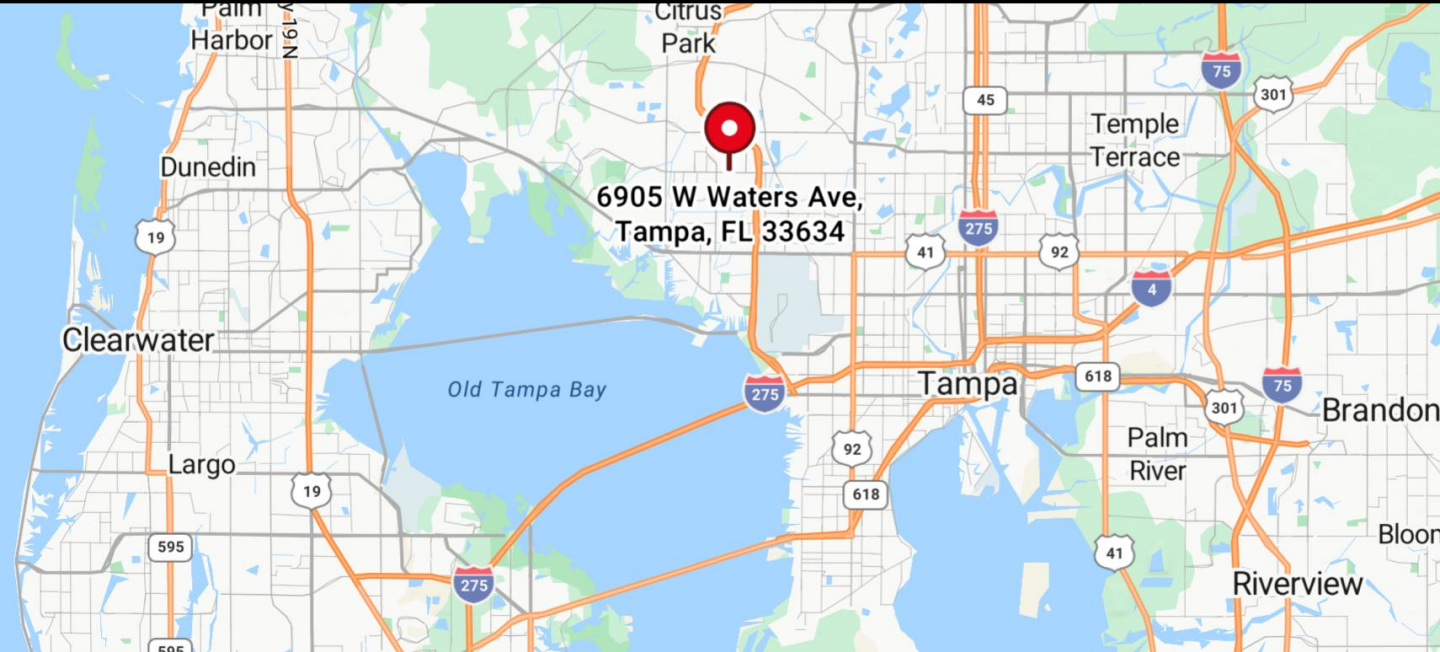


MEDICAL SALE LEASEBACK
6905-6907 W. Waters Ave, Tampa FL
\$1,550,000



Raymond A. Ploucher, CCIM

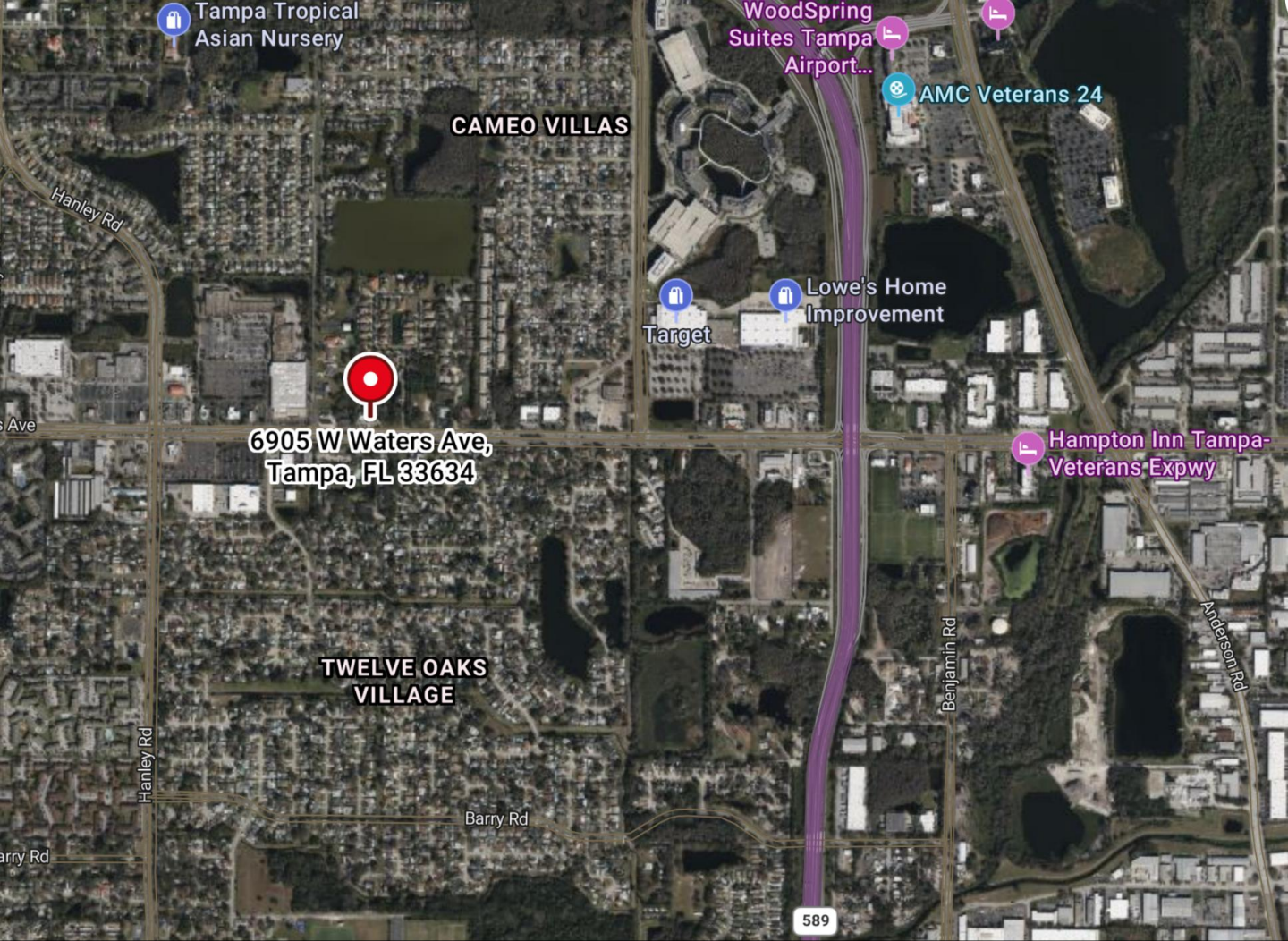
813-774-1788 Mobile

rayploucher@reactampa.com

REAL ESTATE ADVISORY CORP. – TAMPA

1300 N. Westshore Blvd., Suite 115, Tampa, FL 33607

NOTE: All efforts have been made to provide accurate information, nevertheless broker is not responsible for errors