

St Petersburg Duplex “Big Blue”

**ASKING PRICE
\$549,000**

**Fully Renovated
Tenant Occupied
Long Term or Mid Term
Rentals
Large Corner Lot
Ample Parking**



Betsy Tinervin Realtor, Multifamily Specialist

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COMPANY SUMMARY



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OVERVIEW

Fully renovated Duplex in the heart of St Petersburg Upstairs unit is occupied on a large corner lot in. Quality construction with an opportunity to occupy the downstairs unit, place a long term tenant or use the unoccupied unit for a mid-term rental! Brand new roof, no carpet in units, newer appliances, mini-splits installed in both units, laundry in both units with full size washer and dryers! Separate electric meters, owner pays water bill, ample parking and terrific visibility! Other great features: Low maintenance, impressive finishes & professionally managed.

PROPERTY HIGHLIGHTS

- Fully Renovated
- Ample Parking
- Oversized Lot
- Professionally Managed

PROPERTY SUMMARY

- Asking Price: \$525,000
- Year Built: 1925
- Lot Size: 13,068 SF
- Total SF: 2,282 SF

LOCATION HIGHLIGHTS

- St Petersburg one of the Fastest-Growing Regions in Florida
- Pinellas County one of the top 6 real estate markets in the country
- Job Diversity throughout St Petersburg
- Centrally Located
- Lack of State Income Tax



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PROPERTY PHOTOS



UNIT PROFILES



Outdoor area:
There is a large yard with a seating area for tenants to enjoy! Also there is ample parking for each unit.



Unit 1 is a larger 3 bedroom 1 bathroom approx 1200 sq ft. Laundry room with full size washer and dryer included, utilities included water. Large living room and dining room areas.

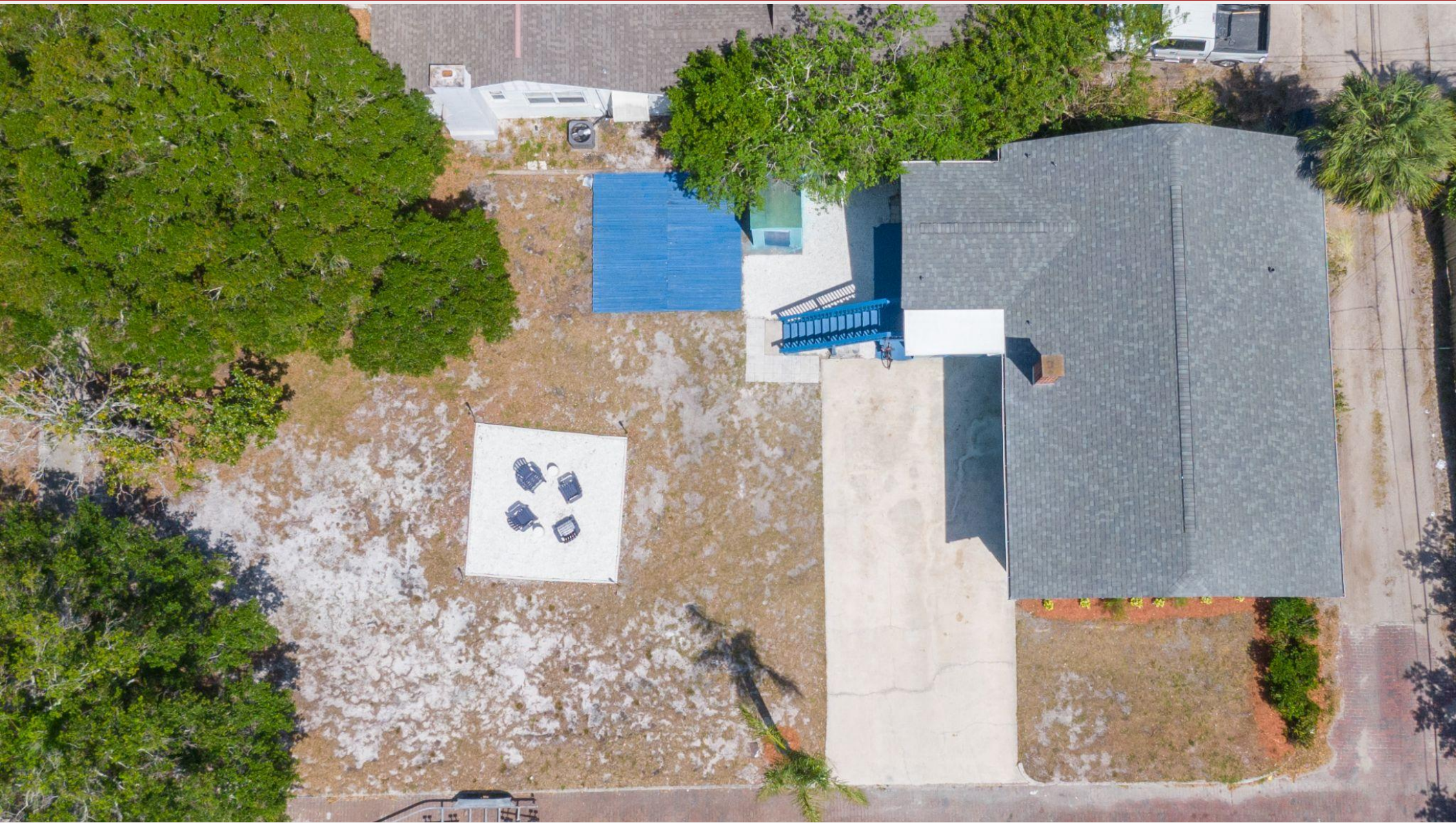


Unit 2 is a large 2 bedroom 1 bathroom. Laundry room with full size washer and dryer included, utilities included water. Large living room and dining room areas.



