

New Listing: Downtown Largo 6-Unit Multiplex



For Sale

314 – 318 3rd Ave SW

Largo, FL 33770



10 Bedrooms | 9 Bathrooms | 3,949 SQFT | New Roof in 2025 | Laundry Facility

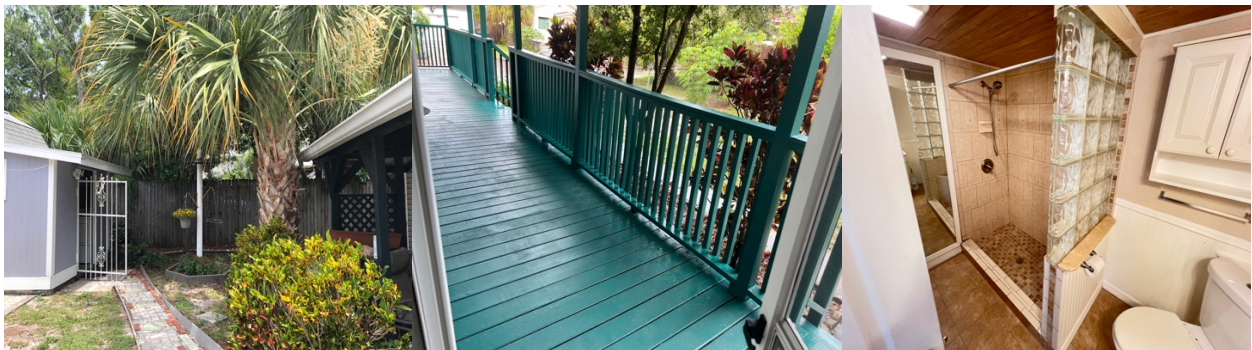


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This information has been secured from sources believed to be reliable. Luxury & Beach Realty nor its Agents make no representations or warranties, implied or expressed to the validity or accuracy of the information. Buyer must do their own due diligence and verify all information and bears all risk for any inaccuracies.

PROPRIETARY INFORMATION

The information contained in the following Offering Circular is proprietary and strictly confidential. It is intended to be reviewed only by the people and parties receiving it from Luxury & Beach Realty. Prior written permission and an executed

Confidentiality Agreement are required to make this information available to any other parties.

This Offering Circular has been prepared to offer unverified information to prospective Buyers and is summary in nature. It is designed to assist in establishing only a preliminary level of interest in this subject property. This information is not a substitute for a thorough due diligence investigation. Luxury & Beach Realty has not made any investigation and makes no warranty or representation with respect and regarding the income and expenses of the subject property, the future projected financial performance of the property, or the size, square footage or the dimensions of the property or equipment within. It has no knowledge of the presence or absence of contaminating substances, asbestos, PCBs, or any other environmental concern, nor any knowledge of compliance with State and Federal regulations, the physical condition of the property or any improvements, or the financial condition or business prospects of any tenant or plans or intentions for the property.

The information contained herein has been obtained from sources believed to be reliable. However, Luxury & Beach Realty has not verified and will not verify any of the information contained herein. All potential Buyers must take appropriate measures to verify all the information set forth herein.

All showings are by appointment only and all communications regarding this property must be made through Listing Agent, John Francis of Luxury & Beach Realty. All parties understand business is on-going and under no circumstances enter the property without accompaniment or permission of the Listing Agent.

Information herein not represented or warranted.

CONFIDENTIALITY & DISCLOSURE AGREEMENT

The undersigned acknowledges that upon receipt of any and all information both written and/or oral regarding the property at 314 3rd Avenue SW, Largo, FL 33770, the information contained therein will remain confidential. The undersigned agrees not to disclose any of the information contained therein to any party without the prior written consent of the sellers. Further, without the prior written consent of the seller(s), the undersigned will not reproduce or transmit information by any means, electronic or mechanical, including photocopying, recording or by any means of information storage and retrieval system and

will, upon the request of the seller(s) return any information together with the undersigned's written confirmation that the undersigned has complied with the provisions hereof and has returned all copies of this information which may have been made.

The undersigned acknowledges that the contents of the information are presented without representation or warranty, expressed or implied, as to the accuracy of any information, presentations, comments, opinions or conclusions contained therein. The Offering has been prepared to provide summary, unverified information to prospective purchasers and to establish a preliminary interest in the subject property. Luxury & Beach Realty has made no investigation and makes no warranty or representation, with respect to the income or expenses of the property and improvements, compliance with Federal and State regulations, the physical or financial condition of the property or business. All potential Buyers must take appropriate measures to verify all the information set forth in this Offering and do their own due diligence investigation.

