



THE TURNER STREET APARTMENTS IN DOWNTOWN CLEARWATER, FL FOR SALE! (7-UNITS)

THE TURNER STREET APARTMENTS IN DOWNTOWN CLEARWATER FOR SALE! (7-UNITS)

306 Turner St, Clearwater, FL 33756

CONFIDENTIAL OFFERING MEMORANDUM • MAY 06, 2024

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306 Turner St, Clearwater, FL 33756

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



PROPERTY INFORMATION





306 Turner St, Clearwater, FL 33756

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,120,000
Number Of Units:	7
Potential For Short Term Rentals:	Yes
2025 Cap Rate (Annual Rents):	8.5%
2025 Cap Rate (Short-Term Rents):	14%
2026 Cap Rate (Annual Rents):	8.5%
2026 Cap Rate (Short-Term Rents):	15%
Lot Size:	0.26 Acres
Year Built:	1925
Building Size:	3,334 SF
Renovated:	2023
Zoning:	MF
Market:	CLEARWATER
Submarket:	TAMPA

PROPERTY OVERVIEW

THE TURNER ST. APARTMENTS IS A 7-UNIT APARTMENT COMPLEX LOCATED IN DOWNTOWN CLEARWATER, FL. THE PROPERTY SITS JUST STEPS FROM WORLD-FAMOUS CLEARWATER BEACH, ONE OF THE TOP-RATED BEACHES IN THE COUNTRY! WITH ALL OF THE RECENT DEVELOPMENT CLEARWATER HAS SEEN ENORMOUS GROWTH OVER THE PAST 5-10 YEARS. IT HAS BECOME THE FASTEST-GROWING MARKET IN THE TAMPA/ST. PETERSBURG AREA AND RENTAL RATES IN THE DOWNTOWN CORRIDOR HAVE SKYROCKETED! THE UNITS HAVE BEEN RECENTLY UPDATED AND ARE IN GREAT CONDITION! THEY CAN BE USED AS ANNUAL RENTALS OR EVEN AS SHORT-TERM RENTALS FOR TOURISTS VISITING CLEARWATER BEACH! THE PROPERTY SITS IN THE HEART OF DOWNTOWN CLEARWATER, MAKING THIS EXTREMELY RARE AND VALUABLE REAL ESTATE TO OWN!

THE PROPERTY IS CURRENTLY 100% OCCUPIED AND WITH THE LIMITED NUMBER OF UNITS AVAILABLE FOR RENT IN CLEARWATER, THE DEMAND IS OFF THE CHARTS. THIS WILL BE A HUGE POSITIVE FOR A BUYER AS THEY CAN RAISE THE RENTS QUICKLY WITHOUT SPENDING EXCESS MONEY ON UPDATES. DUE TO THE PROPERTY'S PRIME LOCATION, THESE UNITS WILL STAY RENTED AND THE RENTAL RATES WILL ONLY CLIMB OVER TIME! THIS AMAZING LOCATION ALSO HAS SOME OF THE STRONGEST SHORT-TERM RENTAL RATES IN THE COUNTRY AS SIMILAR UNITS ARE GETTING AN AVERAGE OF \$118-135 DOLLARS PER NIGHT YEAR-ROUND!

GIVEN THE ABILITY TO INCREASE THE RENTAL RATES AT THE PROPERTY, A BUYER CAN OBTAIN A CAP RATE OF OVER 8.5% WITH LONG-TERM RENTALS, AND 14% WITH SHORT-TERM RENTALS BY THE BEGINNING OF 2025! BY 2026 A BUYER CAN OBTAIN A CAP RATE OF ALMOST 9% WITH LONG-TERM RENTALS AND 15% WITH SHORT-TERM RENTALS!

SECTION 1 • PROPERTY INFORMATION



306 Turner St, Clearwater, FL 33756

PROPERTY UPDATES



PROPERTY DESCRIPTION

ALL OF THE UNITS HAVE BEEN UPDATED AND THE PROPERTY HAS UNDERGONE SIGNIFICANT IMPROVEMENTS IN 2020, 2023 AND 2024. THE PROPERTY HAS MASSIVE UPSIDE POTENTIAL AS ALMOST ALL OF THE RENTAL RATES ARE STILL VERY MUCH BELOW THE MARKET AVERAGE! WITH THE CURRENT ANNUAL RENTAL RATES ALMOST \$200 BELOW THE MARKET AVERAGE A BUYER CAN INCREASE THE RENTAL RATES QUICKLY AND INCREASE THEIR NOI BY JUST BRINGING THESE UNITS UP TO THE CURRENT MARKET RENTAL RATE! IF THE BUYER ELECTS TO GO WITH THE SHORT-TERM RENTAL STRATEGY, THEY CAN EASILY OBTAIN A CAP RATE NORTH OF 13% IMMEDIATELY.

THE OWNERS HAVE RECENTLY UPGRADED THE UNITS AND THEY ARE IN FANTASTIC CONDITION. RECENT UPGRADES AND RENOVATIONS AT THE PROPERTY INCLUDE BUT ARE NOT LIMITED TO;