omissions, mis-statements of facts, and all potential prospective buyers should perform their own due diligence.



6905 W Waters Ave,
Tampa, FL 33634

Description:

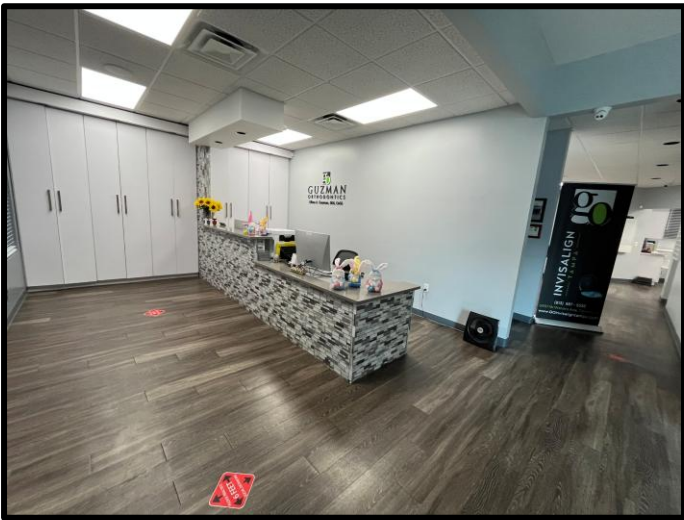
Sale/Leaseback: Owner (Ulises A. Guzman, DDS) will lease the building back for a period of 5 years with two 5-year options, at a rate of \$32 NNN. Lease will have 2% annual increases in each year of the initial term and each year of any option periods.

