

**Cross Property 360 Property View**

**12321 GULF BOULEVARD, TREASURE ISLAND, Florida 33706**

Listing

**U8138254 12321 GULF BLVD, TREASURE ISLAND, FL 33706**



**County:** Pinellas  
**Ownership:** Fee Simple  
**Annual Gross Income:** 307,418  
**Annual Expenses:**  
**Annual Net Inc:** 45,591.00  
**Security Deposit:**  
**Building Name/#:**  
**Total Num Bldg:** 4  
**Property Style:** Five or More  
**SqFt Source:** Public Records  
**Heated Area:** 6,332 SqFt / 588 SqM  
**Total Area:** 6,332 SqFt / 588 SqM  
**SqFt Gross:** 6,332  
**New Construction:** No  
**Construction Status:** Completed  
**Flood Zone Code:** AE

**Status:** Active  
**List Price:** \$3,000,000  
**Lease Price:**  
**LP/SqFt:** \$473.78  
**Year Built:** 1951  
**Special Sale:** None  
**ADOM:** 5  
**CDOM:** 5  
**Total Units:** 10

**Proj Comp Date:**

Ever Dreamed about having your own vacation rental property. Here is a totally renovated property waiting for you to continue on the success that this property has had over the years. This property has been repeatedly rated one of the top rentals in the area. This property is situated on the north end of the island jar blocks away from John's Pass, and just a short stroll to both the Gulf of Mexico and the Intercoastal waterway's public access points, which includes a boat launch. The property consists of four buildings and 10 units. There is a good mix of studios, 1 bedroom, 2 bedroom units to allow for any and all guests. There is an on site office to allow you to stop by and do some work if needed. There is also onsite storage, onsite laundry and a guest laundry room. The exterior of the property consists a nicely recently refinished Pool, a shuffle board area, a bar-b-que area, and a lounge area in the palms. View by Appointment Only!!!

Unit Type	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
Efficiency	3		\$120			
1 Bed/1 Bath	2		\$150			
2 Bed/1 Bath	2		\$200			
2 Bed/1 Bath	2		\$250			
Efficiency	1		\$150			

**Land, Site, and Tax Information**

**Legal Desc:** CONEY ISLAND BLK 11, LOT 6 LESS RD R/W  
**Lot Dimensions:**  
**SE/TP/RG:** 15-31-15  
**Subdivision #:**  
**Tax ID:** [15-31-15-17784-011-0060](#)  
**Taxes:** \$22,633.90 **CDD:** No  
**Homestead:**  
**Flood Zone Code:** AE  
**Alt Key/Folio #:**  
**Subdivision Name:** CONEY ISLAND  
**Additional Parcel:** Yes  
**Floor #:**  
**Water Frontage:** No  
**Water Access:** No  
**Water View:** No

**Lot Size Acres:** 0.08  
**Lot Size:** 16,991 SqFt / 1,579 SqM  
**Section #:** 15  
**Block/Parcel:** 11  
**Front Exposure:**  
**Lot #:** 6  
**Plat Book/Page:** 5-34  
**Flood Zone Panel:** 12103C0194G

**Zoning:**  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2020  
**Flood Zone Date:** 09/03/2003

**# of Parcels:** 3  
**Building Elevator:**  
**Additional Tax IDs:** 15-31-15-17784-011-0050  
**Tot Acreage:** 1/4 to less than 1/2  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Annual CDD Fee:**

**Interior Information**

**A/C:** Central Air  
**Fireplace:** No  
**Heat/Fuel:** Central  
**Water:** Public  
**Interior Feat:** Ceiling Fans(s), Solid Surface Counters, Solid Wood Cabinets, Thermostat  
**Utilities:** Electricity Connected, Public, Water Connected  
**Individually Metered:**

**Flooring Covering:**  
**Fireplace Desc:**  
**Security Feat:**  
**Sewer:** Public Sewer

**Heated Area Source:** Public Records  
**Total Area:** 6,332 SqFt / 588 SqM  
**Heated Area:** 6,332 SqFt / 588 SqM

**Exterior Information**

**Pool:** Private  
**Garage:** No  
**Carpport:** No  
**Ext Features:** Irrigation System, Lighting, Outdoor Shower  
**Foundation:** Slab

**Gar Spcs:** Attached  
**Carpport Spcs:**  
**Ext Construction:** Concrete  
**Garage Dim:**  
**Roof:** Shingle  
**Road Surface Type:** Asphalt

**Green Features**

**Community Information**

**Housing for Older Per:** No  
**FCHR Website:**  
**Affidavit YN:**  
**Expire Renewal Date:**

**Realtor Information**

**List Agent:** [Tony Kelly](#)  
**List Agent E-mail:** [tonyjmkellypa@gmail.com](mailto:tonyjmkellypa@gmail.com)  
**List 2 Agent:** [Morgan Ellis](#)  
**List Agent 2 Email:** [morgan@abetterliferealty.com](mailto:morgan@abetterliferealty.com)  
**Sales Team:**  
**List Office:** [A BETTER LIFE REALTY](#)  
**List Office ID:** 260031862

**List Agent ID:** 261550851  
**List Agent Fax:** 727-521-7378  
**List Agent 2 ID:** 260037065

**List Agent Direct:** 863-287-4672  
**List Agent Cell:** 863-287-4672  
**List Agent 2 Phone:** 727-455-8569

**List Office Phone:** 727-521-7378  
**List Office Fax:** 727-521-7378  
**Call Center #:**

**On Market Date:** 09/29/2021  
**Owner:** THE BUNGALOWS TI LLC  
**Expiration Date:** 03/31/2022  
**Listing Type:** Exclusive Right To Sell  
**Listing Service Type:** Full Service  
**Spec List Type:** Exclusive Right To Sell  
**Single Agent:** \$100

**Original Price:** \$3,000,000  
**Owner Phone:**  
**Representation:**

**LP/SqFt:** \$473.78

**Distribute To:** Homes.com, HomeSnap, International MLS, Realtor.com  
**Bonus:**  
**Non-Rep:** \$100  
**Bonus Exp Date:**  
**Trans Broker:** \$100

**Dual Variable Compensation YN:**No

**Realtor Info:** Brochure Available, Short Term Rental Allowed

**Showing Instructions:** Appointment Only, Call Listing Agent

**Driving Directions:** Take Gulf Blvd N from Central, Property will be on your right.

**Realtor Remarks:** Property is under federal receivership Please allow up to 1 week for seller response and 45 days for closing. Escrow Agent is Najmy Thompson, P.L 3400 S. Tamiami Trail, Suite 201, Sarasota, FL 34239 Property is a short term vacation rental property. Do not walk the property without listing agent. Showings can be arranged for qualified buyers by contacting Tony @ 863-287-4672 Financials and occupancy rates are available upon request. Revenue- Based on T-12 from 7/20-6/21- Will be updated once Q3 2021 is finalized by Receivers Accountant. Please email Tony@abetterliferealty.com with any questions

**Seller's Preferred Closing Agent**

**Closing Agent Name:**

**Email:**

**Address:** , Florida

**Closing Company Name:**

**Phone:**

**Fax:**

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