



FOR SALE

Investor Special

1920 E Osborne Ave, Tampa, FL 33610

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 | expcommercial.com

Paul Cross

813.937.9500

paul.cross@expcommercial.com

FOR SALE | Table of Contents

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	9	
FINANCIAL ANALYSIS	14	
DEMOGRAPHICS	17	
ADVISOR BIOS	19	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Paul Cross

813.937.9500

paul.cross@expcommercial.com



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1

PROPERTY INFORMATION

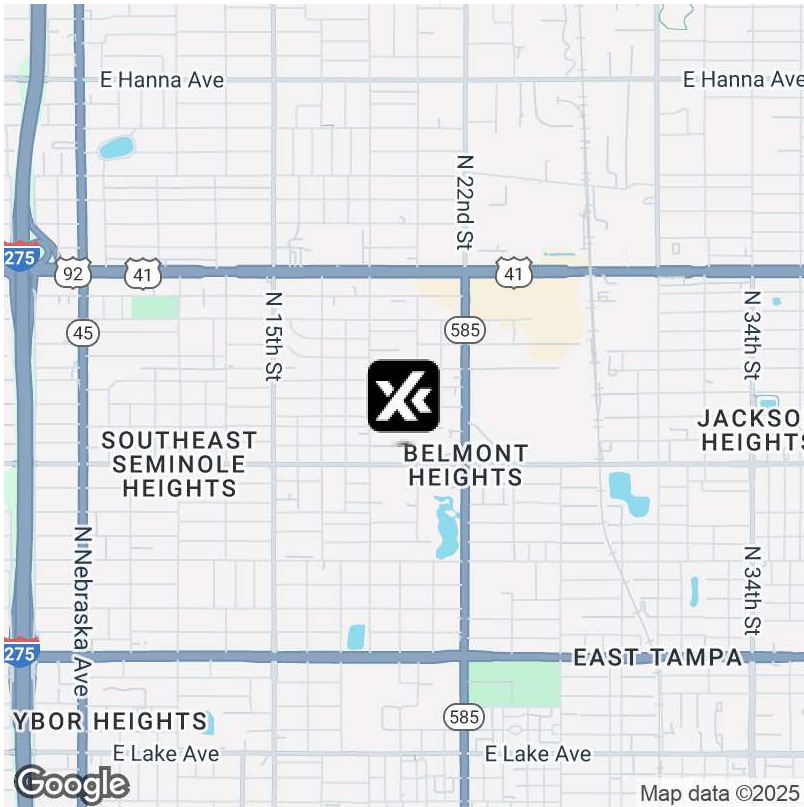
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FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	4,733 SF
Available SF:	
Lot Size:	23,034 SF
Number of Units:	2
Price / SF:	\$380.31
Cap Rate:	7.36%
NOI:	\$132,544
Year Built:	1944
Renovated:	2024
Zoning:	RS-50

PROPERTY OVERVIEW

Explore a remarkable investment opportunity at the property on E Osborne Ave in Tampa, FL. This special purpose property offers a well-maintained, 4,733 SF of buildings across 2 units, zoned RS-50, and has undergone recent renovations in 2024. Boasting full occupancy, this investment promises steady returns. The property's prime location in the vibrant Tampa area presents an attractive proposition for prospective investors. With its solid rental history and desirable features, this property represents a compelling opportunity for those looking to expand their investment portfolio in an established and thriving market. Consisting of two buildings and sitting between E Osborne Ave and E Louisiana Ave the property also has excellent expansion opportunities. The two units are separate but share adjacent lots with the rear building have 5 bedroom and 5 bathrooms, while the front building has 4 bedrooms and 2 bathrooms. The existing lease has a 3% per year escalator.

PROPERTY HIGHLIGHTS

- 4,733 SF building
- 2 units
- Renovated in 2024
- Zoned RS-50
- Located in Tampa
- 100% occupancy

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FOR SALE | Property Description



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property at 1920 E Osborne Ave, Tampa, FL, 33610. Located in the heart of Tampa, this area offers a blend of business and leisure opportunities. Nearby points of interest include the historic Ybor City, the Amalie Arena, and the Tampa Convention Center, providing ample entertainment options for potential tenants or employees. The location also boasts a diverse selection of dining options and convenient access to major highways, making it an ideal spot for an office building investment. With its central location and abundant amenities, this property presents an exciting opportunity for prospective investors.