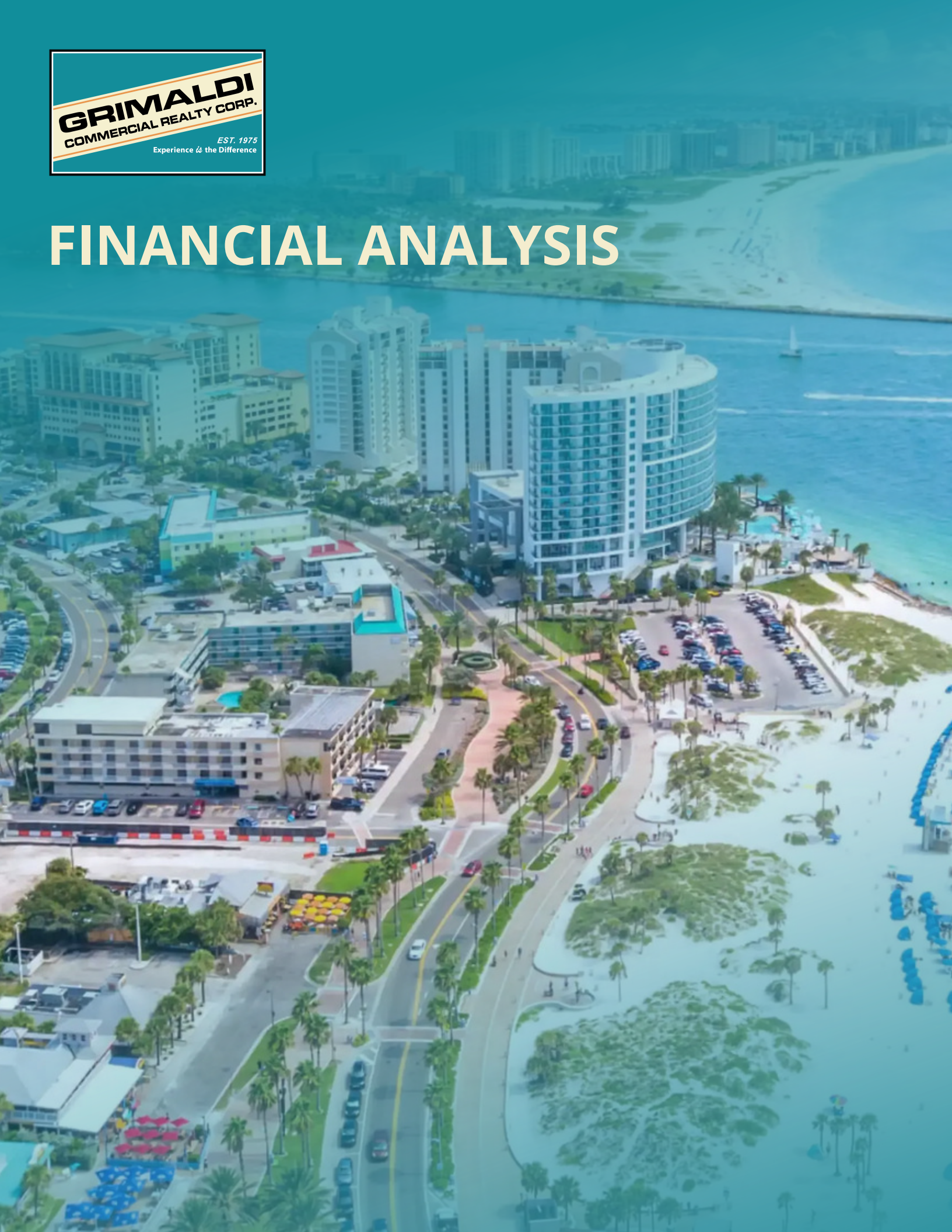
A NEW ROOF WAS PUT ON THE BUILDING 6 YEARS AGO, ADDITIONAL ROOF WORK WAS DONE IN 2024 AND THEY ARE IN GREAT CONDITION, NEW MINI SPLITS/AC UNITS IN THE PAST 5 YEARS, INTERIOR AND EXTERIOR PAINT, NEW PLUMBING, NEW KITCHENS AND UPGRADED APPLIANCES, NEW KITCHEN BACKSPLASHES, NEW CABINETS, NEW COUNTERTOPS, NEW FANS, NEW LAMINATE FLOORING, UPGRADED DOORS AND WINDOWNS, NEW BATHROOMS WITH ALL NEW APPLIANCES AND MUCH MORE!

THIS IS AN AMAZING VALU-ADD OPPORTUNITY TO PURCHASE PRIME REAL ESTATE IN DOWNTOWN CLEARWATER, FL! WITH THE VARIOUS OPTIONS OF USING THE STANDARD ANNUAL RENTAL APPROACH OR GOING WITH SHORT-TERM RENTALS THE UPSIDE IS IMMENSE. THESE FANTASTIC UNITS ARE EXTREMELY CLEAN AND THE BUYER WILL HAVE ALMOST NO CAPEX EXPENSES UPON PURCHASING THESE UNITS. THE MANY UPGRADES AND IMPROVEMENTS WILL ONLY HELP THE BUILDING APPRECIATE OVER TIME, AND AS THE DEMAND CONTINUES TO RISE IN CLEARWATER, THE RENTAL RATES WILL ONLY FOLLOW!

SECTION 1 • PROPERTY INFORMATION



FINANCIAL ANALYSIS





THE TURNER STREET APARTMENTS IN DOWNTOWN CLEARWATER FOR SALE! (7-UNITS)

306 Turner St, Clearwater, FL 33756

RENT ROLL (ANNUAL RENTS)

Rent Roll (Annual Rent)	
Date	3/4/24
Property Name	Turner St. Apartments For Sale (7-units)
City, State	306 Turner St, Clearwater, FL
Total Units	7