Both units have completely remodeled bathrooms with tile flooring. Plumbing was redone in both bathrooms with modern fixtures.

AERIAL VIEW



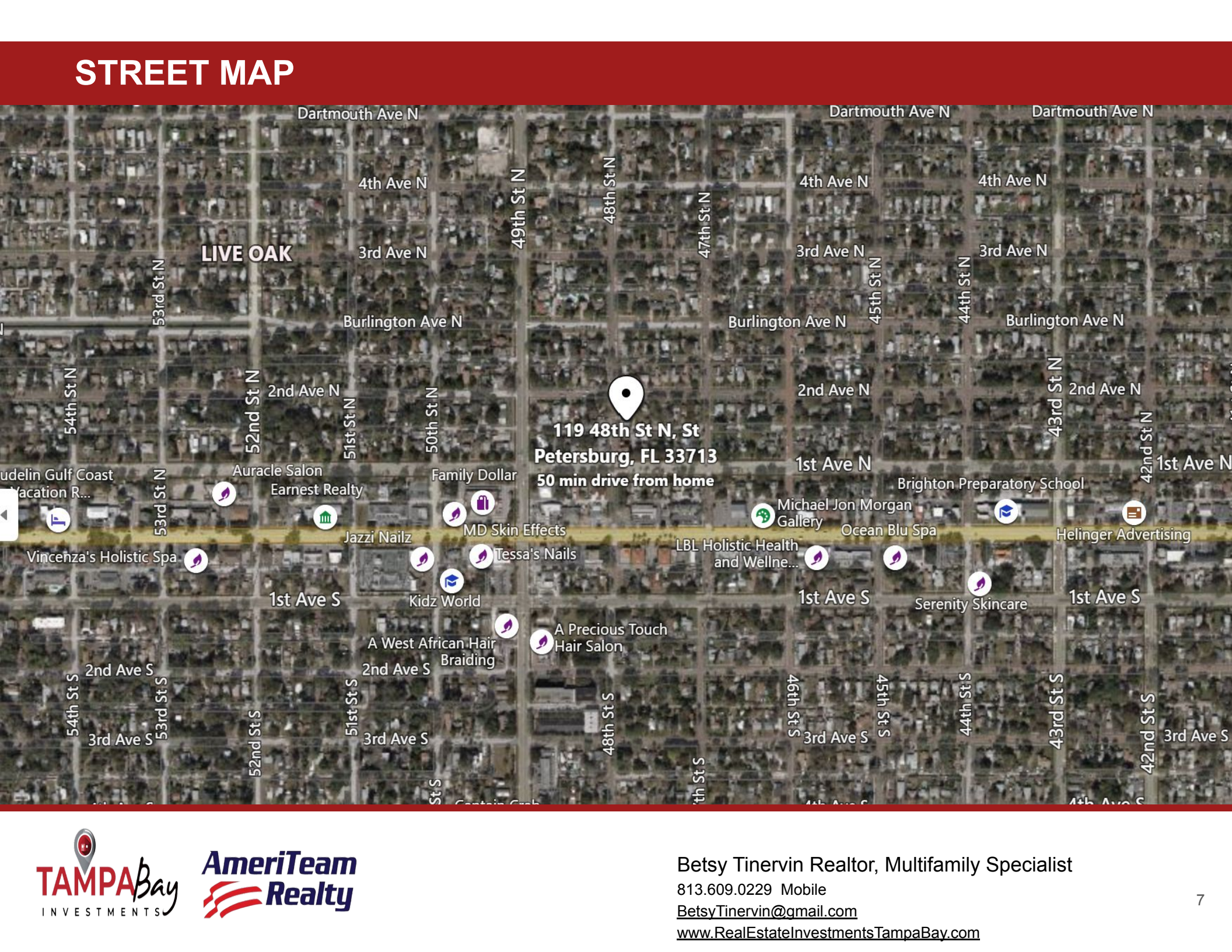
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An aerial street map of the Live Oak neighborhood in St. Petersburg, Florida. The map shows a grid of streets including Dartmouth Ave N, Burlington Ave N, 4th Ave N, 3rd Ave N, 2nd Ave N, 1st Ave N, 54th St N, 53rd St N, 52nd St N, 51st St N, 50th St N, 49th St N, 48th St N, 47th St N, 46th St N, 45th St N, 44th St N, 43rd St N, 42nd St N, 1st Ave S, 2nd Ave S, 3rd Ave S, 4th Ave S, 54th St S, 53rd St S, 52nd St S, 51st St S, 50th St S, 49th St S, 48th St S, 47th St S, 46th St S, 45th St S, 44th St S, 43rd St S, and 42nd St S. A red pin is placed on 48th St N, with a text overlay that reads "119 48th St N, St Petersburg, FL 33713" and "50 min drive from home". Various local businesses and landmarks are labeled, including "Auracle Salon", "Earnest Realty", "Jazzi Nailz", "MD Skin Effects", "Tessa's Nails", "Kidz World", "A West African Hair Braiding", "A Precious Touch Hair Salon", "Michael Jon Morgan Gallery", "Ocean Blu Spa", "Serenity Skincare", "Brighton Preparatory School", "Helinger Advertising", "Vincezza's Holistic Spa", "Family Dollar", "LBL Holistic Health and Wellne...", and "Udellin Gulf Coast Vacation R...". The map is framed by a red header with the text "STREET MAP" and a red footer with contact information for Betsy Tinervin, Realtor, Multifamily Specialist.