In the event that the recipient is a partnership, trust or corporation, the provisions of this agreement relating to access to and disclosure of confidential information shall apply to all partners, officers, directors, employees, accountants, attorneys, members and agents of Recipient, as applicable, and Recipient shall be responsible for ensuring the compliance of all such parties with the terms hereof.

Buyer/Interested Party:

Company Name:

Authorized Signature By:

Title:

Date:

Buyers Agency:

Address:

Buyer's Agent:

Authorized Broker's Signature By:

Title:

Date:

All communication regarding this property to be made through Listing Agency, Luxury & Beach Realty. All parties understand business is ongoing and under no circumstances enter the property without accompaniment or permission of the Listing Agent.

Investment Summary

This charming rental compound has been recently renovated and offers excellent returns. Each building has been restored with true Floridian charm and all within the heart of Largo's newest central district mere blocks from the massive new Horizon West building and first-floor restaurants/shops. This property is notably easy to maintain with ample parking for residents, several green spaces, a gazebo courtyard, a private coin-operated laundry facility, extra storage sheds, and an owner's workshop with its own garage.

It is ready for more immediate, continued returns and even better future appreciation through numerous aspects including the consistent, reliable growth of the downtown area.

This well maintained 6-unit complex is also conveniently nearby Largo High School, Largo Central Park, local storefronts and restaurants, a community library, USPS, hardware stores, banks, East Bay golf course, nature preserves, and so much more.

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Summary of Offering

Price including Real Estate	\$ 875,000
Units	6
Price/Unit	\$145,833
Parking	Paved & Shell

Building & Grounds

Year Built	1920 (Original Triplex); 1950 (Duplex, Etc.)
Previous Effective Year Built	1973
Number of Buildings	3 +
Number of Floors	1
Total SQFT	15,730
Heated SQFT	3,521

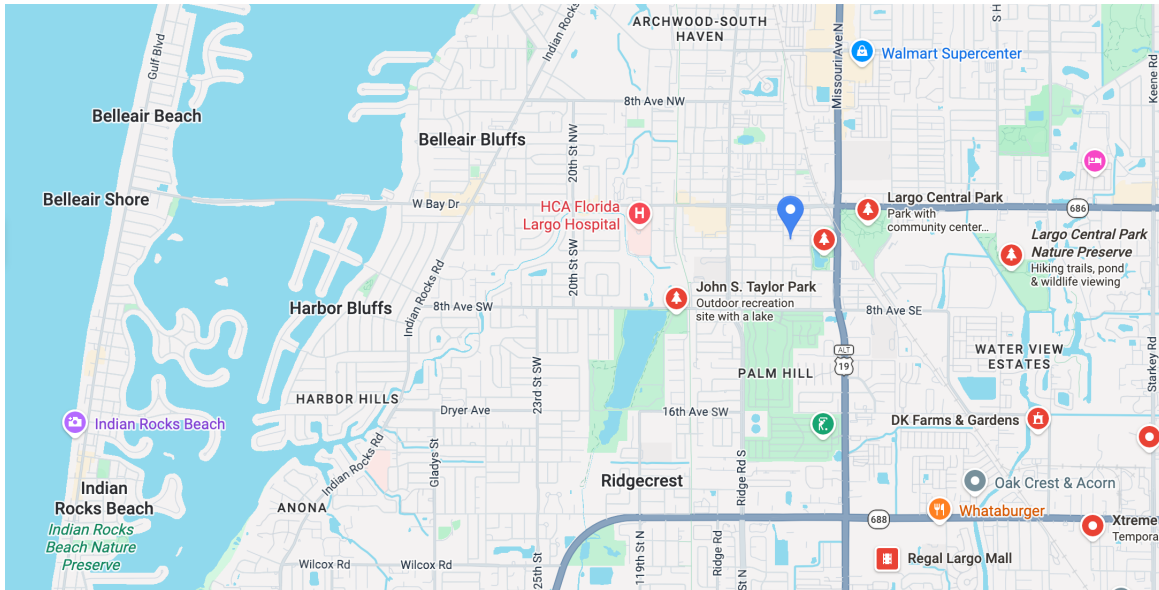
3'd Avenue Frontage	152 Ft
Lot Size	0.36 Acres
Parking Spaces	10

