

Property Report :

4 Corporate Rental Portfolio

Tampa/Pinellas STR Properties, Tampa, FL 33616



Investing N Florida
FLORIDA'S REAL ESTATE SPECIALISTS

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Company: **Investing N Florida**

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Real Estate Analysis

Executive Summary

Tampa/Pinellas STR Properties, Tampa, FL 33616

Commercial (Mixed-Use): 10 bedrooms, 5 bathrooms

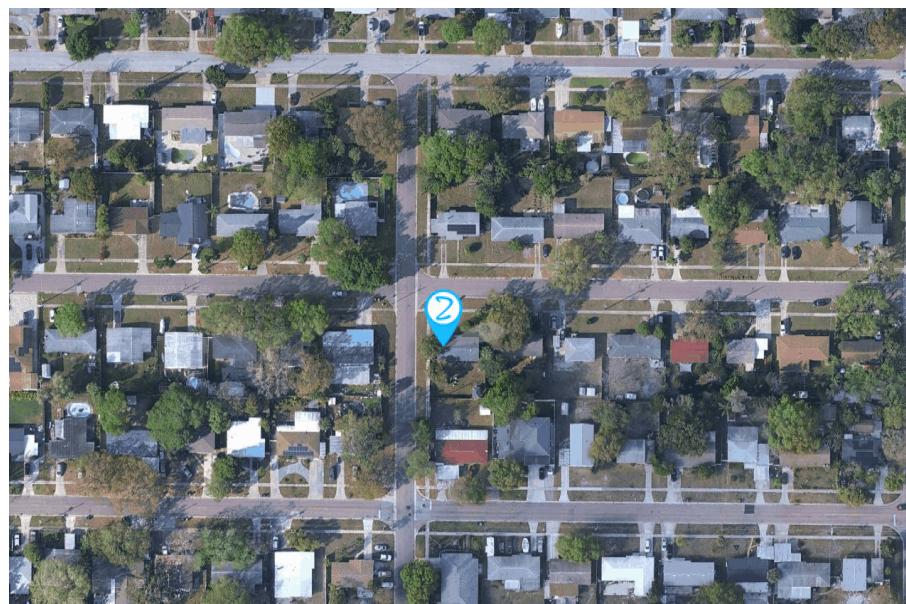
Year built: 1955, Size: 4980 SF

Investment strategy: Rental Property

This fully stabilized short-term rental portfolio consists of four high-performing properties strategically located across some of the most desirable rental markets in Tampa Bay: one beachfront property in Madeira Beach, two centrally located homes in Seminole Heights, and one attached duplex in St. Petersburg.

All properties are actively operating short-term rentals and are currently fully rented, providing immediate cash flow with no operational downtime. The portfolio benefits from diversified locations—balancing strong beach demand, urban lifestyle appeal, and workforce/professional travel—resulting in high occupancy, strong nightly rates, and a robust return on investment.

Each property has been professionally positioned for short-term rental success, with established booking history, optimized listings, and proven demand. This is a true turnkey opportunity ideal for investors seeking scalable income, existing revenue, and minimal startup risk in one of Florida's strongest and most resilient rental markets.



 Purchase Price
\$ 1,300,000

 Rent
\$ 16,000/mo

 Monthly Cash Flow
\$ 3,087

 Cash on Cash Return
38.79 %

Financial Analysis

Cash on Cash Return	38.79 %
Internal Rate of Return (IRR)	47.18 %
Capitalization Rate	9.79 %
Gross Rent Multiplier (GRM)	6.77
Debt-coverage Ratio (DCR)	1.41
Operating Expense Ratio (OER)	31.65 %
After Repair Value	\$ 1,300,000