Financial Summary- Long Term Rentals

Rental Property Cash Flow Analysis

Pro Forma

Monthly Operating Income		Year 1	Year 2	Currently Financing	Pro Forma Financing	Projected Current Rents	Mkt. Rent
Number of Units		2	2	2	2	Unit 1	\$2,300 \$2,350
Average Monthly Rent		2,200.00	2,250.00	2,200.00	2,250.00	Unit 2	\$2,100 \$2,150
	Total Rental Income	4,400.00	4,500.00	4,400.00	4,500.00	Unit 3	
% Vacancy and Credit Losses						Unit 4	
	Total Vacancy Loss	88.00	90.00	88.00	90.00	Unit 5	
Other Monthly Income (laundry, vending, parking, etc.)		-	-	-	-	Unit 6	
	Gross Monthly Operating Income	4,312.00	4,410.00	4,312.00	4,410.00	Total Current Rent	\$4,400 \$4,500

Monthly Operating Expenses

Property Management Fees	301.84	308.70	301.84	308.70	Property Management / Airbnb Fee	7.00%
Repairs and Maintenance	64.68	66.15	64.68	66.15	Assumes 1.50% of GMOI	1.50%
Real Estate Taxes	443.75	443.75	443.75	443.75	Estimated property tax adjusts to	\$5,325
Rental Property Insurance	208.33	208.33	208.33	208.33	Approx insurance cost per year is	\$2,500
Replacement Reserve	43.12	44.10	43.12	44.10	Assumes 1.00% of GMOI	1.00%
Utilities						
- Water and Sewer	150.00	150.00	150.00	150.00	- Water and Sewer	\$150
- Garbage	-	-	-	-	- Garbage	\$0
- Cable, Phone, Internet	25.00	25.00	25.00	25.00	Pest Control	\$25
Grounds/ Landscape	75.00	75.00	75.00	75.00	- Grounds/ Landscape	\$75
Monthly Operating Expenses	1,311.72	1,321.03	1,311.72	1,321.03		

Net Operating Income (NOI)

Total Annual Operating Income	51,744.00	52,920.00	51,744.00	52,920.00
Total Annual Operating Expense	15,740.68	15,852.40	15,740.68	15,852.40
Annual Net Operating Income	36,003.32	37,067.60	36,003.32	37,067.60

Capitalization Rate and Valuation

Desired Capitalization Rate	8.00%	8.00%	8.00%	8.00%
Property Valuation (Offer Price)	450,041.50	463,345.00	450,041.50	463,345.00
Actual Purchase Price	549,000.00	549,000.00	549,000.00	549,000.00
Actual Capitalization Rate	6.56%	6.75%	6.56%	6.75%

Cash Return Column #1 & #2
Financing Return Column #3 & #4

Loan Information

Purchase Price			549,000.00	549,000.00
Down Payment (25% Down)	-	-	109,800.00	109,800.00
Loan Amount	-	-	439,200.00	439,200.00
Acquisition Costs and Loan Fees	-	-		
Length of Mortgage (years)			30	30
Annual Interest Rate	0.000%	0.000%	5.00%	5.00%
Initial Investment	-	-	109,800.00	109,800.00
Monthly Mortgage Payment (PI)	-	-	2,357.72	2,357.72
Annual Interest	-	-	21,812.84	21,812.84
Annual Principal	-	-	6,479.80	6,479.80
Total Annual Debt Service	-	-	28,292.65	28,292.65

Cash Return Column #1 & #2
Financing Return Column #3 & #4

Cash Flow and ROI

Total Monthly Cash Flow	3,000.28	3,088.97	642.56	731.25
Total Annual Cash Flow	36,003.32	37,067.60	7,710.67	8,774.95
Cash on Cash Return (ROI)	SEE CAP	SEE CAP	7.02%	7.99%

Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.

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Financial Summary- Mid Term Rentals

Rental Property Cash Flow Analysis

Pro Forma

Monthly Operating Income		Year 1	Year 2	Currently Financing	Pro Forma Financing	Projected Current Rents		Mkt. Rent
Number of Units		2	2	2	2	Unit 1 Long Term	\$2,300	\$2,350
Average Monthly Rent		2,650.00	2,775.00	2,650.00	2,775.00	Unit 2 Mid Term	\$3,000	\$3,200
	Total Rental Income	5,300.00	5,550.00	5,300.00	5,550.00	Unit 3		
% Vacancy and Credit Losses						Unit 4		
	Total Vacancy Loss	88.00	90.00	88.00	90.00	Unit 5		
Other Monthly Income (laundry, vending, parking, etc.)		-	-	-	-	Unit 6		
	Gross Monthly Operating Income	5,212.00	5,460.00	5,212.00	5,460.00	Total Current Rent	\$5,300	\$5,550

Monthly Operating Expenses

Property Management Fees	521.20	546.00	521.20	546.00	Property Management / Airbnb Fee	10.00%
Repairs and Maintenance	78.18	81.90	78.18	81.90	Assumes 1.50% of GMOI	1.50%
Real Estate Taxes	443.75	443.75	443.75	443.75	Estimated property tax adjusts to	\$5,325
Rental Property Insurance	208.33	208.33	208.33	208.33	Approx insurance cost per year is	\$2,500
Replacement Reserve	52.12	54.60	52.12	54.60	Assumes 1.00% of GMOI	1.00%
Internet Unit 1	50.00	50.00	50.00	50.00		
- Water and Sewer	150.00	150.00	150.00	150.00	Water and Sewer	\$150
- Electric- Unit 1	100.00	100.00	100.00	100.00	Electric	\$100
Pest Control	25.00	25.00	25.00	25.00	Pest Control	\$25
Grounds/ Landscape	75.00	75.00	75.00	75.00	Grounds/ Landscape	\$75
Monthly Operating Expenses	1,703.58	1,734.58	1,703.58	1,734.58		

Net Operating Income (NOI)