BUILDING ADDRESS	UNIT NUMBER	Unit Type	(T-12) 2023 MONTHLY RENT	2024 GROSS RENT	2025 GROSS RENT	2026 GROSS RENT (Market Rate)	STATUS	LEASE END DATE
306 Turner St. Clearwater, Fl	1	1-BEDROOM/ 1-BATHROOM	\$1,075	\$1,325	\$1,425	\$1,500	OCCUPIED	10/24
306 Turner St. Clearwater, Fl	2	1-BEDROOM/ 1-BATHROOM	\$1,075	\$1,175	\$1,425	\$1,475	OCCUPIED	6/24
306 Turner St. Clearwater, Fl	3	1-BEDROOM/ 1-BATHROOM	\$1,059	\$1,325	\$1,425	\$1,500	OCCUPIED	6/24
306 Turner St. Clearwater, Fl	4	1-BEDROOM/ 1-BATHROOM	\$1,059	\$1,200	\$1,400	\$1,475	OCCUPIED	1/25
306 Turner St. Clearwater, Fl	5	1-BEDROOM/ 1-BATHROOM	\$1,075	\$1,200	\$1,400	\$1,475	OCCUPIED	8/24
306 Turner St. Clearwater, Fl	6	1-BEDROOM/ 1-BATHROOM	\$1,075	\$1,200	\$1,400	\$1,500	OCCUPIED	10/24
306 Turner St. Clearwater, Fl	7	1-BEDROOM/ 1-BATHROOM	\$1,075	\$1,200	\$1,400	\$1,575	OCCUPIED	1/25
Total			\$7,493	\$8,625	\$9,875	\$10,500		

(T-12) 2023 GROSS RENT	2024 GROSS RENT	2025 GROSS RENT	2026 GROSS RENT
\$89,916.00	\$103,500.00	\$118,500.00	\$126,000.00

SECTION 2 • FINANCIAL ANALYSIS



THE TURNER STREET APARTMENTS IN DOWNTOWN CLEARWATER FOR SALE! (7-UNITS)

306 Turner St, Clearwater, FL 33756

INCOME STATEMENT (ANNUAL RENT)

Income Statement (Annual Rent)

Property Name	TURNER ST. APARTMENTS
Number of Units	7
Purchase Price	\$1,120,000
2025 Cap Rate	8%
2026 Cap Rate	8.5%

	T-12 (2023)	2024	2025	2026	2027
INCOME					
RENT	\$89,916	\$103,500	\$118,500	\$126,000	\$134,820
OTHER INCOME (Pet fees,Cancellations, Lost Deposits, Laundry Income)	\$2,950	\$3,306	\$3,705	\$4,105	\$4,392
POTENTIAL GROSS INCOME	\$92,866	\$106,806	\$122,205	\$130,105	\$139,212
EFFECTIVE GROSS INCOME	\$92,866	\$106,806	\$122,205	\$130,105	\$139,212
EXPENSES					
UTILITIES (WATER/GARBAGE)	\$3,750	\$3,825	\$3,902	\$3,960	\$4,039
Lawn Care	\$511	\$650	\$650	\$650	\$650
MANGAMENT	\$3,597	\$3,105	\$3,555	\$3,780	\$4,045
REPAIRS AND MAINTENANCE	\$1,278	\$1,295	\$1,320	\$1,350	\$1,377
INSURANCE	\$3,000	\$3,607	\$3,679	\$3,689	\$3,763
PROPERTY TAX	\$10,085	\$16,867	\$16,867	\$21,987	\$24,951
OPERATING EXPENSES	\$22,221	\$29,349	\$29,973	\$35,416	\$38,825
NET OPERATING INCOME (NOI)	\$70,645	\$77,457	\$92,232	\$94,689	\$100,388
CASH FLOW FROM OPERATIONS	\$70,645	\$77,457	\$92,232	\$94,689	\$100,388
DEBT SERVICE	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
NCF AFTER DEBT SERVICE	\$10,645	\$17,457	\$32,232	\$34,689	\$40,388
RETURNS AND CAP RATE					
	T-12(2023)	2024	2025	2026	2027
PURCHASE PRICE	(\$1,120,000)				
CASH FLOW FROM OPERATIONS	\$70,645	\$77,457	\$92,232	\$94,689	\$100,388
TOTAL UNLEVERED CASH FLOW	(\$1,120,000)	\$70,645	\$77,457	\$92,232	\$100,388
FREE AND CLEAR CAP RATE	8.14%	7%	8%	8.5%	9%
Purchase	(\$1,120,000)				
Loan Funding	\$794,000				
Before Tax Cash Flow	\$10,645	\$17,457	\$32,232	\$34,689	\$40,388
Total Levered Cash Flow	(\$326,000)	\$10,645	\$17,457	\$32,232	\$40,388
Cash-on-Cash Return	9.98%	7%	10%	11%	12%

SECTION 2 • FINANCIAL ANALYSIS



306 Turner St, Clearwater, FL 33756

SHORT-TERM RENTAL OPPORTUNITY



SHORT-TERM RENTAL OPPORTUNITY

THIS PROPERTY IS PERFECT FOR SHORT-TERM RENTALS, WITH ITS CLOSE PROXIMITY TO THE BEACH, TOURISTS CAN STAY AT THE PROPERTY FOR A CHEAPER PRICE THAN ANYWHERE ELSE ON CLEARWATER BEACH. THE LARGE PARKING LOT IN THE REAR OF THE PROPERTY IS ALSO A KEY, AS FEW BUILDINGS HAVE THIS MUCH PARKING FOR GUESTS! MANY SIMILAR PROPERTIES IN THE DOWNTOWN AREA ARE USED AS SHORT-TERM RENTALS AND THE OCCUPANCY RATE IS EXTREMELY HIGH WITH CONSISTENT TRAFFIC FROM TOURISTS. ON AVERAGE A UNIT OF THIS SIZE AND CONDITION RENTS FOR \$115-\$135 PER NIGHT. USING AN AVERAGE OF 20 NIGHTS PER MONTH RENTED, AND ADDITIONAL MONTHLY EXPENSES FOR MORE HANDS-ON MANAGEMENT AND CLEANING SERVICES, UTILITIES, AND OTHER ITEMS, THE PROPERTY STILL WILL PRODUCE ALMOST A 13% CAP RATE ON DAY ONE AT BELOW-MARKET AVERAGE DAILY RENTAL RATES. IF YOU PROJECT IT BASED ON THE MARKET AVERAGE, THE CAP RATE GOES TO APPROXIMATELY 15%!