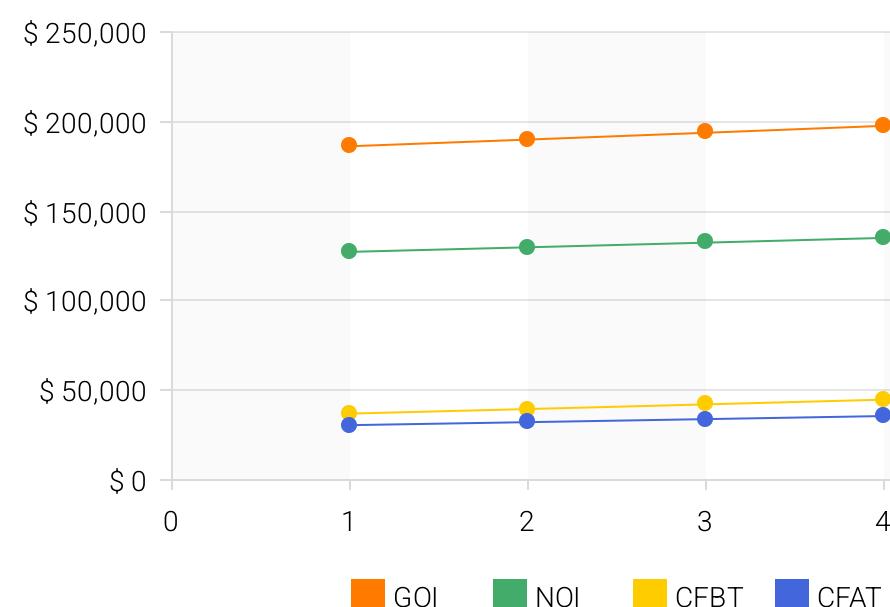
Operating Analysis

Rent	\$ 16,000/mo
Gross Operating Income (GOI)	\$ 186,240
Total Expenses	\$ 58,936
Net Operating Income (NOI)	\$ 127,304
Annual Debt Service	\$ 90,256
Cash Flow Before Taxes (CFBT)	\$ 37,048
Income Tax Liability	\$ 6,447
Cash Flow After Taxes (CFAT)	\$ 30,601

Financial Breakdown

Purchase Price	\$ 1,300,000
Purchase Costs	\$ 50,000
Repair/Construction Costs	\$ 0
Total Capital Needed	\$ 1,350,000
Financing	\$ 1,254,500
Total Cash Needed	\$ 95,500
Cash at Closing	\$ 45,500
Cash During Rehab	\$ 50,000

GOI, NOI and CF Over the Holding Period



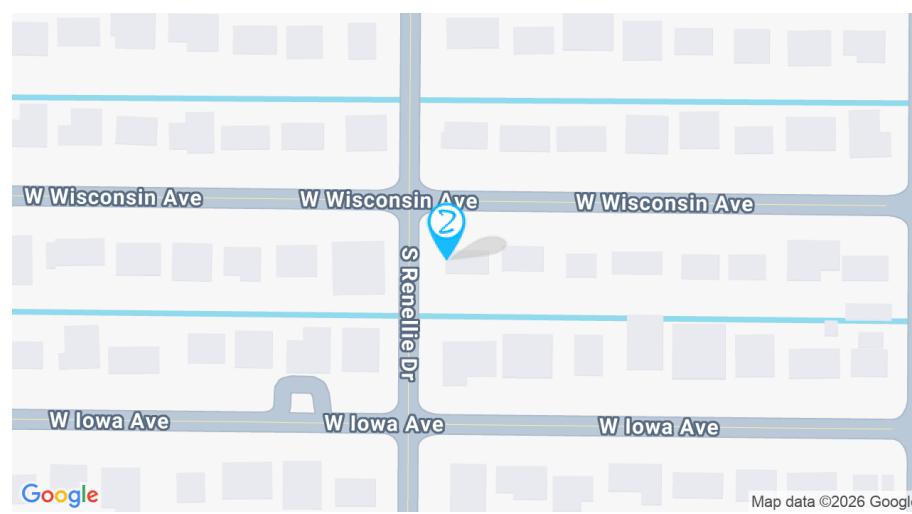
Property Description

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Purchase Price	\$ 1,300,000
Address	Tampa/Pinellas STR Properties , Tampa, 33616, FL
MLS® #	T3549163
Listing Agent	Nadia Daggett
Year Built	1955
Type	Commercial
Category	Mixed-Use
Size	4980 SF
Bedrooms	10
Bathrooms	5



