

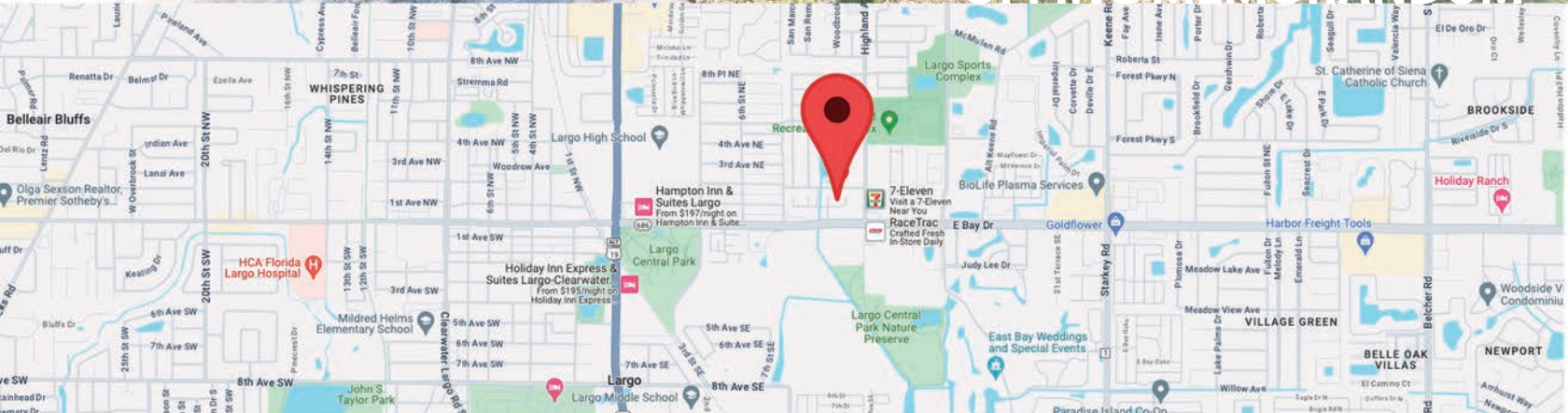


Eagle Premier Realty LLC Is Proud To Present

1139 2nd Ave NE Largo, FL 33770



OFFERING MEMORANDUM



Eagle Premier Realty LLC
600 Cleveland St. Suite 375
Clearwater FL 33755



Presented By:

Jason Adler
813-508-7526
AgentJason@gmail.com





Property Summary



Legal Notice:

While every effort has been made to ensure the accuracy of the information provided in this brochure, Eagle Premier Realty LLC acknowledges that some details may be subject to change or may contain inaccuracies.

Prospective buyers or lessees are advised to conduct their own due diligence and verify all information provided herein. Eagle Premier Realty LLC does not guarantee the accuracy or completeness of the information contained in this brochure, including but not limited to property specifications, measurements, zoning regulations, lease terms, financial projections, or any other details.

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For the most current and accurate information regarding the property listed herein, please contact Eagle Premier Realty LLC directly.



Property Summary

This sale is for
1139 2nd Ave NE [LEFT] and 1129 2nd Ave NE Largo, FL 33770 [RIGHT]
35-29-15-77144-000-0040
ROTHMOOR MANOR LOT 4



1139 2nd Ave NE

- New Electrical Panel 2021
- New electrical outlets 2024
- Washer and Dryer Included
- New(er) water heater
- Tile Flooring
- Large Yard with shared shed
- New Heat and Air 2019

1129 2nd Ave NE

- Leased 3/1/2024 - 2/28/2025
- \$1,650.00 per month
- Long term tenant
- Last months rent [\$1700.00] Collected
- Security Deposit [\$1700.00] Collected
- Washer and Dryer Included
- New(er) water heater
- Tile Flooring

PROPERTY HIGHLIGHTS

- 2,053 sqft [190.7 sq meters]
- New Roof 2016
- Seperate Water & Electrical Meters
- Tile Floors in both units
- Fenced Yard
- Mature tropical landscaping
- 4 Miles to Belleair Beach
- 1 Mile from Largo Central Park
- Across the street from Highland Rec Complex
- Convienent Location to everything



