

2001 & 2003 Rosenberg (25th St.), with studio apartment

We purchased this property on 8-17 and completed the remodel on 11-17. The updates included new HVAC, some electrical and plumbing. Once the remodel was completed the duplex portion of the house was listed as a short term rental. With the location being less than 2 blocks from Pleasure Pier, beach, restaurants and the trolley it was an instant successful short term rental business. **This property is one of the best locations on the entire island for a short term rental.** Month by month incomes can be provided by request. The home has year over year increases since it was listed as a short term rental. The duplex has 2 listings that sleeps 10 each and a third listing where both units can be rented together and sleep 20. This is great for guests attending weddings or reunions and is one of the few properties centrally located on the island with this capacity. The duplex conveys fully furnished with everything you need to continue the short term rental business on day one. All future bookings will also convey to the new owners after closing, We will assist the new owners in the transition of the business for up to 14 days after closing.

Since the renovation the duplex has been professionally cleaned and inspected after each booking and any maintenance issues addressed. If you are interested in using the same cleaning and maintenance company we can provide you that information. We have been with the same company for 5 years. It is critical that the same level of cleaning and maintenance be maintained in order to keep the current 5 star rating. The 5 star ratings are critical to keeping and growing the business. This successful short term rental business has over 200 positive reviews.

After the initial renovation the carriage house was converted to a studio apartment with a full kitchen on 4-19. This was essentially a new build and we were able to make the studio more of a modern setting. After the studio was completed the driveway at the front of the main house was added and a new main sewer line was installed.

The 3 unit complex shares the outside shower, picnic table area and grill. Unit 1 of the duplex (down stairs) has street parking but parking passes are provided for guests, Unit 2 (upstairs) has the front driveway parking and the rear studio unit has off street gated parking.

Each unit has separate metered utilities with these exceptions. One instant hot water heater services all 3 units and the water for the studio is from unit 1.