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FOR SALE | Complete Highlights



PROPERTY HIGHLIGHTS

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- 2 units
- Renovated in 2024
- Zoned RS-50
- Located in Tampa
- 100% occupancy



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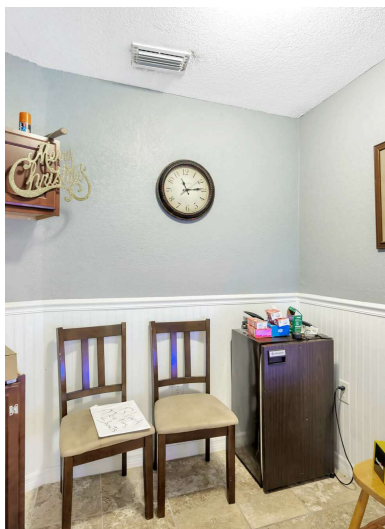
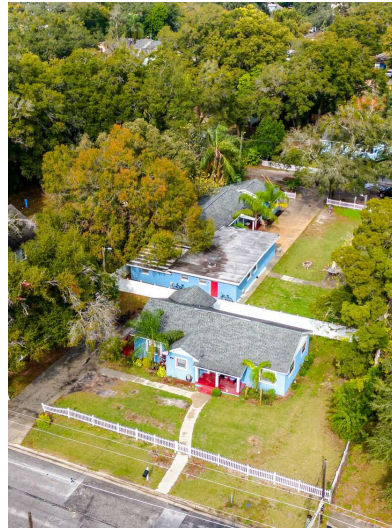
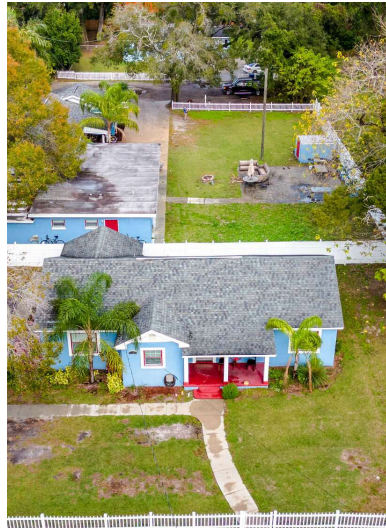
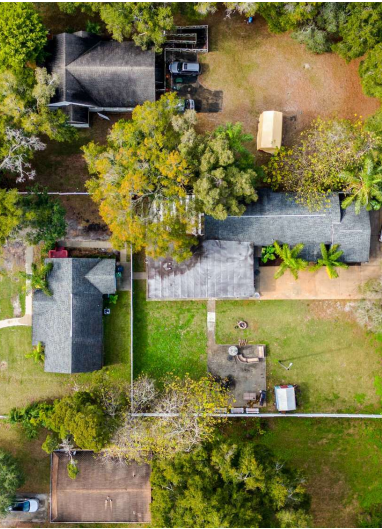
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FOR SALE | Additional Photos