Total Annual Operating Income	62,544.00	65,520.00	62,544.00	65,520.00
Total Annual Operating Expense	20,443.00	20,815.00	20,443.00	20,815.00
Annual Net Operating Income	42,101.00	44,705.00	42,101.00	44,705.00

Capitalization Rate and Valuation

Desired Capitalization Rate	8.00%	8.00%	8.00%	8.00%
Property Valuation (Offer Price)	526,262.50	558,812.50	526,262.50	558,812.50
Actual Purchase Price	549,000.00	549,000.00	549,000.00	549,000.00
Actual Capitalization Rate	7.67%	8.14%	7.67%	8.14%

Cash Return Column #1 & #2
Financing Return Column #3 & #4

Loan Information

Purchase Price			549,000.00	549,000.00
Down Payment (25% Down)	-	-	109,800.00	109,800.00
Loan Amount	-	-	439,200.00	439,200.00
Acquisition Costs and Loan Fees	-	-		
Length of Mortgage (years)	-	-	30	30
Annual Interest Rate	0.000%	0.000%	5.00%	5.00%
Initial Investment	-	-	109,800.00	109,800.00
Monthly Mortgage Payment (PI)	-	-	2,357.72	2,357.72
Annual Interest	-	-	21,812.84	21,812.84
Annual Principal	-	-	6,479.80	6,479.80
Total Annual Debt Service	-	-	28,292.65	28,292.65

Cash Flow and ROI

Total Monthly Cash Flow	3,508.42	3,725.42	1,150.70	1,367.70
Total Annual Cash Flow	42,101.00	44,705.00	13,808.35	16,412.35
Cash on Cash Return (ROI)	SEE CAP	SEE CAP	12.58%	14.95%

Cash Return Column #1 & #2
Financing Return Column #3 & #4

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Mid-Term Rental Options



BIG BLUE is located just outside the heart of downtown St Petersburg, FL one of the top ranked “fiscally fit cities” in the nation

(<https://www.bestplaces.net/docs/studies/fiscallyfit.aspx>) with a booming tech industry. While the top unit is rental with LTR, the bottom 2/1 is open for Mid Term rental. Given the central location of BIG BLUE, it would generate \$3k-\$4k per month as a MTR. We are 14 minutes from St Pete beach, 12 minutes from Vinoy Park and The Pier, as well as 10 minutes from the HCA hospital. This area attracts traveling nurses, corporate tech professionals, and snowbirds all looking for furnished comfortable accommodations centrally located. BIG BLUE is bright, updated, and trendy with a local artist’s hand painted mural, making marketing this property on Mid Term Rental platforms turnkey!

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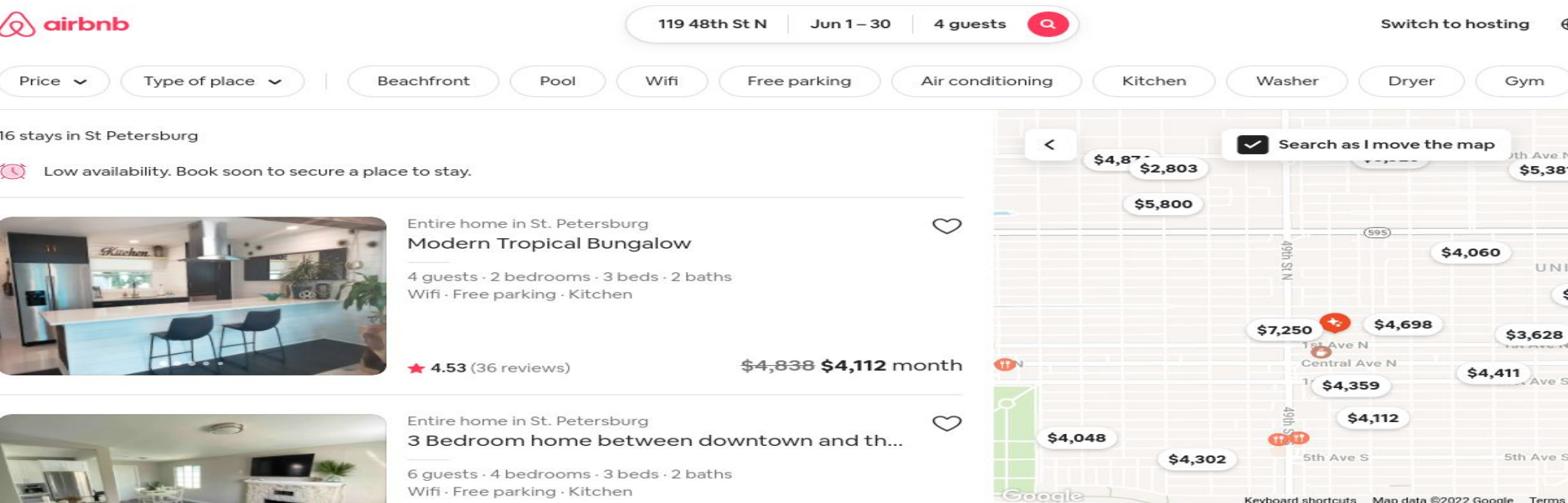
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Mid-Term Rental Comps

June 2022 Airbnb Analysis



All buyers are to do their own due diligence in reference to short term/mid term rental rules and regulations.

See St Pete Rental Regulations

<https://s13026.realeverest.com/uploads/sites/3172/2019/12/Short-Term-Rentals-HANDOUT.pdf>

Projections listed are for monthly rates listed currently on Airbnb and all buyers are expected to do their own projections for rental revenue

Financial Package Available

John Stanton

Mortgage Loan Originator

NMLS# 1921825

Mobile 631-235-0605

Email John.Stanton@cardinalfinancial.com

41 Pinelawn Rd, Melville NY 11747



Tampa Bay Investments has partnered with Cardinal Financial in order to bring quality options for your unique investment financing needs. Cardinal Financial is a direct lender that prides themselves on customer service as well as their TBD Pre-Approval Process. We are able to give out true Pre-Commitments due to our upfront underwriting system. THIS HELPS GET YOUR OFFER TO THE TOP OF THE PILE.