Financial Data

Projected NOI	w/ Offer
Minimum Down Payment	TBD
Lease W/ Option	No

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Property Summary



Property

Property Description

CITY OF LARGO APARTMENTS

Property Address

314-318 3rd Ave SW, Largo, FL 33770

Street Location

Off of West Bay & 4th

Parcel ID#

34-29-15-97398-008-0120 & 34-29-15-97398-008-0110

Zoning

Multi-family

County Use Code

Duplex-Triplex-Fourplex

Type of Ownership

Reg. Deed

Site Description

Year Built

Original Structure Built in 1920

Effective Age

34

Number of Buildings

5 w/ Electricity (3 - Residential; 2 - Laundry + Workshop)

Number of Floors

All One Floor

Lot Size

0.36 Acres (Total SQFT 15,730)

Parking Spaces

10

Apartment Breakdown

2 Bedroom / 2 Bath	3
2 Bedroom / 1 Bath	1
1 Bedroom / 1 Bath	1
Studio	1
Laundry Facility	1
Workshop w/ Attached Garage	1
Additional Storage Sheds	4

Construction

Foundation	Continuous Footing
Exterior	Frame/Reclad Aluminum
Exterior Condition	Fair
Parking Surface	Rock-Asphalt
Roof	Gable/Hip (New Roof at Triplex in 2012; New Roof at Duplex in 2025)
Roof Condition	Good
Fire Protection	As Required

Utilities

Water	Municipal
Sewer	City
Phone	As Required/Spectrum Enabled
Electric	Duke Energy

Transportation

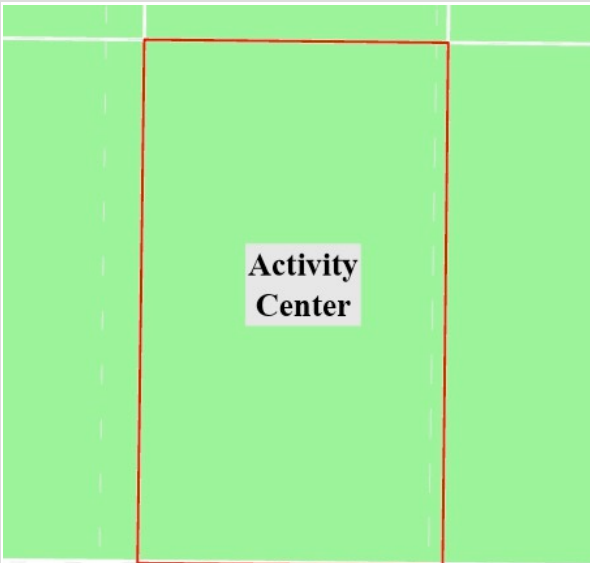
Municipal	PSTA Bus Line
Airports	St. Pete–Clearwater International Airport (6.4 Miles)
	Tampa International Airport (20.5 Miles)

Financial Analysis & Public Records

Projected Operating Income & Expenses

A completed and signed Confidentiality Agreement and Qualification Letter is required prior to any other financial information being divulged.

See Pages 3-4 of this Offering Circular

Parcel Summary (as of 23-Jun-2026)				Parcel Map			
Parcel Number 34-29-15-97398-008-0120							
Owner Name J T F REAL ESTATE LLC TRE 314-318 3RD AVE SW LAND TRUST							
Property Use 0820 Duplex-Triplex-Fourplex							
Site Address 314 3RD AVE SW LARGO, FL 33770							
Mailing Address 1324 SEVEN SPRINGS BLVD STE 163 NEW PORT RICHEY, FL 34655-5635							
Legal Description WHITEHURST'S & OTHERS ADD BLK 8, E 61FT OF LOT 12 & W 3FT OF LOT 13							
Current Tax District LARGO (LA)							
Year Built 1920 1930							
Heated SF	Gross SF	Living Units	Buildings				
2,221	2,521	2	2				

Exemptions					
Year	Homestead	Use %	Status		Property Exemptions & Classifications
2027	No	0%			No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%			
2025	No	0%			

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20316/2322	Find Comps	256.03	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	H1/46

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$340,000	\$198,359	\$198,359	\$340,000	\$198,359

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$300,000	\$180,326	\$180,326	\$300,000	\$180,326
2023	N	\$260,000	\$163,933	\$163,933	\$260,000	\$163,933
2022	N	\$240,000	\$149,030	\$149,030	\$240,000	\$149,030
2021	N	\$161,200	\$135,482	\$135,482	\$161,200	\$135,482
2020	N	\$123,165	\$123,165	\$123,165	\$123,165	\$123,165