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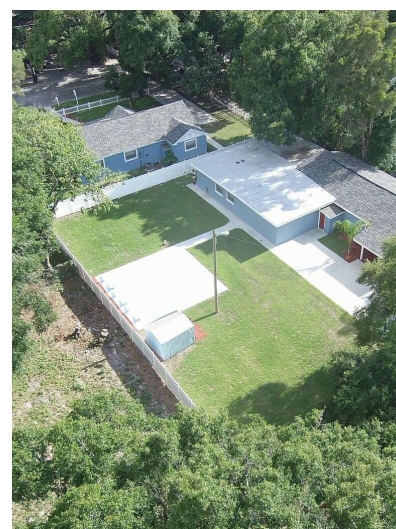
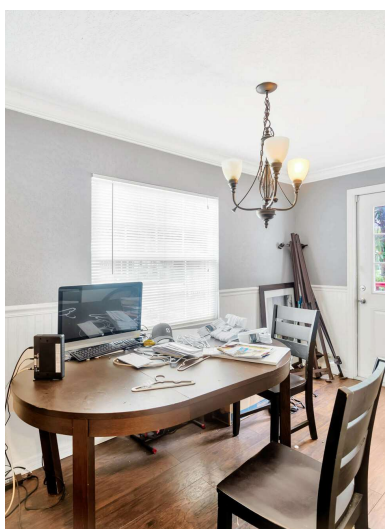
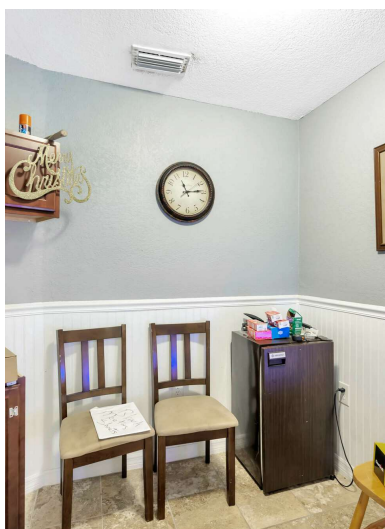
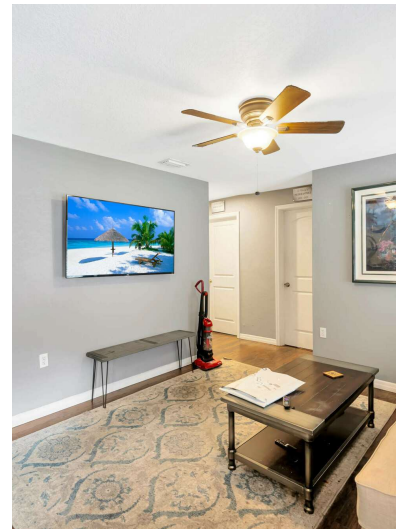
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LOCATION INFORMATION

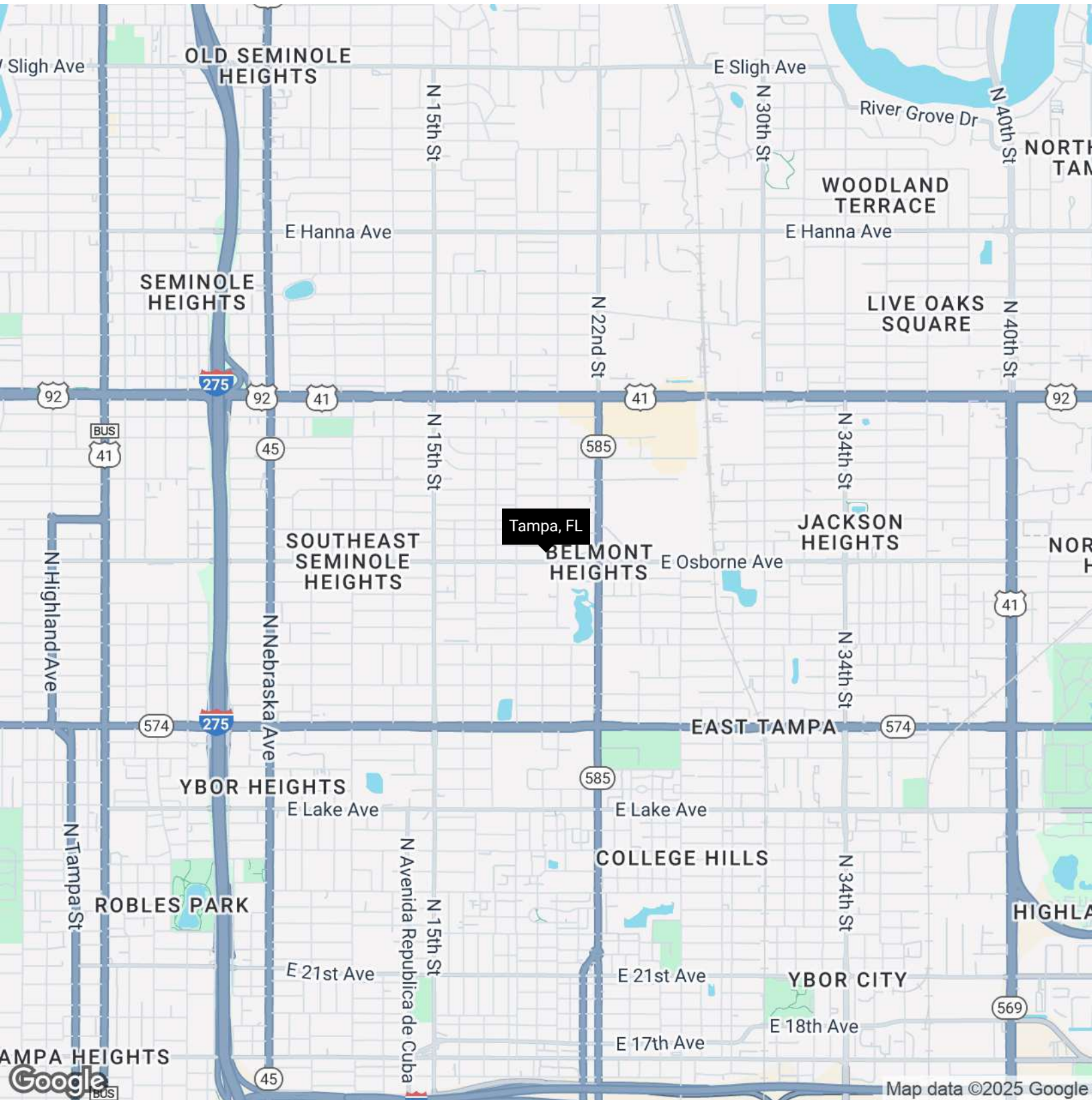
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FOR SALE | Regional Map



