

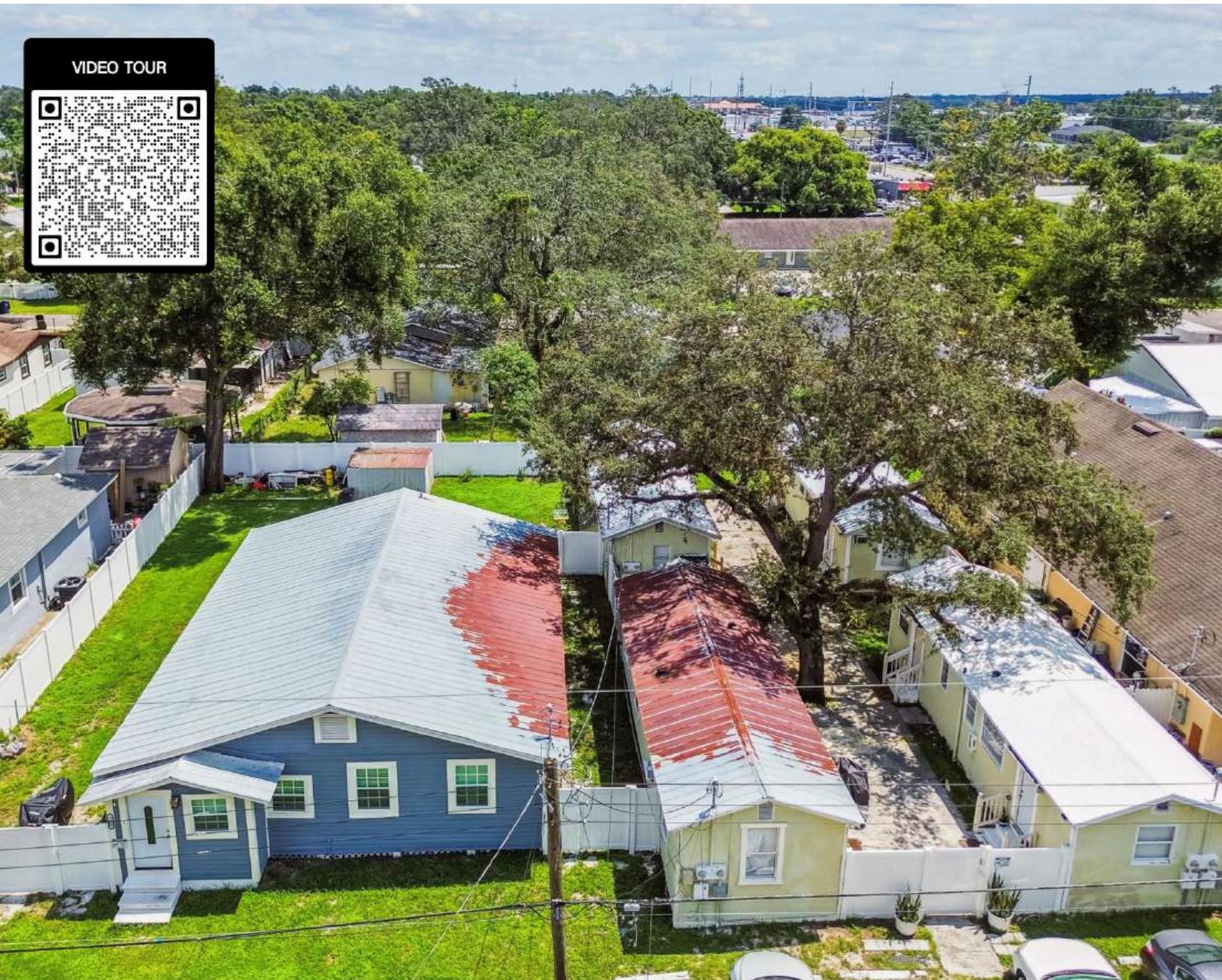
MULTIFAMILY FOR SALE

8413 N HAMNER AVE

8413 NORTH HAMNER AVENUE, TAMPA, FL 33604



VIDEO TOUR



ASKING PRICE: \$1,100,000

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624

PRESENTED BY:

ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

alexlucke@kwcommercial.com

#SL3351552

Each Office Independently Owned and Operated



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

8413 NORTH HAMNER AVENUE



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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EXECUTIVE SUMMARY

8413 NORTH HAMNER AVENUE



OFFERING SUMMARY

PRICE:	\$1,100,000
NOI:	\$83,099
CAP RATE:	7.55%
UNIT MIX:	(10) total units configured as (8) studios, 1bed/1bath attached to 2bed/1bath main home.
PRICE / DOOR:	\$110,000
LOT SIZE:	0.26 Acres
ZONING:	RS-60
PERMITTED USES:	Multi-Family (Grandfathered In)
FLOOD ZONE:	Flood Zone X
GROSS SF:	3,309 SF MOL
UTILITIES:	City of Tampa
PARCEL NUMBER:	A-24-28-18-3EO-000003-00033.0

PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to represent for sale 8413 N. Hamner Ave, Tampa, FL 33610 (the "Property"). This stabilized 10-unit multifamily property offers immediate income in central Tampa. The asset generates an in-place NOI of \$83,099, equating to a 7.55% CAP rate.