THERE IS NOTHING ON THE CURRENT MARKET FOR THIS PRICE POINT THAT CAN OBTAIN A CAP RATE ANYWHERE NEAR 13%-15% IN CLEARWATER, LET ALONE THE CENTER OF DOWNTOWN. A BUYER ALSO HAS THE OPTION TO RENT A FEW UNITS OUT LONG TERM WHILE USING THE REMAINING UNITS FOR SHORT-TERM RENTALS IN ORDER TO HAVE SOME STABILITY LONG-TERM, WHILE ACHIEVING THE HIGH RETURNS ON THE ADDITIONAL UNITS BEING USED AS SHORT-TERM RENTALS.

SINCE EACH UNIT IS IN AMAZING SHAPE, EITHER ONE OF THESE STRATEGIES WOULD BE EASY TO EXECUTE. MANY UNITS IN THE DOWNTOWN AREA OF CLEARWATER, ARE USED AS SHORT-TERM RENTALS AND WITH THE PARKING THIS SITE HAS, IT WOULD BECOME EXTREMELY POPULAR FOR GUESTS. IF A BUYER WERE TO JUST USE THE TRADITIONAL LONG-TERM RENTAL OPTION, IT WOULD SIGNIFICANTLY REDUCE THEIR EXPENSES AND SINCE THE TURNOVER RATE IS SO LOW, IT IS VERY EASY TO MANAGE AND MAINTAIN FOR A LOCAL OR OUT-OF-STATE INVESTOR.

SECTION 2 • FINANCIAL ANALYSIS



306 Turner St, Clearwater, FL 33756

RENT ROLL (SHORT-TERM RENTAL)

Rent Roll	SHORT-TERM RENTAL RATES
Date	3/5/2024
Property Name	Turner St. Apartments For Sale (7-units)
City, State	306 Turner St, Clearwater, FL
Total Units	7

BUILDING ADDRESS	UNIT NUMBER	Unit Type	2024 GROSS RENT	2025 GROSS RENT	2026 GROSS RENT (Market Rate)	STATUS	LEASE END DATE
306 Turner St. Clearwater, Fl	1	1-BEDROOM/ 1-BATHROOM	\$2,340	\$2,500	\$2,700	OCCUPIED	Monthly/Daily
306 Turner St. Clearwater, Fl	2	1-BEDROOM/ 1-BATHROOM	\$2,340	\$2,500	\$2,700	OCCUPIED	Monthly/Daily
306 Turner St. Clearwater, Fl	3	1-BEDROOM/ 1-BATHROOM	\$2,340	\$2,500	\$2,700	OCCUPIED	Monthly/Daily
306 Turner St. Clearwater, Fl	4	1-BEDROOM/ 1-BATHROOM	\$2,340	\$2,500	\$2,700	OCCUPIED	Monthly/Daily
306 Turner St. Clearwater, Fl	5	1-BEDROOM/ 1-BATHROOM	\$2,340	\$2,500	\$2,700	OCCUPIED	Monthly/Daily
306 Turner St. Clearwater, Fl	6	1-BEDROOM/ 1-BATHROOM	\$2,340	\$2,500	\$2,700	OCCUPIED	Monthly/Daily
306 Turner St. Clearwater, Fl	7	1-BEDROOM/ 1-BATHROOM	\$2,340	\$2,500	\$2,700	OCCUPIED	Monthly/Daily
Total			\$16,380	\$17,500	\$18,900		

2024 GROSS RENT	2025 GROSS RENT	2026 GROSS RENT
\$196,560.00	\$210,000.00	\$226,800.00



306 Turner St, Clearwater, FL 33756

INCOME STATEMENT (SHORT TERM RETNAL)

INCOME STATEMENT (SHORT-TERM RENTAL)				
Property Name	TURNER ST. APARTMENTS			
Number of Units	7			
Purchase Price	\$1,120,000			
2024 Cap Rate	13%			
2025 Cap Rate	14%			
	2024	2025	2026	2027
INCOME				
RENT	\$196,560	\$210,000	\$226,800	\$242,676
OTHER INCOME (Pet fees,Cancellations, Lost Deposits, Laundry Income)	\$3,106	\$3,261	\$3,490	\$3,734
POTENTIAL GROSS INCOME	\$199,666	\$213,261	\$230,290	\$246,410
EFFECTIVE GROSS INCOME	\$199,666	\$213,261	\$230,290	\$246,410
EXPENSES				
UTILITIES (WATER/GARBAGE)/Lawn Care	\$7,700	\$7,854	\$4,032	\$4,113
CLEANING SERVICE	\$2,140	\$2,140	\$2,140	\$2,140
MANGAMENT	\$23,587	\$25,200	\$27,216	\$29,121
REPAIRS AND MAINTENANCE	\$2,240	\$2,285	\$2,330	\$2,377
INSURANCE	\$3,607	\$3,679	\$3,689	\$3,763
PROPERTY TAX	\$16,867	\$16,867	\$21,987	\$24,951
OPERATING EXPENSES	\$56,141	\$58,025	\$61,394	\$66,465
NET OPERATING INCOME (NOI)	\$143,525	\$155,236	\$168,895	\$179,945
CASH FLOW FROM OPERATIONS	\$143,525	\$155,236	\$168,895	\$179,945
DEBT SERVICE	\$0	\$0	\$0	\$0
NCF AFTER DEBT SERVICE	\$143,525	\$155,236	\$168,895	\$179,945
RETURNS AND CAP RATE				
	2024	2025	2026	2027
PURCHASE PRICE	(\$1,120,000)			
CASH FLOW FROM OPERATIONS	\$143,525	\$155,236	\$168,895	\$179,945
TOTAL UNLEVERED CASH FLOW	(\$1,120,000)	\$143,525	\$155,236	\$179,945
FREE AND CLEAR CAP RATE	14.46%	13%	14%	15%
Purchase	(\$1,120,000)			
Loan Funding	\$0			
Before Tax Cash Flow	\$143,525	\$155,236	\$168,895	\$179,945
Total Levered Cash Flow	(\$1,120,000)	\$143,525	\$155,236	\$179,945
Cash-on-Cash Return	14.46%	13%	14%	15%