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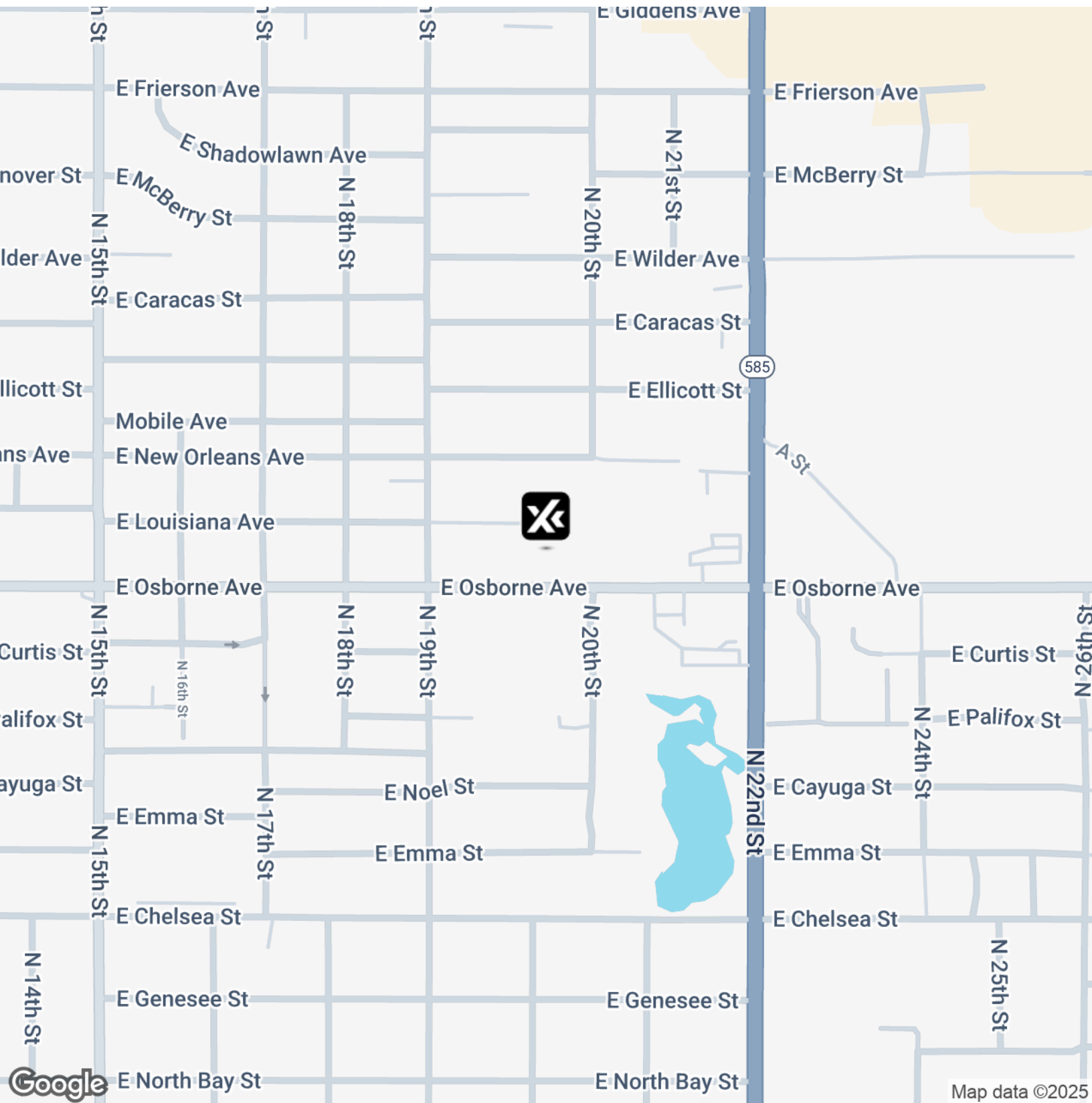
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FOR SALE | Location Map



