths (Full/Half): 2	Ext Wall: BLOCK/STUCCO
Base/Main Area: 1,500	Ttl Baths/Fixt: 2.00 6	Int Wall: DRYWALL
Ground Flr Area:	Yr Built/Eff: 1961 1965	Roof Type:
Basement Area:	# Stories: 1.00	Roof Matl: COMPOSITION SHINGLI
\$/SF:	Fireplace/#:	Roof Frame:
Pool Area:	Pool:	Roof Shape: GABLE/HIP
Porch 1 Area: 280	Porch Type: FINISHED SCREENED	Heat Fuel:
Porch 2 Area: 64	Patio Type:	Heat Type: CENTRAL
Patio/Deck 1:	Improve Type:	Parcel Fuel:
Patio/Deck 2:	Style: SQUARE DESIGN	Floor Type: CONCRETE
Perimeter Area:	Condition:	Floor Cover: COMBINATION
Heated Area: 1,500	Quality: AVERAGE	Air Cond: CENTRAL

	<u>Bldg Desc</u>	<u>Size</u>
# Bldgs: 1	BASE AREA,SCREENED PORC	1500,280



Typical Int/ Exterior
Pics of Both 308/310
& 312/314 S. Betty



1 Mile Radius from 312/314 S. Betty Lane, Clearwater, FL 33755