306 Turner St, Clearwater, FL 33756

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 7-UNIT APARTMENT BUILDING IN DOWNTOWN, CLEARWATER, FL!
- MINUTES FROM WORLD-FAMOUS CLEARWATER BEACH!
- CLEARWATER, FL IS THE FASTEST GROWING MARKET IN THE TAMPA/ST. PETE AREA!
- UNITS CAN BE USED AS TRADITIONAL ANNUAL RENTALS OR SHORT-TERM RENTALS!
- BELOW MARKET RENTAL RATES IN PLACE AT THE PROPERTY!
- 2025 CAP RATE (ANNUAL RENTALS): 8%
- 2025 CAP RATE (SHORT-TERM RENTALS): 14%
- 2026 CAP RATE (ANNUAL RENTALS): 8.5%
- 2026 CAP RATE (SHORT-TERM RENTALS): 15%
- ALL UNITS HAVE BEEN RECENTLY UPDATED AND ARE IN FANTASTIC CONDITION, PERFECT FOR SHORT-TERM RENTALS NEXT TO CLEARWATER BEACH!
- LARGE PARKING LOT IN THE REAR OF THE BUILDING FOR TENANTS AND GUESTS!



SECTION 2 • FINANCIAL ANALYSIS



LOCATION INFORMATION





THE TURNER STREET APARTMENTS IN DOWNTOWN CLEARWATER FOR SALE! (7-UNITS)

306 Turner St, Clearwater, FL 33756

ADDITIONAL INTERIOR PHOTOS



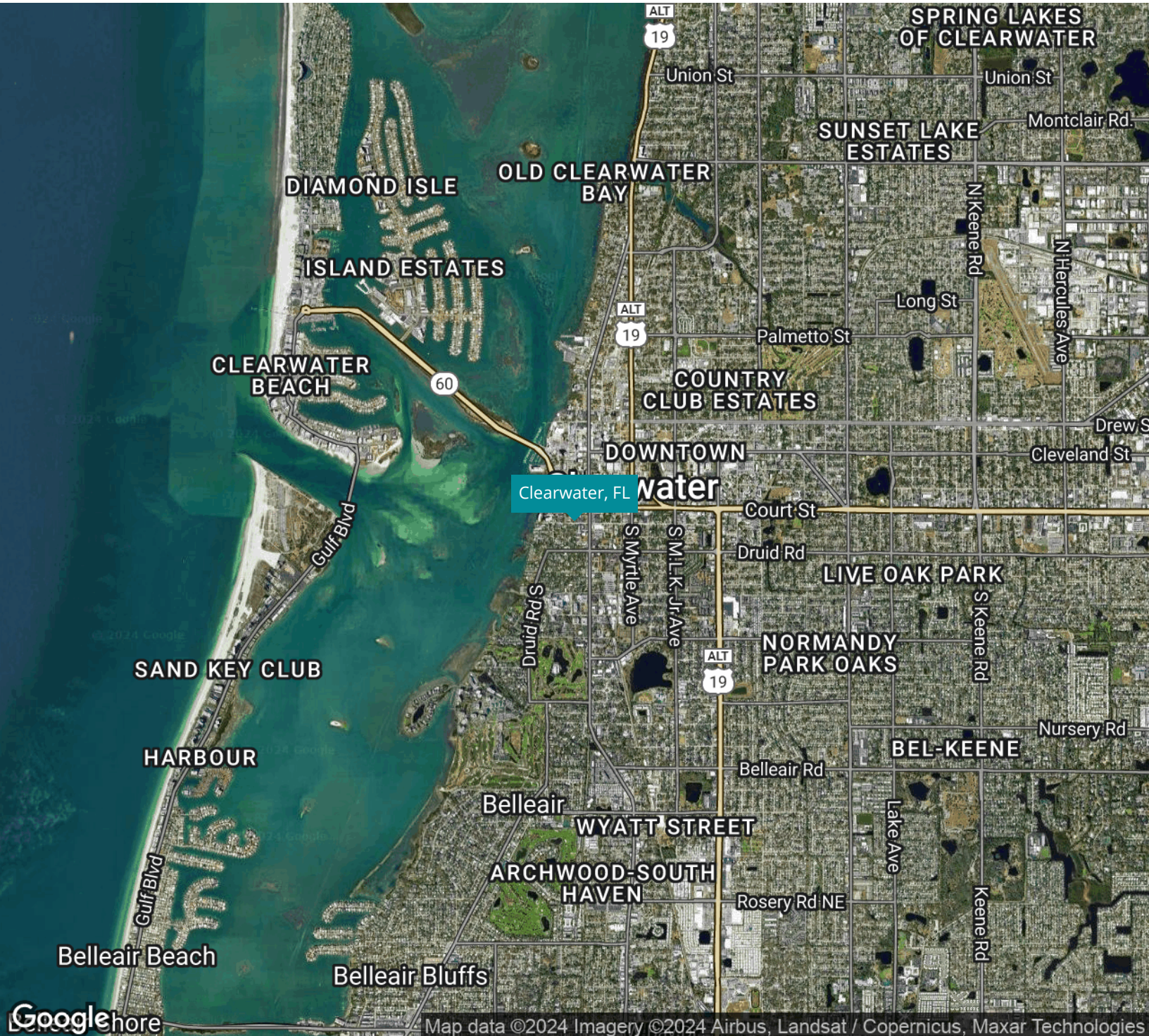
SECTION 3 • LOCATION INFORMATION

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grimaldicommercialrealty.com