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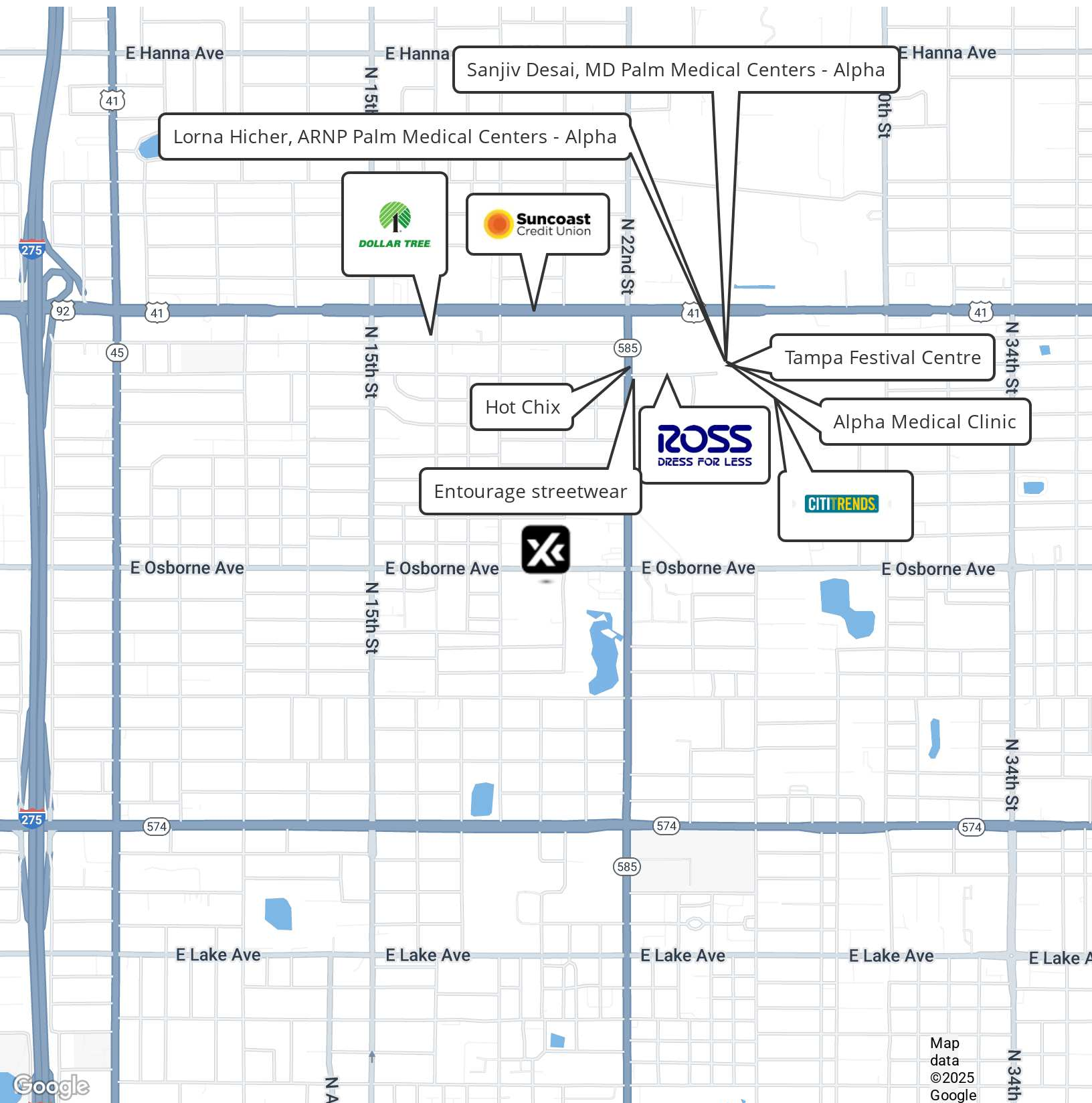
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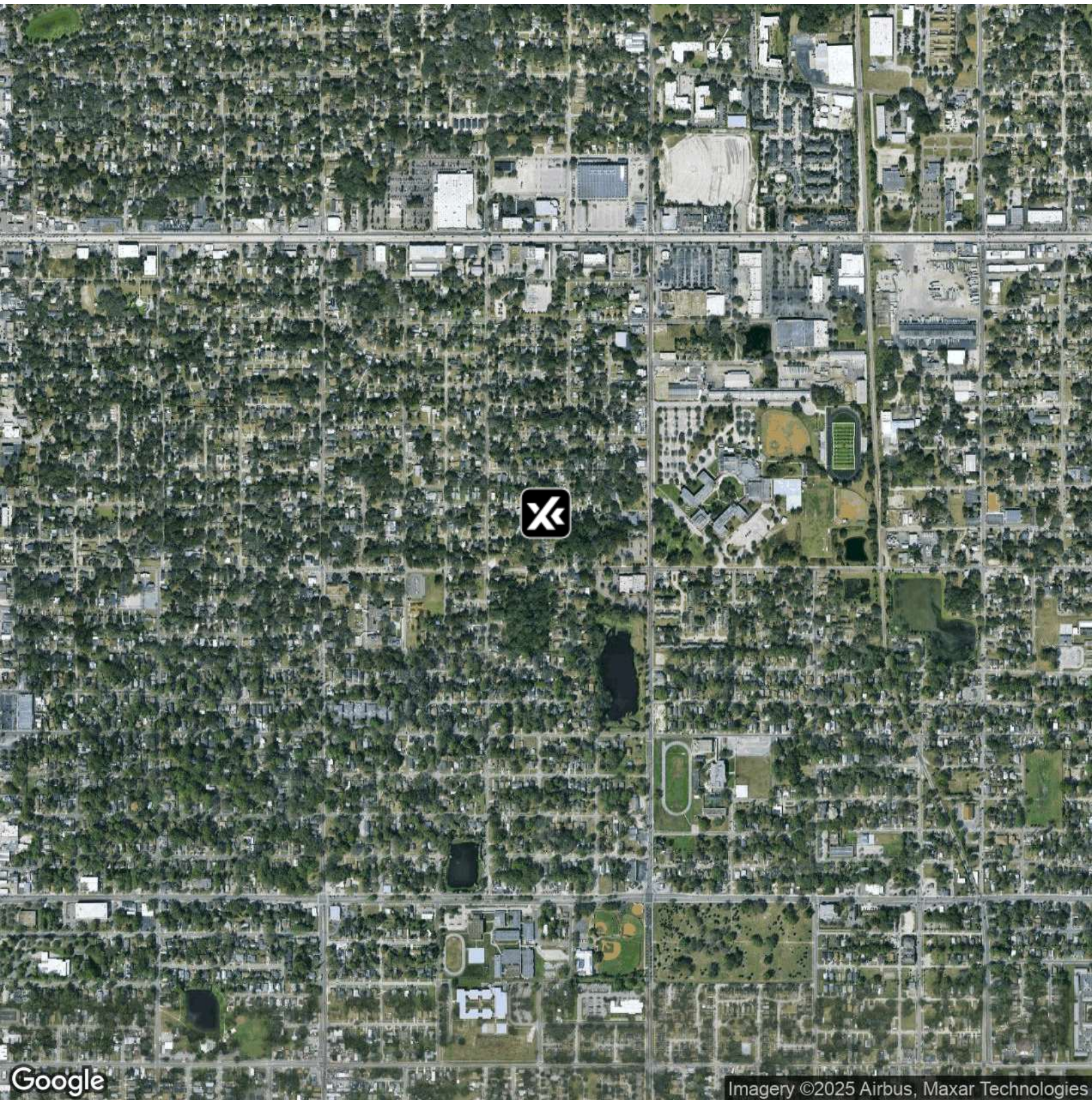
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FOR SALE | Aerial Map