Just another way that Tampa Bay Investments and Cardinal Financial provides options for you to have an easy transaction!

Please contact John if you are interested in getting financing on this investment property.



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Financial Package Available

Ryan Herting

Founder & Closer

Phone: (717) 497-5958

Website: ifundcities.com

Email: Ryan@ifundcities.com

HQ: 448 N 10th Street, Suite 402, Philadelphia PA 19123

i FUND CITIES

Tampa Bay Investments has partnered with i FUND CITIES in order to bring quality options for your unique investment financing needs. I Fund Cities offers permanent financing, bridge loans and bridge loans with renovation costs built in!

Just another way that Tampa Bay Investments and i FUND CITIES provides options for you to have an easy transaction!

Please contact Ryan if you are interested in getting financing on this investment property.



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Repairs and Capital Improvements

- Brand New Roof 2022 with warranty
- Laundry added in Unit 1 with full size washer and dryer
- Remodeled bathrooms with new plumbing vanities, faucets, shower valves and shower faucets, light fixtures, and new tile)
- Closet added and reconstructed in 3rd bedroom Unit 2
- Closets reconstructed in bedrooms 1 and 2 in Unit 1 with additional shelving added
- Sewer scope performed and pipes replaced where needed under slab
- All newer appliances installed in all units with washers and dryers
- Interior paint and new light fixtures throughout both units including remote controlled ceiling fans
- Mini splits installed in both units to provide energy efficient heating and cooling
- Remodeled kitchens with granite counter tops
- All new electrical outlets, plates, GFIs and switches installed as well as wires grounded
- Exterior paint 2022 with professionally done mural, Landscaping in 2022, and Outdoor seating area in back of property



RENT ROLL

	Unit Type	Start Date	End Date	Current Rent/Utilities
Occupied	3 Bed/1 Bath	04/01/2022	03/31/2023	\$2,300
Vacant/ Applicants	2 Bed/ 1 Bath	N/A	N/A	\$2,100
Total				\$2,100
Occupied	3 Bed/1 Bath	04/01/2022	03/31/2023	\$2,300
Mid Term Rental	2 Bed/ 1 Bath	N/A	N/A	\$3,000
Total				\$5,300



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Comparable Properties

Comparable Property Address	Unit Type	Gross Monthly Rent	Sold Date	Sold Price
5442 9th Ave N St Petersburg	Duplex (2 units)	\$3,450	03/31/2022	\$425,000
4247 11th Ave N St Petersburg	Duplex (SF plus 1 unit)	\$3,300	08/31/2021	\$511,000
325 23rd St N St Petersburg	Duplex (2 units)	\$4,000	10/22/2021	\$610,750
1665 22nd Ave N St Petersburg	Duplex (2 units)	\$2,700	11/18/2021	\$424,000



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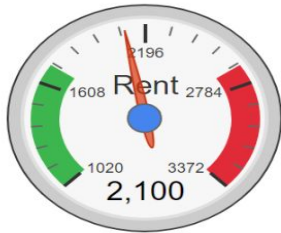
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Comparable 2 Bedroom Apartment Long Term Rentals

Your rent is reasonable for your area.



119 48th St N St. Petersburg, FL



Results based on 27, 2-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 2.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,195 $\pm 6\%$	\$2,375	\$1,713	\$2,678

J	3700 9th Ave N, St. Petersburg, FL 33713	1.19 mi	\$2,025	864 ft ²	\$2.34/ft ²	2 bed	2.0ba	Apartment	Apr 2022
	G Property Details								
H	3860 7th Ave N, St. Petersburg, FL 33713	1.02 mi	\$2,250	875 ft ²	\$2.57/ft ²	2 bed	2.0ba	Condo	Jan 2022
	G Property Details								
P	3201 3rd Ave N, St. Petersburg, FL 33713	1.49 mi	\$2,299	947 ft ²	\$2.43/ft ²	2 bed	2.0ba	Apartment	Apr 2022
	G Property Details								
Y	3100 Central Ave, St. Petersburg, FL 33712	1.58 mi	\$2,375	967 ft ²	\$2.46/ft ²	2 bed	2.0ba	Apartment	Apr 2022
	G Property Details								
V	3201 3rd Ave N, St. Petersburg, FL 33713	1.53 mi	\$2,445	1,065 ft ²	\$2.30/ft ²	2 bed	2.0ba	Apartment	Jun 2021
	G Property Details								
L	3201 3rd Ave N, St. Petersburg, FL 33713	1.49 mi	\$2,509	966 ft ²	\$2.60/ft ²	2 bed	2.0ba	Apartment	Jan 2022
	G Property Details								
O	3201 3rd Ave N, St. Petersburg, FL 33713	1.49 mi	\$2,599	1,092 ft ²	\$2.38/ft ²	2 bed	2.0ba	Apartment	Jan 2022
	G Property Details								



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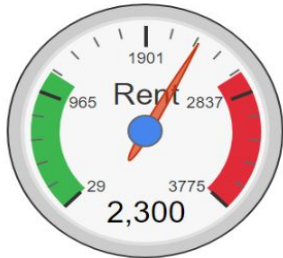
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Comparable 3 Bedroom Apartment Long Term Rentals

Your rent is reasonable for your area.