Property Summary

Median Sales Price vs. Sales Volume

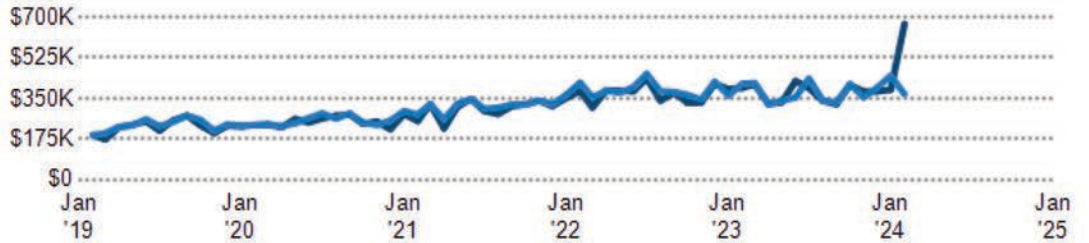
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

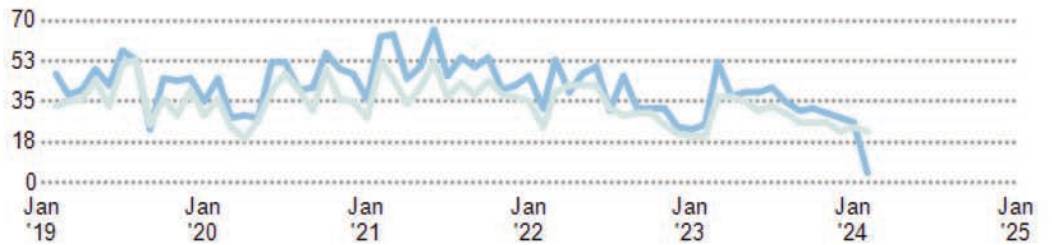
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Eagle Premier Realty LLC is proud to present 1139 2nd Ave NE Largo, FL 33770