306 Turner St, Clearwater, FL 33756

REGIONAL MAP

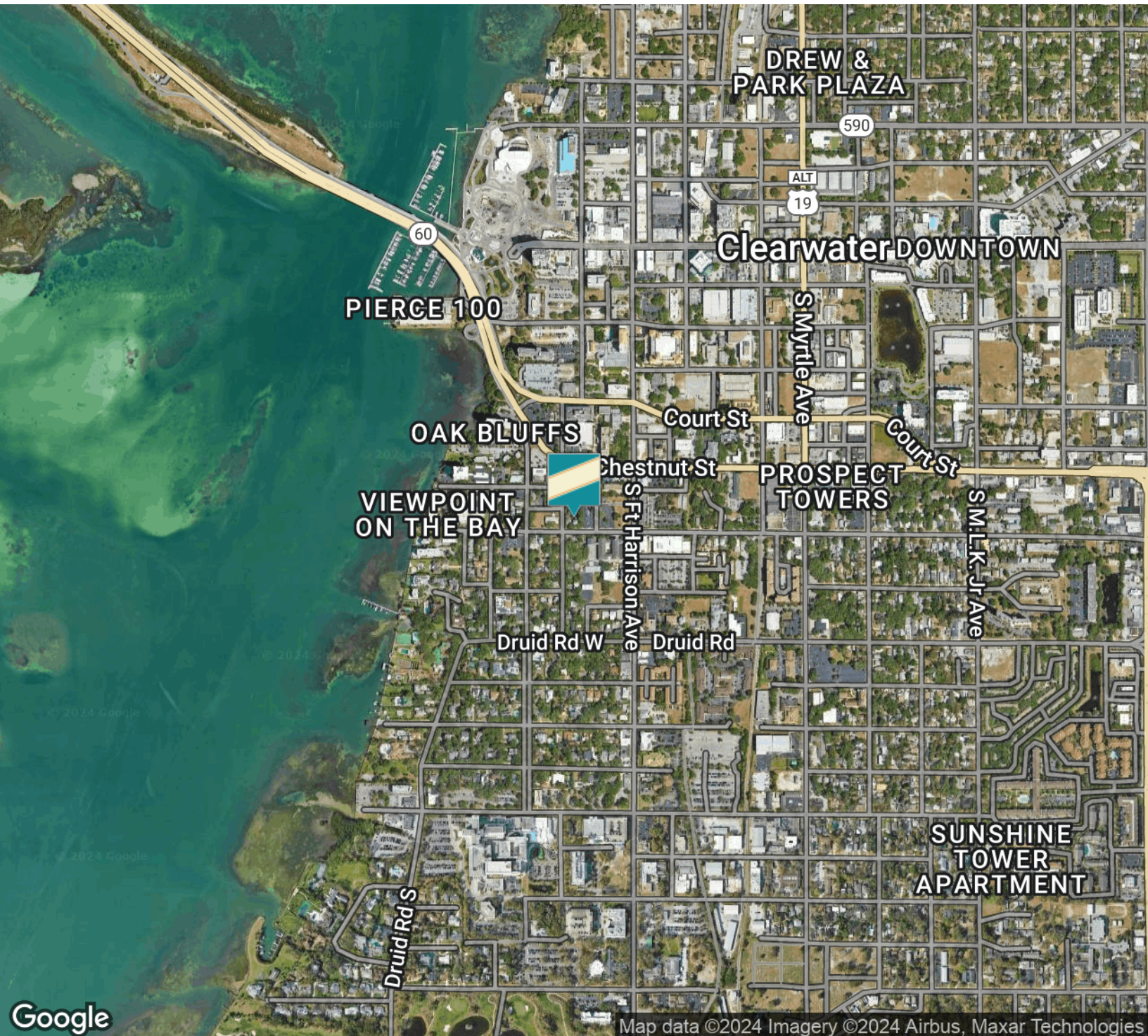


SECTION 3 • LOCATION INFORMATION



306 Turner St, Clearwater, FL 33756

LOCATION MAP

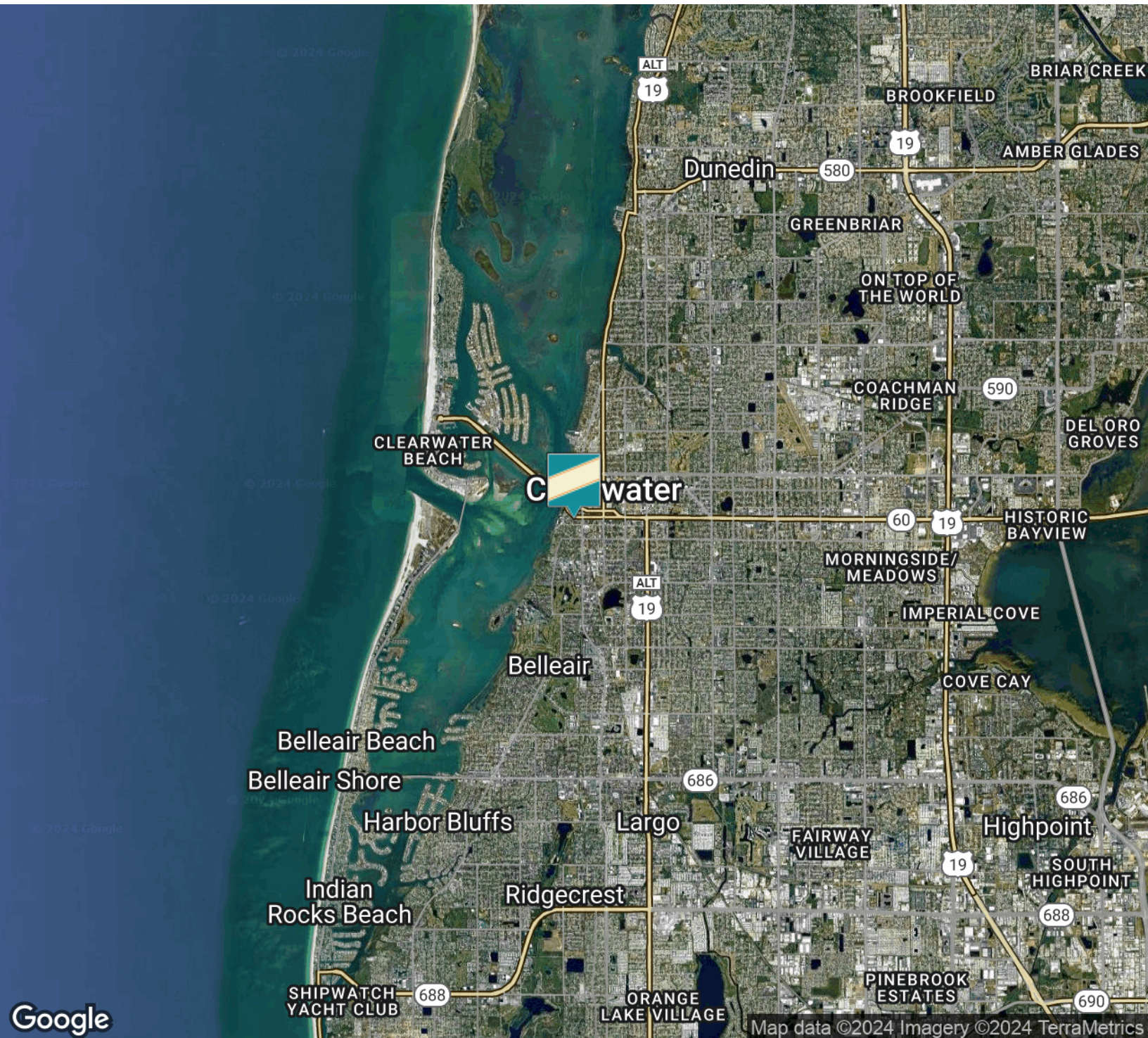


SECTION 3 • LOCATION INFORMATION



306 Turner St, Clearwater, FL 33756

AERIAL MAP

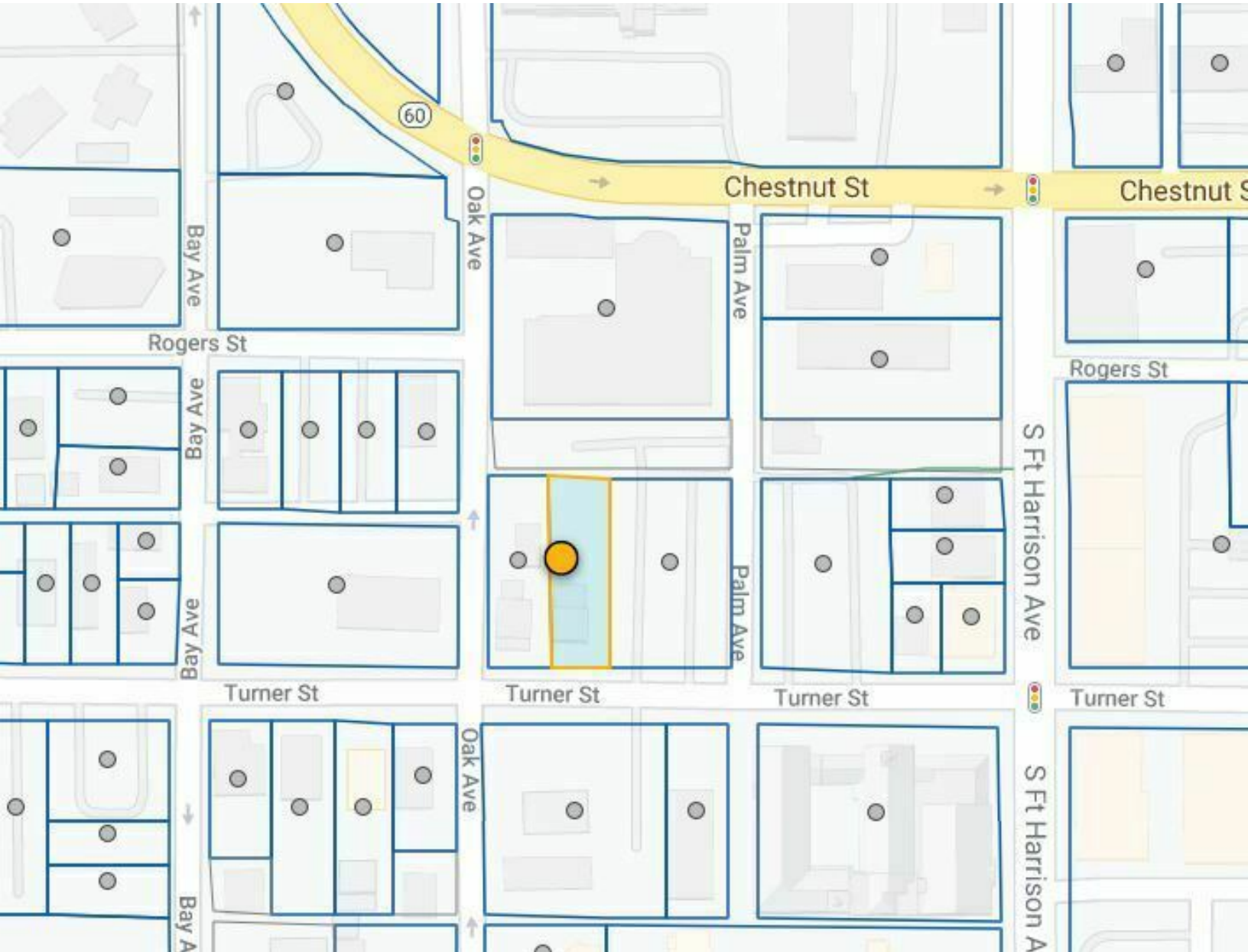


SECTION 3 • LOCATION INFORMATION



306 Turner St, Clearwater, FL 33756

SITE PLANS



SECTION 3 • LOCATION INFORMATION



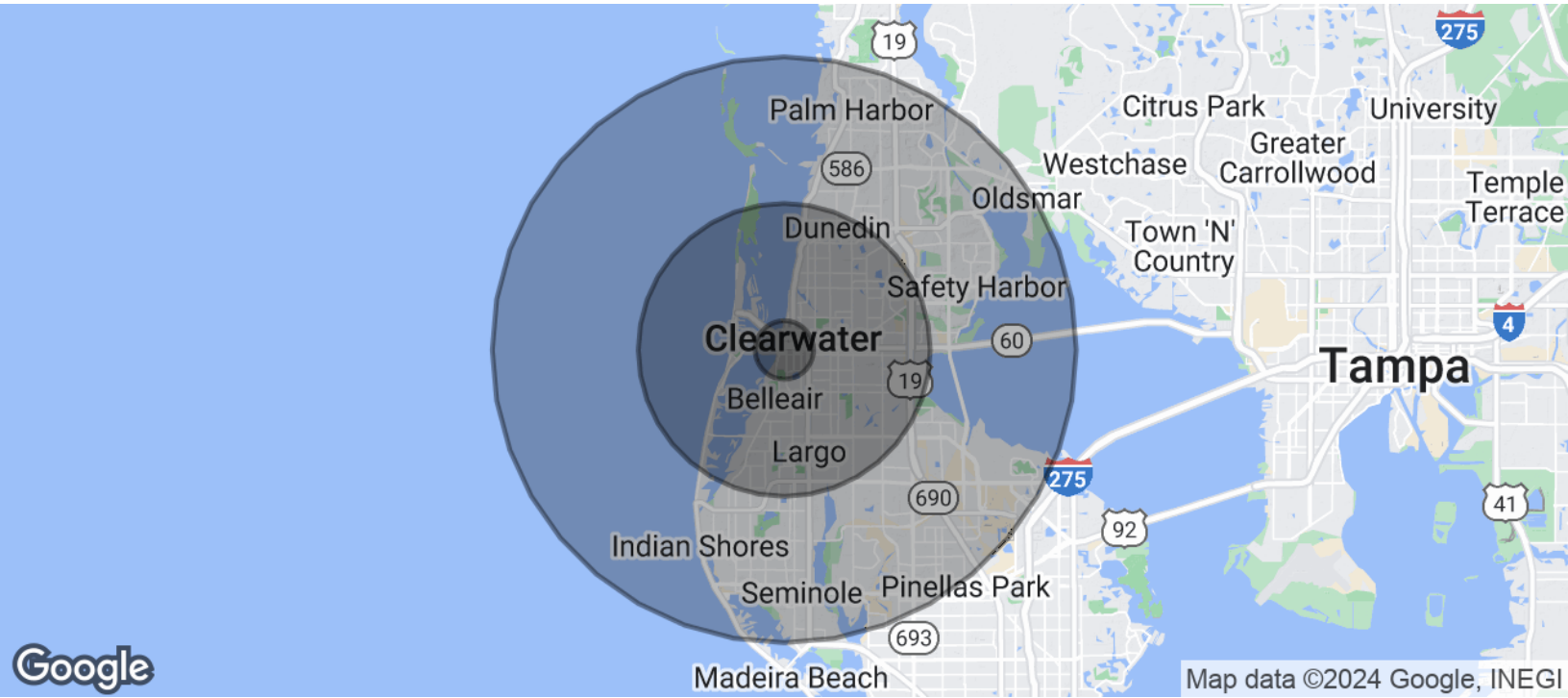
DEMOGRAPHICS





306 Turner St, Clearwater, FL 33756

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,792	207,791	532,595
Average Age	49.5	48.5	48.3
Average Age (Male)	47.8	47.4	46.7
Average Age (Female)	52.4	49.9	49.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,600	111,087	272,203
# of Persons per HH	1.6	1.9	2.0
Average HH Income	\$50,915	\$57,832	\$64,213
Average House Value	\$234,252	\$219,595	\$227,456

2020 American Community Survey (ACS)



ADVISOR BIOS





306 Turner St, Clearwater, FL 33756

ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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PROFESSIONAL BACKGROUND

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

Multifamily
Retail Sales & Leases
Financial Planning
Real Estate Investment Trusts
Dividend Reinvestment Plans & Dividend Payout Ratios
Seller and Investor Financing
Contract negotiations and due diligence
Investment & Financial Analysis
Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

MEMBERSHIPS & AFFILIATIONS

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.



306 Turner St, Clearwater, FL 33756

ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Crexo Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing
Medical Office Sales
Retail Sales
Industrial Sales
Multifamily Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers