

## 115 99<sup>th</sup> Ave, Treasure Island

- One 2 Story Building with 3 Rental Units Under one Roof.
- **Legally zoned for Short Term Rentals with NO Rental Minimums or Maximums**
- **Located in the very limited RFM-30 Zone in Treasure Island. (See map)**
- Very easy access to Sunset Beach, The Gulf of Mexico & Blind Pass Waterway
- Abundance of Outdoor space & Water views throughout

### UNIT 1:

- Largest of all 3 Units
- Currently 1 Bedroom 1.5 Bathrooms, Two Stories

#### 1<sup>st</sup> floor includes:

- Dining area, Kitchen, Bathroom, Coffee Bar & Laundry room
- Large Living room (Could be divided into another bedroom plus living room)
- Glass doors open to 34 x 28 Lounging Deck with outdoor kitchen/bar and water views

#### 2<sup>nd</sup> floor includes

- Large Bedroom (Previously 2 Bedrooms-Could be converted back to 2 Bedrooms)
- Spacious Bathroom
- Two Closets
- Private Balcony overlooking the water

#### Miscellaneous:

- Central Heat and Air: Air handler and Condenser approx. 2-3 years old
- Metal Roof approx. 10 years old
- Windows: Age unknown, Unit One Downstairs Sliders are Impact
- Stove approx. 7 years old
- No Dishwasher, there is a dishwasher hookup
- Water Heater approx. 5-6 years old

\*Ground floor deck is currently used by the occupants of Unit 1. This could be a shared amenity for all three units. This unit is currently used as a one bedroom but could easily be converted to a 2-3 bedroom unit to maximize occupancy. See Floor plan.

### UNIT 2

- Located on the East side of the building on the Ground Level
- Open Living room and Kitchen
- One Bathroom
- One Bedroom
- Private deck on West side of the building
- Patio located at entrance to unit
- Air Conditioning Window Unit approx. 2 years old (AC Only)
- Space heater used for heat source
- Refrigerator age unknown
- 2 countertop stove burners

### **UNIT 3**

- Studio Apartment
- Located on the Second Floor on the East side of the building
- Kitchen, Livingroom & Bedroom Combined
- Spacious Bathroom & Walk-in Closet
- Small deck on the top of the staircase on the Front of the house
- Air Conditioning Window Unit aprox. 2 years old (AC Only)
- Space heater used for heat source
- Refrigerator age unknown
- 2 countertop stove burners
- Currently Occupied. Please DO NOT DISTURB OCCUPANT!

#### **Operating Expenses** (All expenses are Subject to change and based on current occupancy.)

- Flood Insurance aprox. \$2,400 per year, assumable Allstate
- Homeowners Insurance aprox. \$1,100 per year, Allstate
- Electric Aprox. \$100-\$125 per month in winter
  - Aprox. \$240-\$340 per month in summer
- Water aprox. \$300 every two months

#### **Recent Updates:**

Homeowners recently replaced Floor joist/Girder, steel beams under house. Work is guaranteed for 25 yrs. (Aug 2024)

#### **Answers to Frequently Asked Questions**

- Property to be sold in As Is Condition
- Property Can be sold Furnished As Is, excluding personal property
- Fumigated within the past 5 years approximately.
- Laundry is available in Unit 1 Only
- Not Separately Metered for Electric
- Not Separately Metered for Water, Sewer, Trash
- Property has not been used as a short term rental/investment property. Start with a clean slate!
- Property has been used as a primary residence.
- No Rental History. Inquire about rental projections with your preferred rental agent.
- Property Disclosures are available.
- Any additional questions can be answered upon Property Inspection
- Please submit all offers with Proof of Funds and/or Pre Approval letter