Unit Mix:

- (1) Two-bedroom / one-bath main home (includes whole-house water filtration system)
- (1) One-bedroom / one-bath attached to main home
- (8) Studios – each with a private kitchen and bathroom

Key Property Features:

- All but one unit updated – providing a near turnkey investment
- Fully occupied with diverse tenant base
- Combination of metal and shingle roofs, plus a mix of central air, mini-split systems, and wall/window units
- Leak detection systems throughout units for risk mitigation
- Consistent rental demand in central Tampa location
- Future income potential by adding on-site coin laundry and annual rent appreciation

The property's strength lies in its majority studio unit mix, which caters directly to Tampa's growing demand for affordable, efficient housing. With updated interiors, durable building systems, and proven income performance, this asset provides investors with immediate cash flow and long-term stability in a high-demand rental market.

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PROPERTY PHOTOS

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FINANCIAL OVERVIEW

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,100,000
Investment - Cash	\$1,100,000

Investment Information

Purchase Price	\$1,100,000
Price per Unit	\$110,000
Price per SF	\$332.43
Expenses per Unit	(\$3,033)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$119,400
Total Vacancy and Credits	(\$5,970)
Operating Expenses	(\$30,331)
Net Operating Income	\$83,099
Debt Service	\$0
Cash Flow Before Taxes	\$83,099

Financial Indicators

Cash-on-Cash Return Before Taxes	7.55%
Debt Coverage Ratio	N/A
Capitalization Rate	7.55%
Gross Rent Multiplier	9.21
Gross Income / Square Feet	\$36.08
Gross Expenses / Square Feet	(\$9.17)
Operating Expense Ratio	26.74%

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ANNUAL PROPERTY OPERATING DATA

8413 NORTH HAMNER AVENUE



Description Year Ending	Year 1 07/2026	Year 2 07/2027	Year 3 07/2028	Year 4 07/2029	Year 5 07/2030
Income					
Rental Income	\$119,400	\$125,400	\$131,400	\$137,400	\$143,400
Gross Scheduled Income	\$119,400	\$125,400	\$131,400	\$137,400	\$143,400
General Vacancy	(\$5,970)	(\$6,270)	(\$6,570)	(\$6,870)	(\$7,170)
Gross Operating Income	\$113,430	\$119,130	\$124,830	\$130,530	\$136,230
Expenses					
Property Insurance	(\$7,859)	(\$8,016)	(\$8,177)	(\$8,340)	(\$8,507)
Repairs & Maintenance (2.5% of GRI)	(\$2,836)	(\$2,892)	(\$2,950)	(\$3,009)	(\$3,070)
Reserves for Replacement (2.5% of GRI)	(\$2,836)	(\$2,892)	(\$2,950)	(\$3,009)	(\$3,070)
Taxes - Real Estate (Adjusted For Sale)	(\$12,000)	(\$12,240)	(\$12,485)	(\$12,734)	(\$12,989)
Utilities - Water/Sewer/Trash	(\$4,800)	(\$4,896)	(\$4,994)	(\$5,094)	(\$5,196)
Total Operating Expenses	(\$30,331)	(\$30,937)	(\$31,556)	(\$32,187)	(\$32,831)
Operating Expense Ratio	26.74%	25.97%	25.28%	24.66%	24.10%
Net Operating Income	\$83,099	\$88,193	\$93,274	\$98,343	\$103,399

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CASH FLOW ANALYSIS

*ASSUMING RENT ESCALATES \$50/YEAR/UNIT



Before-Tax Cash Flow Year Ending	Year 1 07/2026	Year 2 07/2027	Year 3 07/2028	Year 4 07/2029	Year 5 07/2030
Before-Tax Cash Flow					
Gross Scheduled Income	\$119,400	\$125,400	\$131,400	\$137,400	\$143,400
General Vacancy	(\$5,970)	(\$6,270)	(\$6,570)	(\$6,870)	(\$7,170)
Total Operating Expenses	(\$30,331)	(\$30,937)	(\$31,556)	(\$32,187)	(\$32,831)
Net Operating Income	\$83,099	\$88,193	\$93,274	\$98,343	\$103,399
Loan Payment	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$83,099	\$88,193	\$93,274	\$98,343	\$103,399
Cash-On-Cash Return	7.55%	8.02%	8.48%	8.94%	9.40%