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

2025 Tax Information

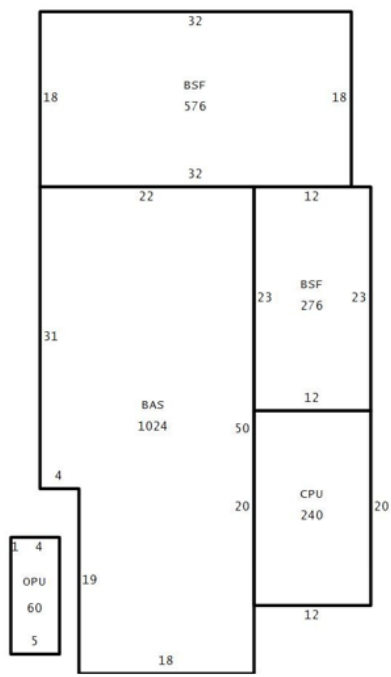
Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	18.9872	(LA)

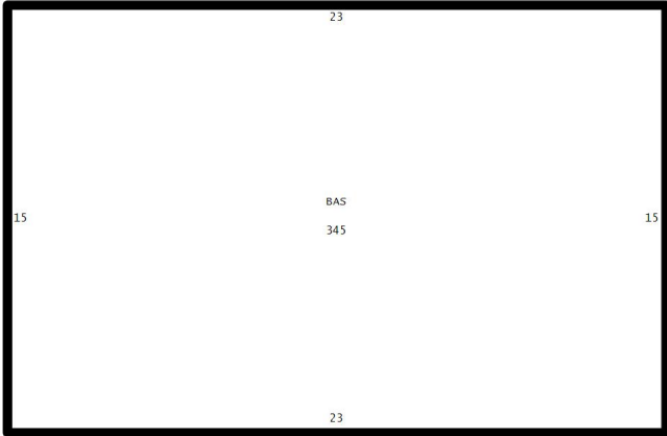
Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
06-Sep-2018	\$0	U	I	J T F REAL ESTATE LLC	J T F REAL ESTATE LLC TRE	20316/2322
15-Jun-2012	\$325,000	M	I	SUGGS CAROL A	JTF RE LLC	17626/2056
31-Dec-1975	\$11,200	Q				04280/0063

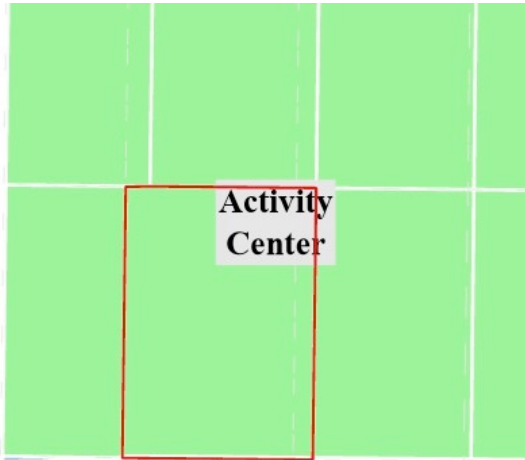
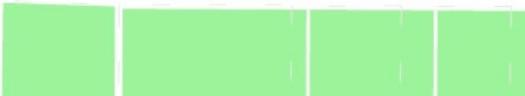
2025 Land Information

Land Area: $\cong$ 7,187 sf $\cong$ 0.16 acres			Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Multi-Fam <10 Units	64x110	\$2,550	64.00	FF	1.0608	\$173,123	

2025 Building 1 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Piers	Base (BAS)	1,024	1,024
Floor System	Wood	Base Semi-finished (BSF)	852	852
Exterior Walls	Frame Siding	Carport Unfinished (CPU)	0	240
Unit Stories	1	Open Porch Unfinished (OPU)	0	60
Living Units	1	Total Area SF	1,876	2,176
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1920			
Building Type	Single Family			
Quality	Fair			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	9			
Effective Age	33			

