

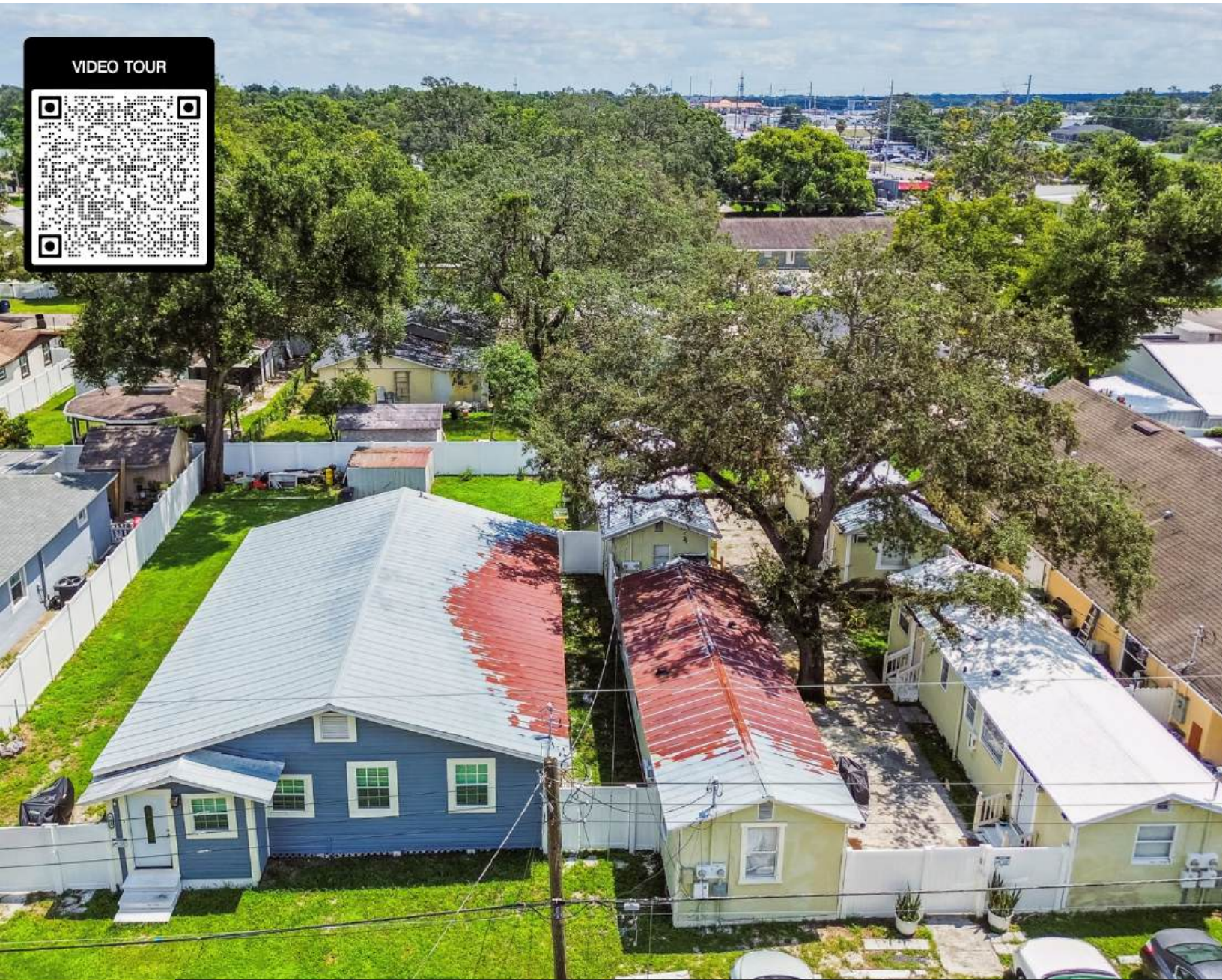
MULTIFAMILY FOR SALE

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



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

alexlucke@kwcommercial.com

#SL3351552

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DISCLAIMER

8413 NORTH HAMNER AVENUE



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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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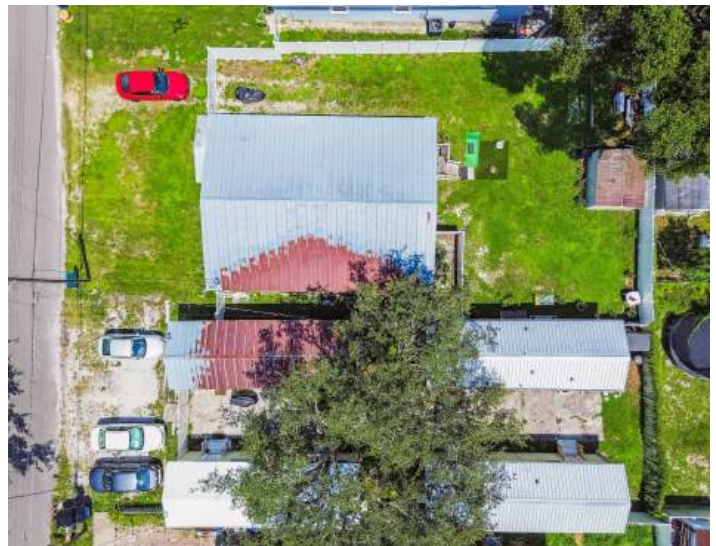
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PROPERTY PHOTOS

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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