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3

FINANCIAL ANALYSIS

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FOR SALE | Financial Summary

INVESTMENT OVERVIEW	INVESTOR SPECIAL
Price	\$1,800,000
Price per SF	\$380
Price per Unit	\$900,000
GRM	12
CAP Rate	7.36%
Cash-on-Cash Return (yr 1)	7.36%
Total Return (yr 1)	\$132,544
OPERATING DATA	INVESTOR SPECIAL
Gross Scheduled Income	\$150,000
Total Scheduled Income	\$150,000
Gross Income	\$150,000
Operating Expenses	\$17,456
Net Operating Income	\$132,544
Pre-Tax Cash Flow	\$132,544
FINANCING DATA	INVESTOR SPECIAL
Down Payment	\$1,800,000

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FOR SALE | Income & Expenses

INCOME SUMMARY		INVESTOR SPECIAL
Vacancy Cost		\$0
GROSS INCOME		\$150,000
EXPENSES SUMMARY		INVESTOR SPECIAL
OPERATING EXPENSES		\$17,456
NET OPERATING INCOME		\$132,544

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4

DEMOGRAPHICS

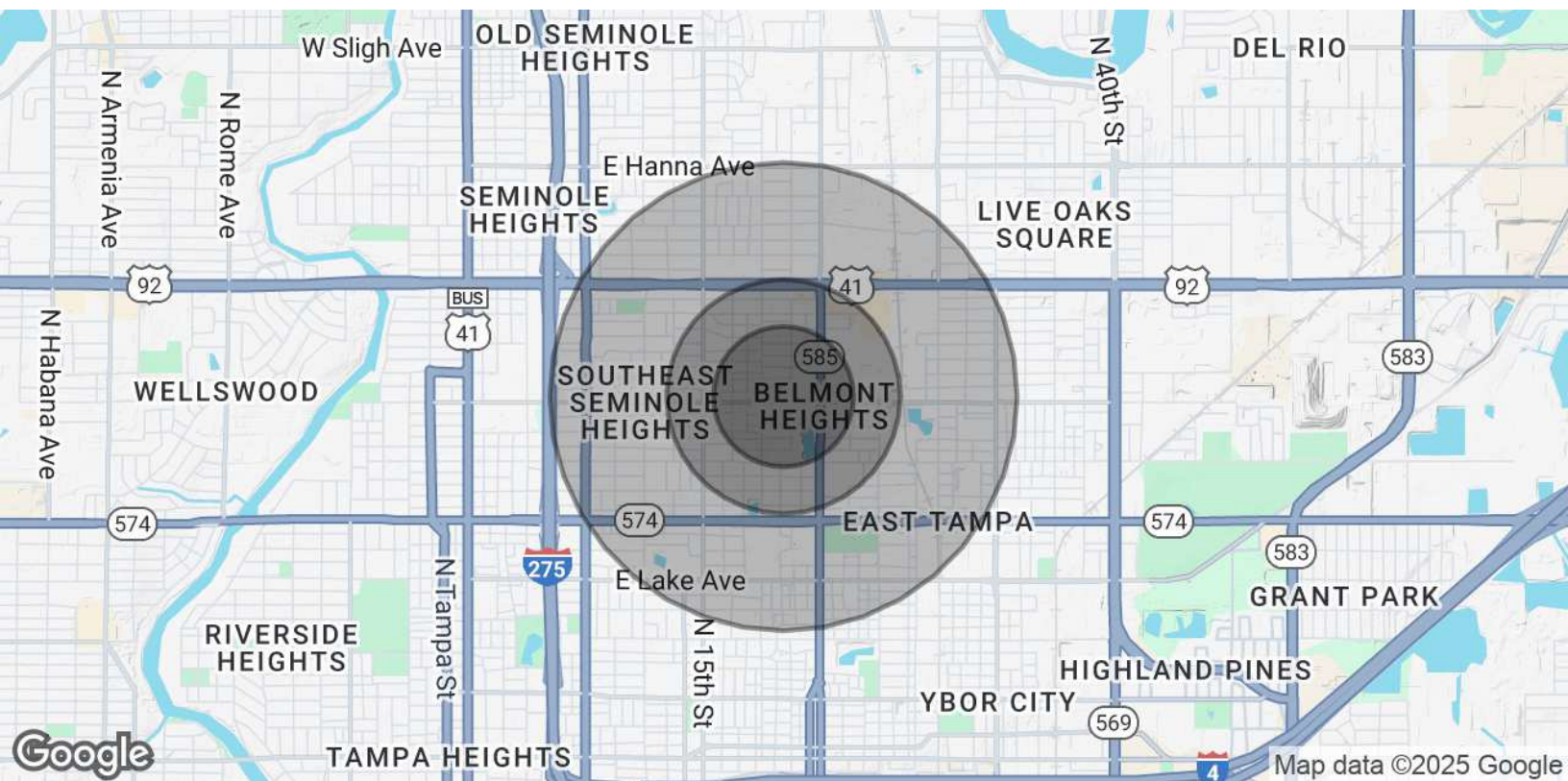
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FOR SALE | Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,757	4,452	15,898
Average Age	38	39	38
Average Age (Male)	38	39	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	576	1,519	5,832
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$59,608	\$70,881	\$64,061
Average House Value	\$236,591	\$267,780	\$275,856

Demographics data derived from AlphaMap

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5

ADVISOR BIOS

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813.937.9500

paul.cross@expcommercial.com

FOR SALE | Advisor Bio 1



PAUL CROSS

Broker Associate