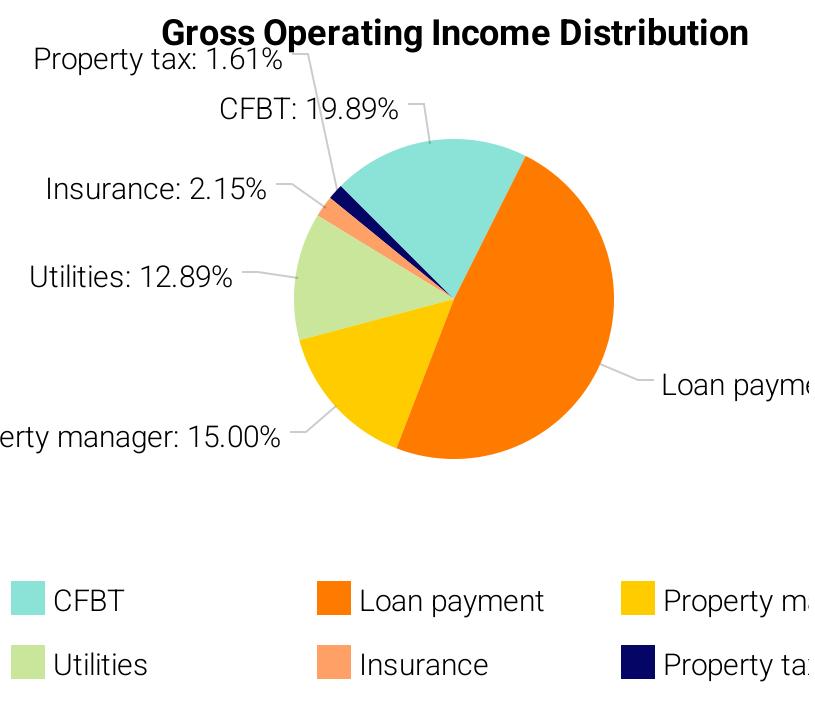
Property History

Date	Price	Change	Event
8/14/2024	3800		Listed for rent
11/21/2020			Listing removed
11/7/2020	1500		Listed for rent
9/26/2018	670000		Sold
1/4/2017	125000		Sold
7/12/2007	125000		Sold
11/7/1994	47000		Sold
5/31/1992	39000		Sold

Operating Analysis

Annual Property Operating Data

Incomes		% of GOI	
Gross Scheduled Income	\$ 192,000		
Total Gross Income		\$ 192,000	
Vacancy loss	\$ 5,760		
Gross Operating Income		\$ 186,240	100.00 %
Expenses			
Property manager	\$ 27,936	15.00 %	
Utilities	\$ 24,000	12.89 %	
Insurance	\$ 4,000	2.15 %	
Property tax	\$ 3,000	1.61 %	
Total Expenses	\$ 58,936	31.65 %	
Net Operating Income	\$ 127,304	68.35 %	



Cash Flow (Year 1)

Net Operating Income	\$ 127,304	68.35 %
Annual Debt Service	\$ 90,256	48.46 %
Cash Flow Before Taxes (CFBT)	\$ 37,048	19.89 %
Income Tax Liability	\$ 6,447	3.46 %
Cash Flow After Taxes (CFAT)	\$ 30,601	16.43 %

Operating Ratios

Operating Expense Ratio	31.65 %
Break-Even Ratio	80.11 %

Financial Analysis

Financial Measures

Net Present Value (NPV)	\$ 246,254
Internal Rate of Return	47.18 %
Profitability Index	3.58
Annual Depreciation	\$ 26,667

Holding period of 5 years and discount rate of 5.00% were used for calculation of NPV and IRR. The rest of the financial measures are for the **1st year only** and therefore don't provide such an exact information.

Investment Return Ratios

Cash on Cash Return	38.79 %
Return on Investment	79.63 %
Capitalization Rate	9.79 %
Gross Rental Yield	14.77 %
Gross Rent Multiplier	6.77

Financing Overview

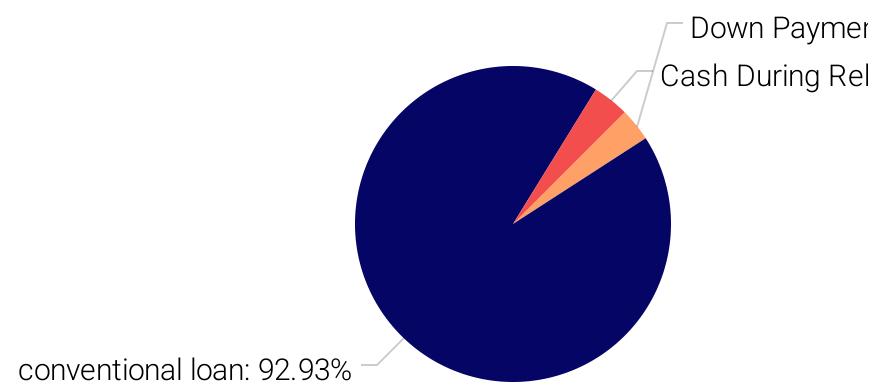
Financing	% of ARV	
Down Payment	\$ 45,500	3.50 %
conventional loan	\$ 1,254,500	96.50 %
Loan to Value Ratio		96.50 %
Loan to Cost Ratio		96.50 %
Debt Coverage Ratio		1.41