119 48th St N St. Petersburg, FL



Results based on 16, 3-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 3.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,901 $\pm 15\%$	\$1,405	\$1,133	\$2,670

H	5236 3rd Ave N, St. Petersburg, FL 33710	2.11 mi	\$1,875	1,232 ft ²	\$1.52/ft ²	3 bed	2.0ba	Apartment	Jul 2021
G	Property Details								
N	6152 35th Ave N, St. Petersburg, FL 33710	2.81 mi	\$2,450	1,100 ft ²	\$2.23/ft ²	3 bed	2.0ba	Apartment	Jan 2022
G	Property Details								
E	3201 3rd Ave N, St. Petersburg, FL 33713	1.53 mi	\$3,149	1,394 ft ²	\$2.26/ft ²	3 bed	2.0ba	Apartment	Apr 2022
G	Property Details								
P	1661 Central Ave, St. Petersburg, FL 33713	2.95 mi	\$3,430	1,257 ft ²	\$2.73/ft ²	3 bed	2.0ba	Apartment	Feb 2022
G	Property Details								
O	3301 32nd Ave S, St. Petersburg, FL 33712	2.93 mi	\$3,500	1,319 ft ²	\$2.65/ft ²	3 bed	2.0ba	Apartment	Apr 2022
G	Property Details								



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St Petersburg Rental Market Trends

Average Rent for a 2-bedroom apartment in St. Petersburg, FL

\$2,200

Y-o-Y Change in Average Apartment Rent

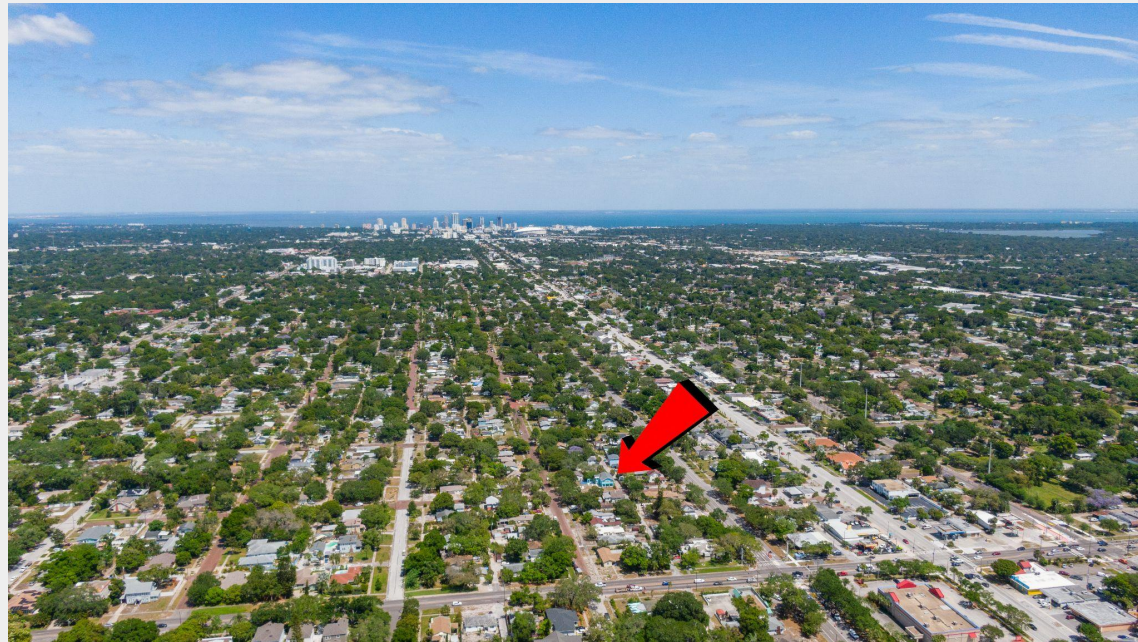
24%

Average Rent for a 3-bedroom apartment in St. Petersburg, FL

\$2500

The average rent in St Petersburg, Florida typically goes for \$1,861 per month, and the average apartment size is 872 sq ft.

Renter-occupied units make up 46% of the local housing market, the Tampa-St Petersburg-Clearwater metropolitan area vacancy rate is 6.3%



St Petersburg Demographics

St. Petersburg remains one of the fastest growing regions in Florida, and has been called the "megamarket of the South." Among the top growth areas is the Gateway Region, located in the northeast portion of the city, which was dubbed the "Hottest Business Address" by the St. Petersburg Area Chamber of Commerce.

St. Petersburg, FL Demographics



Overview	Livability	Real Estate	Rentals	Demographics
Statistic	St. Petersburg	Florida	National	
Population	253,585	21,477,737	328,239,523	
Population density (sq mi)	4,105	410	91	
Median age	42.4	41.6	37.7	
Male/Female ratio	0.9:1	1.0:1	1.0:1	
Married (15yrs & older)	47%	54%	55%	
Families w/ Kids under 18	36%	38%	43%	
Speak English	88%	72%	79%	
Speak Spanish	5%	21%	13%	

Year	Population	Change %
2010	245,226	
2011	245,856	0.26
2012	246,671	0.33
2013	248,492	0.74
2014	252,282	1.53
2015	255,206	1.16
2016	259,556	1.70
2017	262,928	1.30
2018	265,098	0.83
2019	265,351	0.10
2020	258,308	-2.65
2021 *	262,053	1.45
2022 *	264,404	0.91