paul.cross@expcommercial.com

Direct: 813.937.9500 | Cell: 813.785.7398

FL #BK3037084

PROFESSIONAL BACKGROUND

As a Commercial Broker in Tampa, Florida since 2002, Mr. Cross has developed broad experience through work in projects that include land sales and development, apartment building sales, gas station sales and leasing, and in particular medical office, office, and retail selling, purchasing, and leasing. Special projects include a 47-acre Children's Holiday Center in Lake Wales Florida, land for a new Student Housing project near USF in Tampa, and retail and medical buildings in Wesley Chapel. With a main specialty of Medical, he has developed a team of people who can design and develop all kinds of medical buildings but can also provide further value to physicians through his membership with Synergy One, a team of professionals in a wide range of medical business specialties such as EMR/EHR, HIPAA, Billing and the like. Mr. Cross has worked extensively with Healthcare Providers and has cooperated in the setup of sale/leaseback programs. Through his investment syndication capability, he can also provide options to combine the sale/leaseback structure to include investment options for sellers.

EDUCATION

BSc Telecommunications

BSc Electronic Engineering Design and Production

Commercial Real Estate Training with Top Dog organization

eXp Commercial

10752 DEERWOOD PARK BOULEVARD SUITE 100

Jacksonville, FL 32256

855.452.0263

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813.937.9500

paul.cross@expcommercial.com



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