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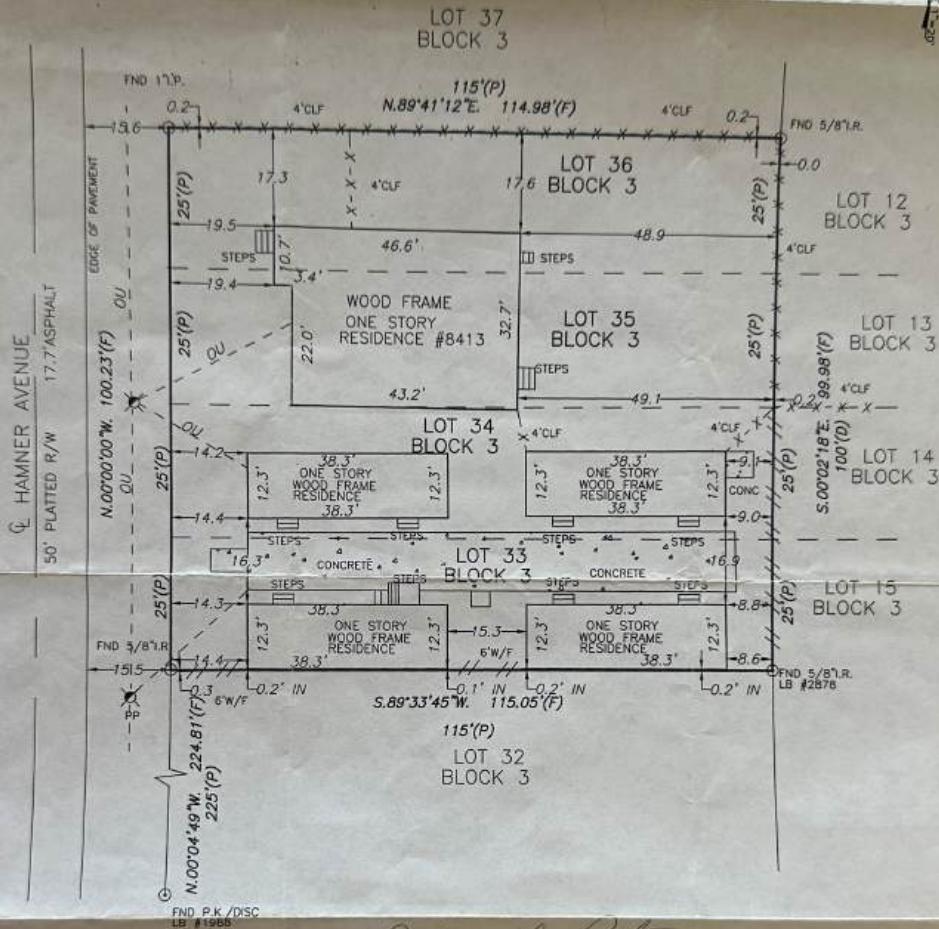
BOUNDARY SURVEY - 2003

8413 NORTH HAMNER AVENUE



SECTION 24, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA. BOUNDARY SURVEY

DESCRIPTION: LOTS 33, 34, 35 AND 36, BLOCK 3, CASA LOMA SUBDIVISION,
AS RECORDED IN PLAT BOOK 14, PAGE 14, OF THE
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



NOTE: This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, right-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.

NOT VALID WITHOUT SIGNATURE AND EMBOSSED WITH SURVEYOR SEAL

NOTES:
1) BEARINGS ARE BASED UPON THE SOUTH WEST LINE OF LOTS 33, 34, 35, AND 36, N 00°00'00" W ASSUMED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "C"
PAINTER 1200-4-0002
ACCORDING TO NATIONAL FLOOD
INSURANCE RATE MAP, REVISED 9-30-82
3) ELEVATIONS ARE BASED ON NOVD '29 DATUM
4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY

LEGEND:
A = ARC LENGTH
AD = AREA
CB = CHORD BEARING
CH = CHORD DISTANCE
CFT = CONCRETE FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CS = CONCRETE SIDEWALK
D = DEED
F = FENCE
FIND = FOUND
F.P. = PLAT
G.O. = OVER HEAD UTILITY
P.B. = POINT OF BEGINNING
P.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
R = RADIUS
SPK.D. = SET P.K. HAL & DISK LB#6945
SPK.D. = SET P.K. HAL & DISK LB#6945
S.R.C. = SET 5/8" IR. & CAP LB#6945
W/F = WOOD FENCE

CERTIFIED TO:
DAMON LAPORTA AND DELORES LAPORTA
UNITED BANK & TRUST
FUENTES & KREISCHER TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND
MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL
LAND SURVEYORS IN CHAPTER 610.17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO SECTION 472.027 OF THE FLORIDA STATUTE.