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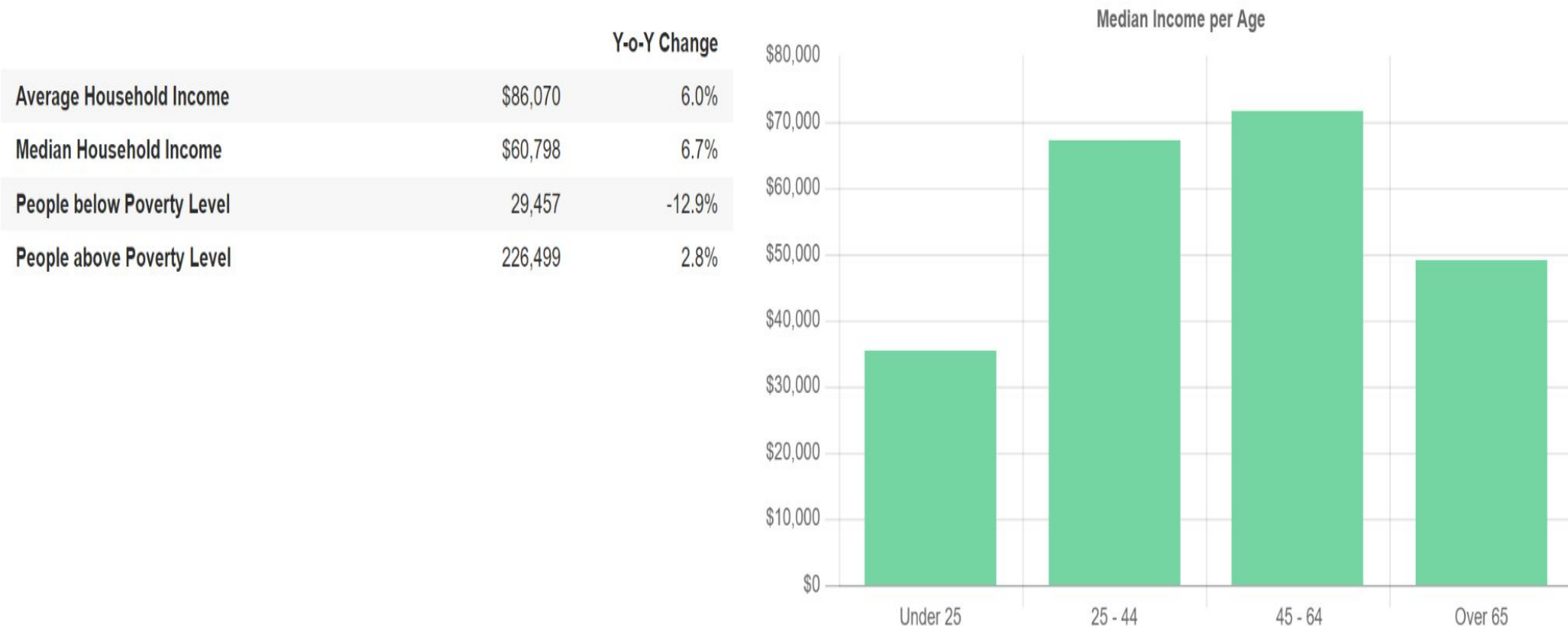
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St Petersburg Household Income

The average annual household income in St. Petersburg is **\$86,070**, while the median household income sits at \$60,798 per year. Residents aged 25 to 44 earn \$67,242, while those between 45 and 64 years old have a median wage of \$71,639. In contrast, people younger than 25 and those older than 65 earn less, at \$35,413 and \$49,102, respectively.

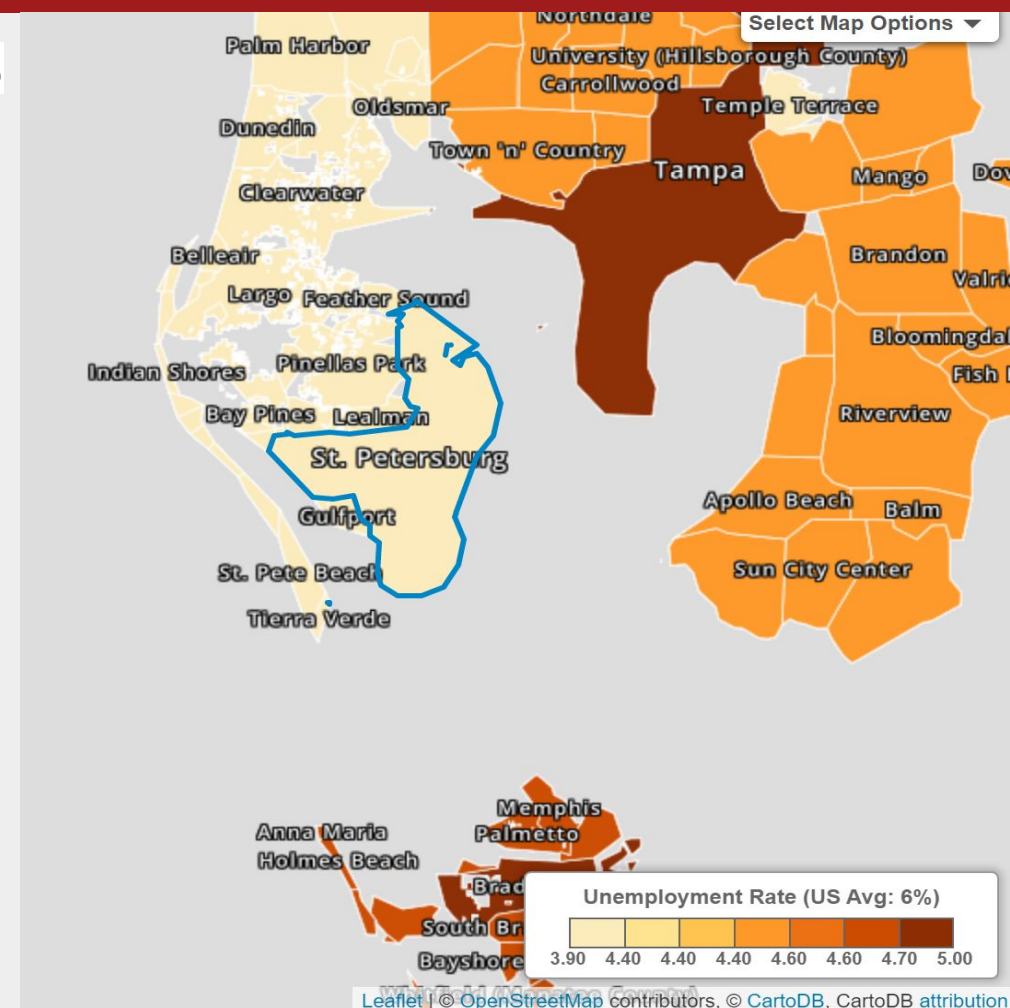


Economy

St. Petersburg has seen the job market increase by 2.3% over the last year.