Property Summary



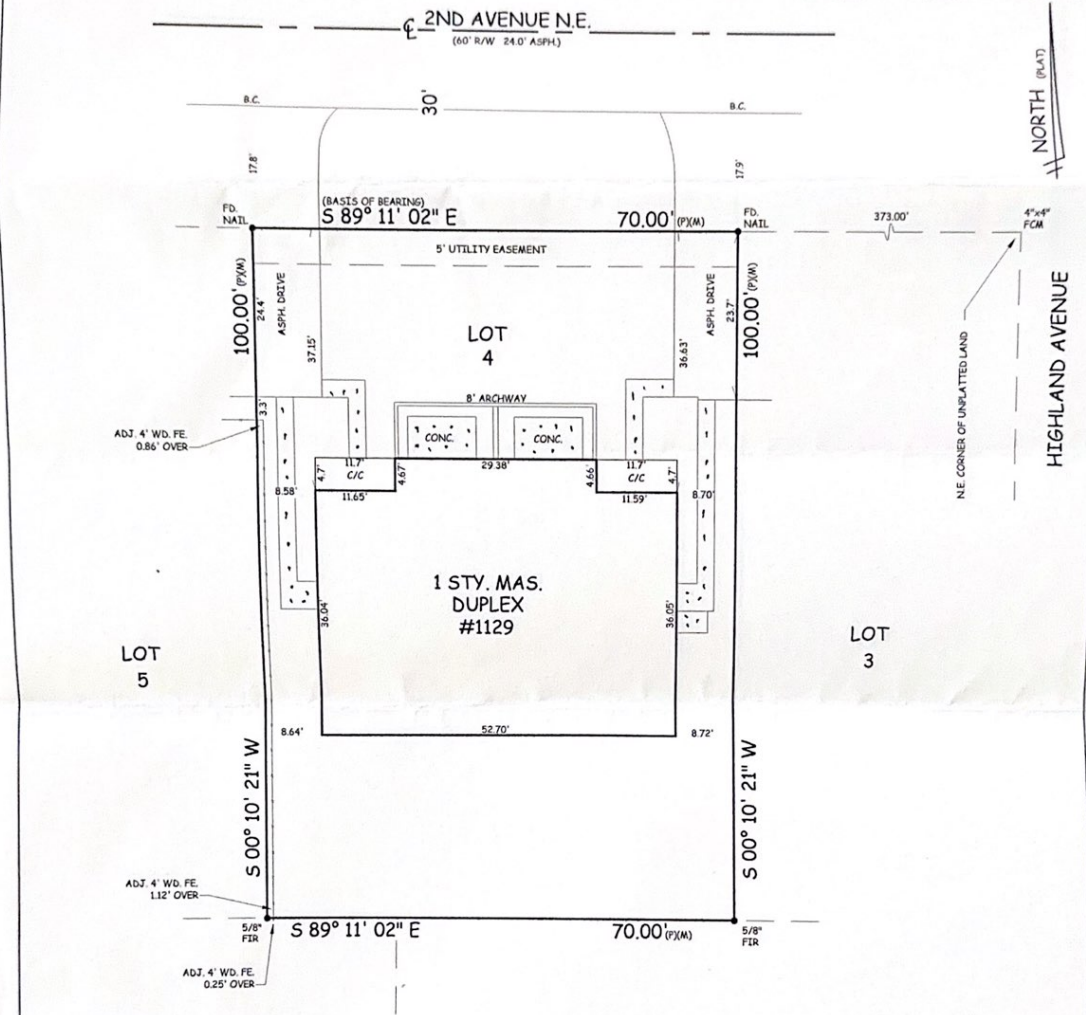
JOB NO.: 162005
 DRAWN BY: MRB
 CHECKED BY: EDM
 DATE OF FIELD WORK: 12/08/16

MURPHY'S LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 5760 11TH AVENUE NORTH
 ST. PETERSBURG, FLORIDA 33710
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410
 PH. (727) 347-8740
 FAX (727) 344-4640

CERTIFIED TO: Tony M. Sousa, Jr.
 Platinum National Title, LLC
 Westcor Land Title Insurance Company

SCALE: 1" = 20'
 Survey not valid for more than one (1) year from date of field work.
 SEC. 35 TWP. 29 S. RGE. 15 E.



WILLOWBROOK 1 CONDO.
 CONDO P.B. 18, PG. 29

WILLOWBROOK 2 CONDO.
 CONDO P.B. 22, PG. 117

A BOUNDARY SURVEY OF: Lot 4, ROTHMOOR MANOR, as recorded in Plat Book 67, Page 73 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: X Comm. Panel No.: 125122 0117 H Map Date: 5/17/05 Base Flood Elev: NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMPLOYED WITH A SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

Edward D. Murphy
 EDWARD D. MURPHY REG. P.L.S. #5334

- | | | | | | | |
|--|------------------------------|---------------------|-------------------------|--------------------|------------------|--------------------------------|
| LEGEND: | FD - FOUND | R - RADIUS | MS - METAL SHED | WW - WING WALL | ESMT - EASEMENT | G.H. - OVERHAND |
| F.I.P. - FOUND IRON PIPE | N.A.D. - NAIL AND DISK | A - ARC | ALLM - ALUMINUM | EQ - CENTERLINE | M.H. - MANHOLE | GAR - GARAGE |
| F.C.M. - FOUND CONCRETE MONUMENT | P.O.L. - POINT ON LINE | C - CHORD | WH - WATER HEATER | RAW - RIGHT OF WAY | CONC. - CONCRETE | C/W - COVERED WOOD |
| F.I.R. - FOUND IRON ROD | P.C. - POINT OF CURVATURE | Δ - DELTA | P.S. - PATIO STONE | (P) - PLAT | CLR - CLEAR | C.P.S. - COVERED PATIO STONE |
| S.I.R. - SET IRON ROD 1/2" LB #7410 | P.T. - POINT OF TANGENCY | RW - RIGHT OF WAY | C.P. - CARPORT | (C) - CALCULATION | COL - COLLUM | C/C - COVERED CONCRETE |
| P.R.C. - POINT OF REVERSE CURVATURE | P.I. - POINT OF INTERSECTION | # - NUMBER | PL - PLASTER | (B) - DEED | WO - WOOD | A/C - AIR CONDITIONER |
| P.C.C. - POINT OF COMPOUND CURVATURE | X-X-X - FENCE | MAS - MASONRY | B.C. - BACK OF CURB | (M) - MEASURED | BLK - BLOCK | S.P. - SCREENED PORCH |
| FIN.FLR. - FINISHED FLOOR ELEVATION | FE - FENCE | FRM - FRAME | E.P. - EDGE OF PAVEMENT | N - NORTH | SWW - SEAWALL | O-P - OVERHEAD POWER LINES |
| P.R.M. - PERMANENT REFERENCE MONUMENT | C.L.F. - CHAIN LINK FENCE | G.I. - GRATE INLET | E.R. - EDGE OF ROAD | S - SOUTH | ASPH. - ASPHALT | T-T - OVERHEAD TELEPHONE LINES |
| N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 | #-# - ADJACENT FENCE | C.B. - CATCH BASIN | E.O.W. - EDGE OF WATER | E - EAST | UTIL. - UTILITY | P.P. - POWER POLE |
| | ADJ. - ADJACENT | F.H. - FIRE HYDRANT | T.O.B. - TOP OF BANK | W - WEST | DR - DRAINAGE | L.P. - LIGHT POLE |