7-23-2003

DONALD L. WILLIAMSON, PSM # 5649

CERTIFICATION

DATE

FIELD WORK BY: R.B. DATE: 7-21-03 F.B. # 42 PAGE # 89

DRAWN BY: S.L. DATE: 7-23-03 JOB # 03-2876

WILLIAMSON
&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
&
MAPPERS # 6945
10929 NORTH DALE MABRY HWY
TAMPA, FL 33618
(813) 265-4795
FAX (813) 264-6062

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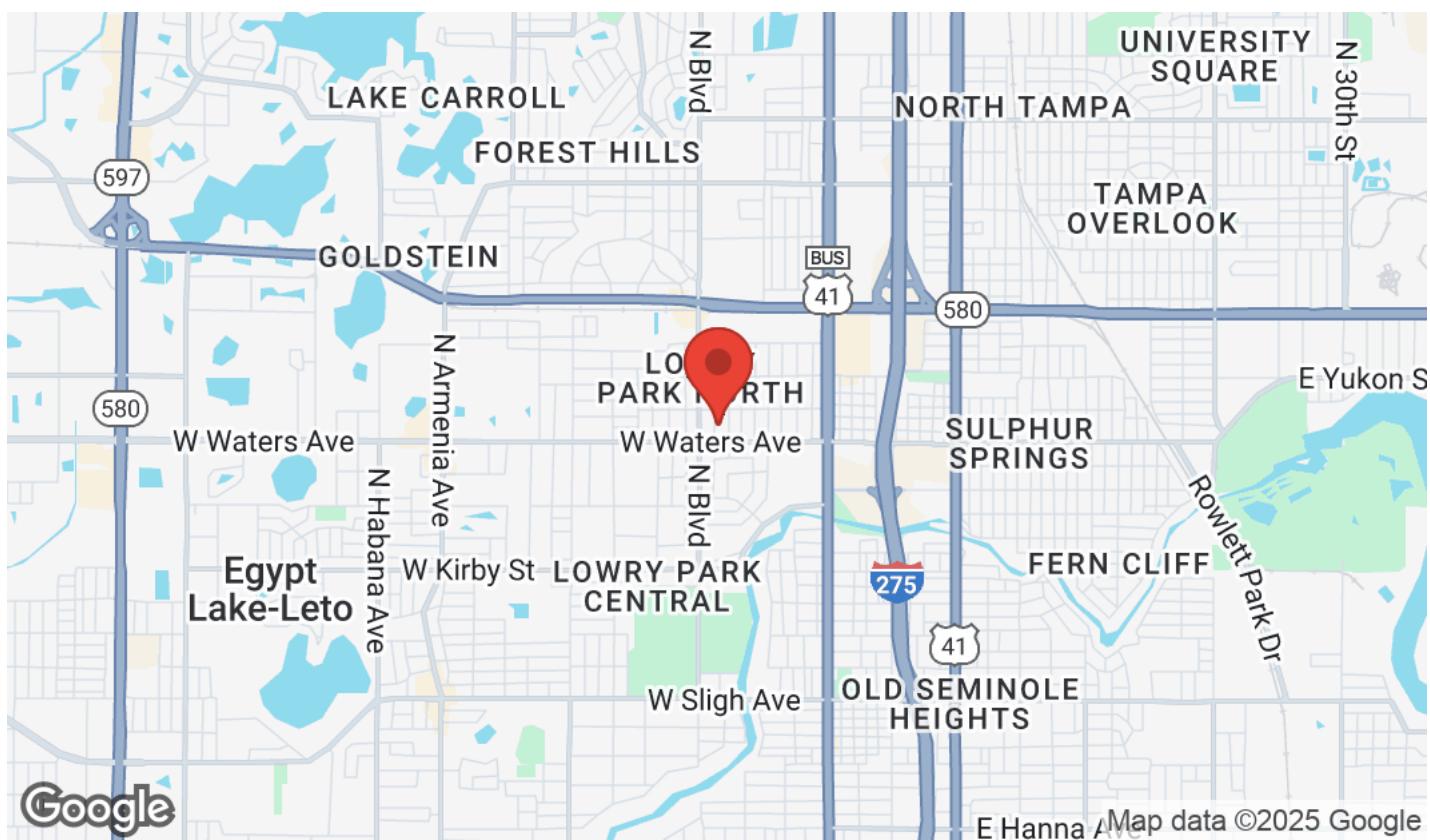
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LOCATION MAPS

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PROFESSIONAL BIO

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.