Building size: 3,014 SF

Year Built: 2013

Development: The building is part of a development that shares cross access, parking, retention pond, dumpster, & signage costs. The building is an attractive, well maintained, high quality construction facility. Excellent traffic counts and access. Highly visible locations with excellent access to the Veterans Expressway. Located in an area of other medical uses.

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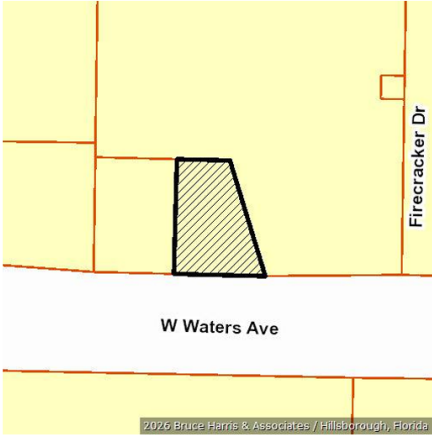




Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpaf1.org/>
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 004530-0154



Owner Information

Owner Name	BAYSIDE CENTURY INVESTMENTS LLC
Mailing Address	6907 W WATERS AVE TAMPA, FL 33634-2213
Site Address	6905 W WATERS AVE, Tampa
PIN	U-24-28-17-C1X-000000-00002.0
Folio	004530-0154
Prior PIN	U-24-28-17-951-000000-B0000.0
Prior Folio	004530-0086
Tax District	U - UNINCORPORATED
Property Use	1910 MEDICAL OFF A
Plat Book/Page	138/139
Neighborhood	208010.00 NW Area of Waters & Henderson
Subdivision	C1X WATERS EDGE PLAZA

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$954,800	\$954,800	\$0	\$954,800
Public Schools	\$954,800	\$954,800	\$0	\$954,800
Municipal	\$954,800	\$954,800	\$0	\$954,800
Other Districts	\$954,800	\$954,800	\$0	\$954,800

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2020307486	07	2020	WD	Unqualified	Improved	\$1,250,000
24474 / 1571	2016420060	10	2016	WD	Unqualified	Improved	\$1,825,000

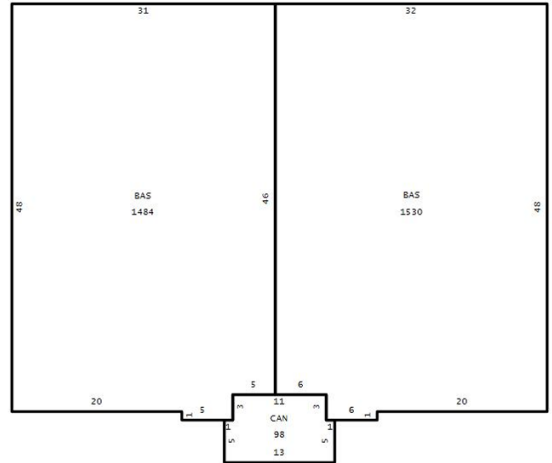
Building Information

Building 1

Type	52 MEDICAL OFFICE
Year Built	2013

Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	9	Metal
Interior Walls	5	Drywall
Interior Flooring	4	Vinyl
Interior Flooring	8	Carpet
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	2.0	
Wall Height	9.00	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,484	1,484	\$330,916
BAS	1,530	1,530	\$341,174
CAN	98		\$6,467
Totals	3,112	• 3,014	\$678,557

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	2014	0	0	4,800.00	\$9,590
0060	CONCRETE PAVEMENT	1	2014	0	0	460.00	\$3,294
0280	FENCE WOOD	1	2014	0	0	67.00	\$724

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
TF1B	Waters Ave West 1	PD	0.0	0.0	SF SQUARE FEET	13,416.00	\$221,364

Legal Description

WATERS EDGE PLAZA LOT 2