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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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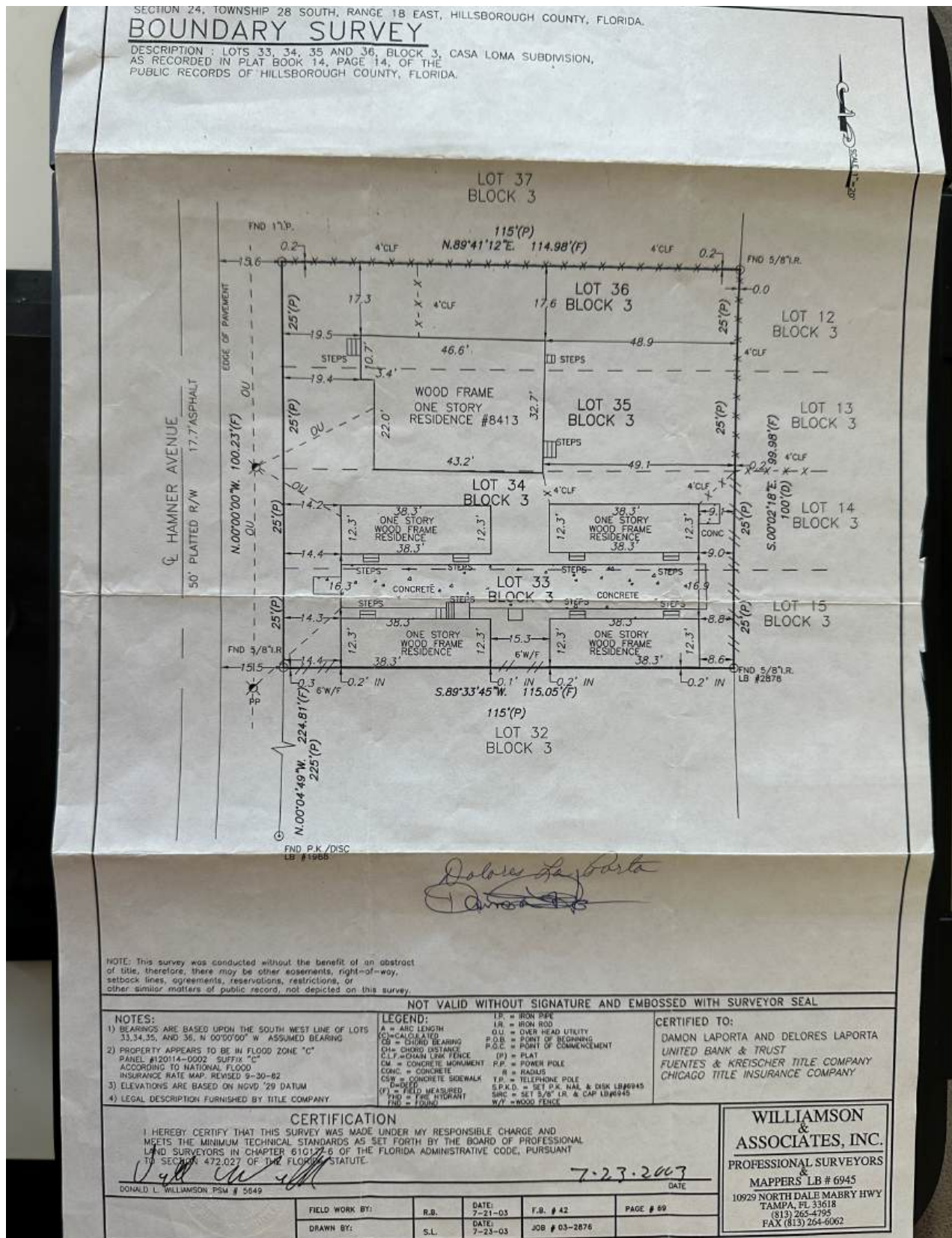
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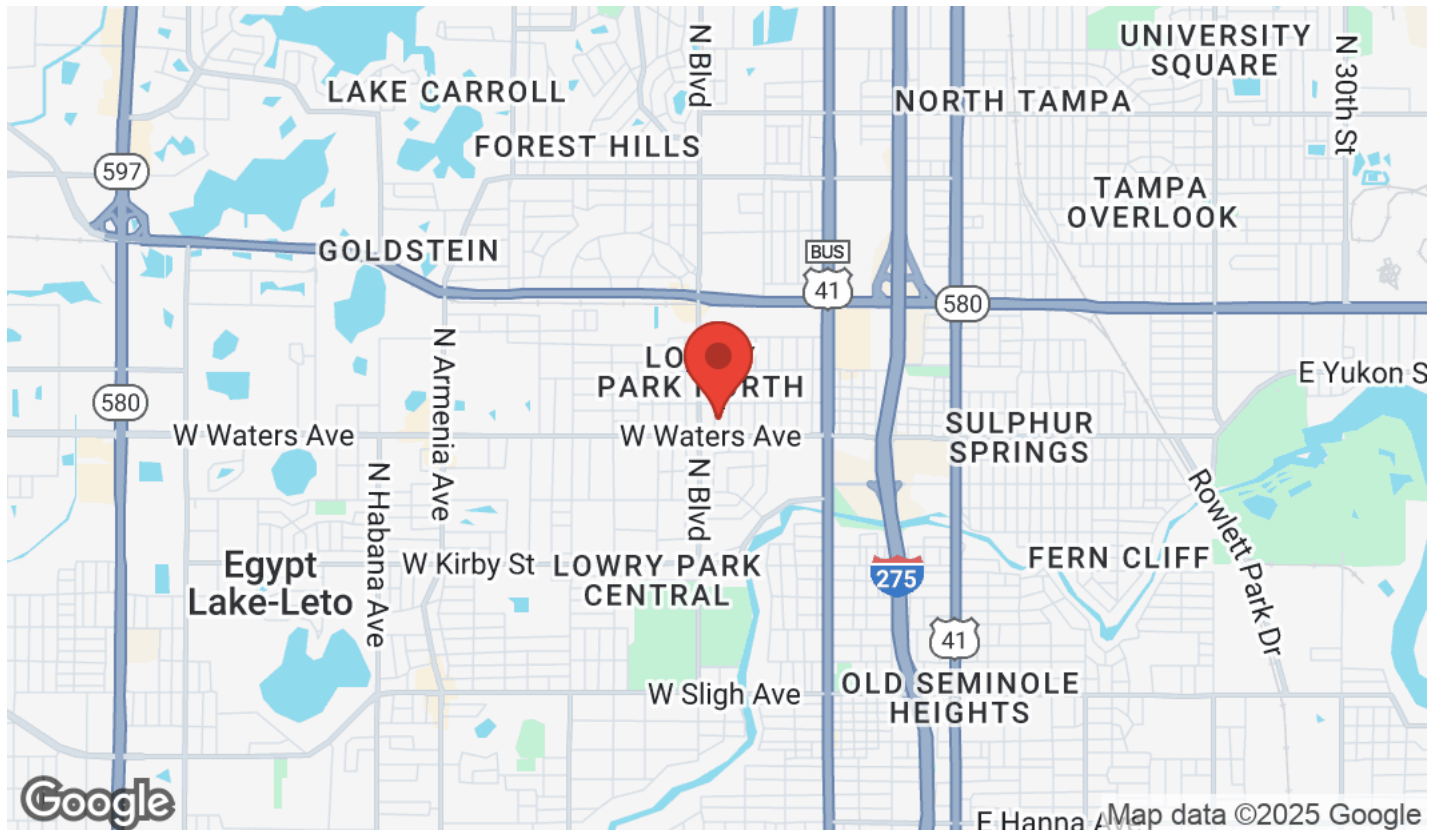
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LOCATION MAPS

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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.

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