Future job growth over the next ten years is predicted to be 42.0%, which is higher than the US average of 33.5%.

St. Petersburg's economy has traditionally been fueled by tourism. More than 4 million visitors flock to the greater Suncoast area annually, generating more than \$2 billion in direct revenue. But the city's Economy is actually more broad-based. Major growth industries in the metropolitan area include financial services, manufacturing, medical technologies, information technology, and marine sciences.



Job Market Statistics



St Petersburg unemployment rate is 2.40%. The US average is 6%. St. Petersburg, FL unemployment rate last month was 2.80% and 4.90% last year. This is lower than the long term average of 5.63%.

The area's research hospitals make it a logical site for medical technology firms, with more than half of all such companies in Florida's High Tech Corridor based in Pinellas County.

Similarly, information technology companies cluster in the region, and downtown St. Petersburg is home to numerous small- and medium-sized software and Web development enterprises.

The city's proximity to Tampa Bay and the Gulf of Mexico make it a prime spot for marine science; in fact, it is the largest marine science community in the Southeast. This segment in the economy is augmented by local research facilities, including the Florida Institute for Oceanographic Research and the University of South Florida's College of Marine Science.



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Upcoming Growth and Development



Two major companies could soon be coming to a lower-income area in Pinellas County. Amazon and Tesla are both working on plans to move into the Lealman area and it could lead to a major investment in the once overlooked area. Pinellas county is experiencing extreme growth and re-development throughout the entire county.

Lealman is a lower-income area and for years, county leaders have worked to attract high paying jobs and a tidal wave of economic development to the community, which is located near St. Petersburg and Pinellas Park.

Chris Moore at the Lealman Exchange says while the Tesla deal is about two weeks away from being finalized, it is exciting.

“When you have Amazon and Tesla, two of the most successful companies in the world choosing this area, in many ways the victory is Lealman’s as an area poised for great growth,” he elaborated.

See full article [here](#) published April 11, 2022 by

ABC Action News



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Meet Our Team/Attend Our Mastermind Group

Contact us about upcoming events!



TAMPA BAY'S PREMIER INVESTOR MASTERMIND GROUP



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Kyle Silverstein
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Kenrick Gleckler
Realtor



Shayleen Minott
Realtor



Dylan Watson
Realtor



Property Management Company

ABOUT TAMPA BAY INVESTMENTS PROPERTY MANAGEMENT [VIEW WEBSITE HERE](#)

Whether you are an accomplished real estate investor with numerous properties or an entrepreneur owning a single property, we can represent you in your leasing and property management needs.

Our goal is to help our owners keep a hands-off involvement in their investment property while still generating significant income. We do this by taking care of managing your rental property from start to finish.

No matter where you are in the world, you keep control and ownership of your rental property, while we do the heavy lifting for you.

We offer full management services which includes marketing your property, putting it up on various rental websites and opening applications to prospective tenants on different platforms. The online application process comes with a comprehensive tenants screening which gives us full access to background checks, credit history, criminal records and prior evictions.

We utilize Buildium, the best property management software available, which offers online access to owners. The owner portal allows property owners to see an overall financial snapshot of their property and investment. This accessible owners portal provides financial data and reports directly from us. It helps lessen the number of emails we send to owners on a routine basis.

This allows us to share financial reports in real-time, including profit and loss statements, accounts payable and accounts receivable and specific transactions made on behalf of the property.

Comprehensive financial reports, such as balance sheets, will be readily available to you from any device through the portal. Other important documents available through the owner portal includes receipts, leases and many more types of critical documents.

The Buildium owner portal is the perfect way for you to manage and track your property investment. You can send funds to us and view your overall transaction history, helping you keep an eye on the financial health of your investment wherever you are.



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COMPANY SUMMARY



Betsy Tinervin

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Betsy Tinervin is trained in endless aspects of the real estate field including but not limited to property management, real estate development, financial and asset management, general contracting, interior design and has years of operational management experience.

She has extensive experience with long term and short term rentals and owns several real estate investment portfolios. As an investor herself she takes pride in helping others continue to build their real estate portfolios and create passive income and wealth using real estate assets.

Tampa Bay Investments is a premier real estate company which provides exceptional end-to-end real estate assistance.

Proudly Serving the Tampa Bay area. With over 15 years in the Residential and Commercial Real Estate Industry, the professionals at Tampa Bay Investments have the knowledge and experience necessary to provide sellers, buyers, investors and property owners with service that is second to none.

Offering full property management services and realtor assistance for both buyers and sellers, the Tampa Bay Investments team provides exemplary support to successful real estate investors and budding entrepreneurs alike.

WE are a one **ONE STOP SHOP** for all real estate investors as we are the catalyst in the transaction that makes an investment purchase simple. We have an entire team of investor friendly real estate vendors in place from financing, insurance, title, attorney, CPAs, etc to make the process seamless!

Contact for all of your investment needs and as always.....

“The Experience Is Our Job”



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