2025 Building 2 Structural Elements and Sub Area Information					
Structural Elements		Sub Area	Heated Area SF	Gross Area SF	
Foundation	Continuous Footing Poured	Base (BAS)	345	345	
Floor System	Slab On Grade	Total Area SF	345	345	
Exterior Walls	Frame Siding				
Unit Stories	1				
Living Units	1				
Roof Frame	Gable Or Hip				
Roof Cover	Shingle Composition				
Year Built	1930				
Building Type	Single Family				
Quality	Minimal				
Floor Finish	Carpet/ Vinyl/Asphalt				
Interior Finish	Drywall/Plaster				
Heating	Central Duct				
Cooling	Cooling (Central)				
Fixtures	3				
Effective Age	33				
2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$4,200.00	1	\$4,200	\$4,200	1920
PATIO/DECK	\$15.00	397.0	\$5,955	\$2,382	1971
SHED	\$24.00	100.0	\$2,400	\$960	1990
WORKSHOP	\$33.00	173.0	\$5,709	\$2,284	1971
Permit Data					
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.					
Permit Number	Description	Issue Date	Estimated Value		
2012040028	ROOF	04/02/2012	\$4,930		



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Property Use 0820 Duplex-Triplex-Fourplex				
Site Address 318 3RD AVE SW LARGO, FL 33770				
Mailing Address 1324 SEVEN SPRINGS RD STE163 NEW PORT RICHEY, FL 34655-5635				
Legal Description WHITEHURST'S & OTHERS ADD BLK 8, LOT 11 & W 9FT OF LOT 12				
Current Tax District LARGO (LA)				
Year Built 1920				
Heated SF	Gross SF	Living Units	Buildings	
1,300	1,668	2	1	

Exemptions				Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
Year	Homestead	Use %	Status	
2027	No	0%		
2026	No	0%		
2025	No	0%		

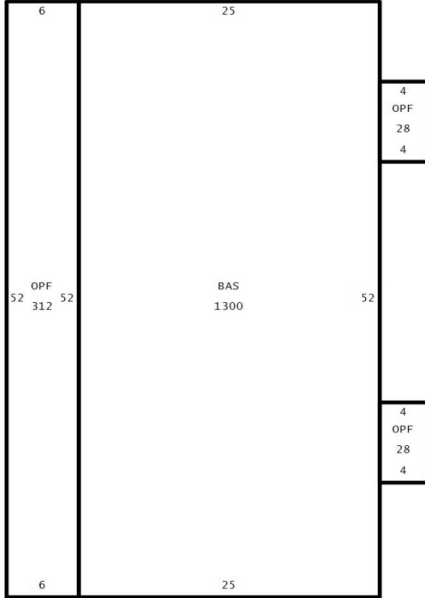
Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20316/2322	Find Comps	256.03	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	H1/46

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$245,000	\$211,083	\$211,083	\$245,000	\$211,083

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$225,000	\$191,894	\$191,894	\$225,000	\$191,894
2023	N	\$190,000	\$174,449	\$174,449	\$190,000	\$174,449
2022	N	\$164,000	\$158,590	\$158,590	\$164,000	\$158,590
2021	N	\$147,600	\$144,173	\$144,173	\$147,600	\$144,173
2020	N	\$131,066	\$131,066	\$131,066	\$131,066	\$131,066

2025 Tax Information						
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				View 2025 Tax Bill	18.9872	(LA)
Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
06-Sep-2018	\$0	<u>U</u>	I	J T F REAL ESTATE LLC	J T F REAL ESTATE LLC TRE	20316/2322
15-Jun-2012	\$325,000	<u>M</u>	I	SUGGS CAROL A	JTF RE LLC	17626/2056
08-Jun-2012	\$0	<u>U</u>	I	HARNEY STEPHEN W	SUGGS EMMITT R	17626/2053
09-Jul-2007	\$100	<u>U</u>	I	SUGGS ANTHONY RAY	SUGGS, CAROL	15876/2600
20-Feb-2006	\$0	<u>U</u>	I	SUGGS CAROL PR	SUGGS, ANTHONY RAY	14943/0899
2025 Land Information						
Land Area: $\approx$ 8,668 sf $\approx$ 0.19 acres			Frontage and/or View: None			Seawall: No
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	79x110	\$2,550	79.00	FF	1.0192	\$205,318

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,300	1,300
Floor System	Wood	Open Porch (OPF)	0	368
Exterior Walls	Frame/Reclad Alum/Viny	Total Area SF	1,300	1,668
Unit Stories	1			
Living Units	2			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1920			
Building Type	Duplex - 4-Plex			
Quality	Fair			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	35			

2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
GARAGE	\$47.00	240.0	\$11,280	\$5,640	2006
SHED	\$13.00	128.0	\$1,664	\$1,664	2006

Permit Data	
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.	
Permit Number	Description
ROOF-25-001324	ROOF
2005060469	DAMAGE FIRE/FLOOD/VEHICLE