conventional loan

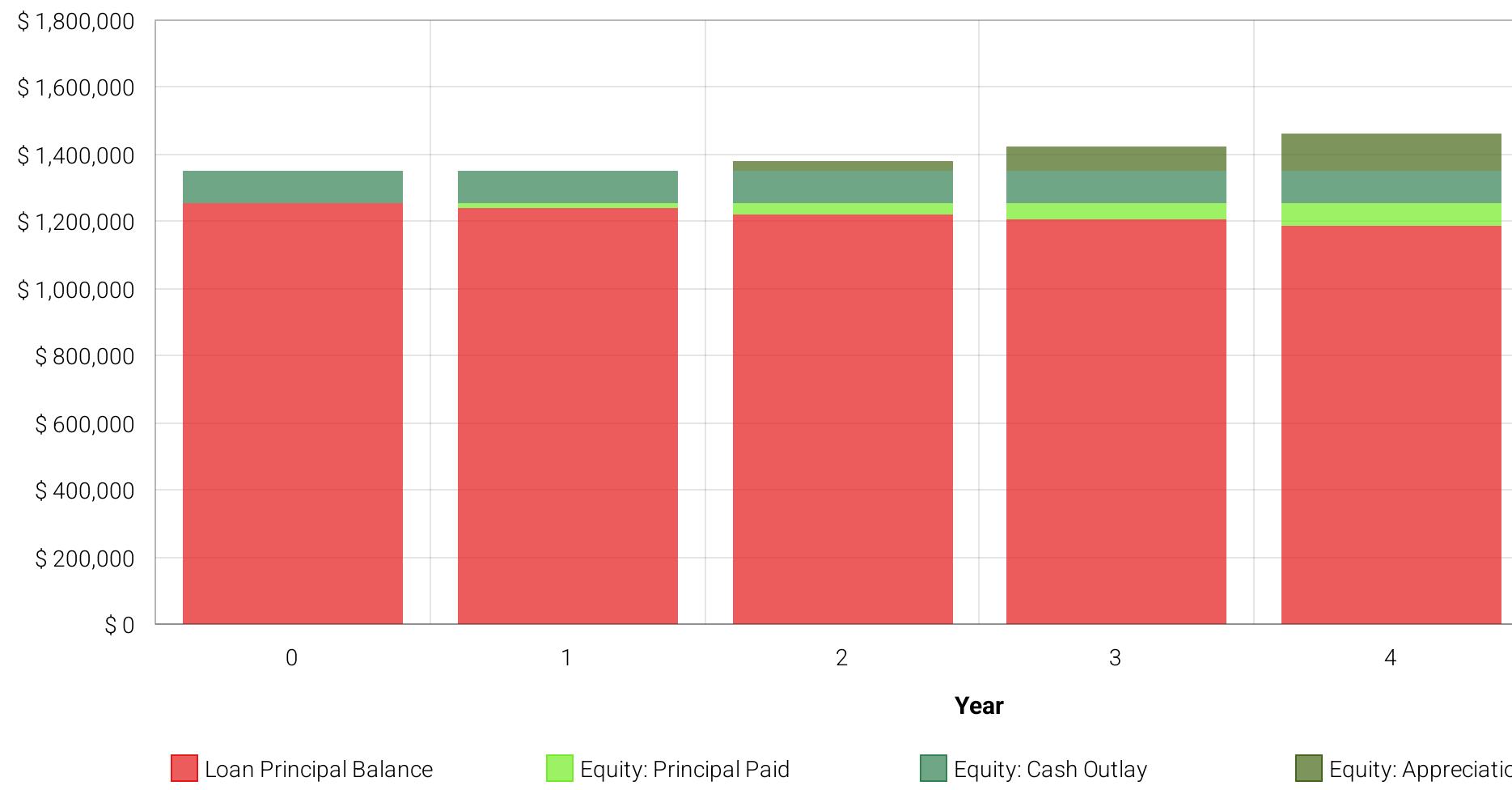
Financing of: Purchase price (\$ 1,300,000)

Type	Amortized
Loan Amount	\$ 1,254,500
Down payment (4%)	\$ 45,500
Amortization	30 years
Interest Rate	6.00 %
Monthly Payment	\$ 7,521.36

Project Costs Distribution



Cummulative Equity vs Debt



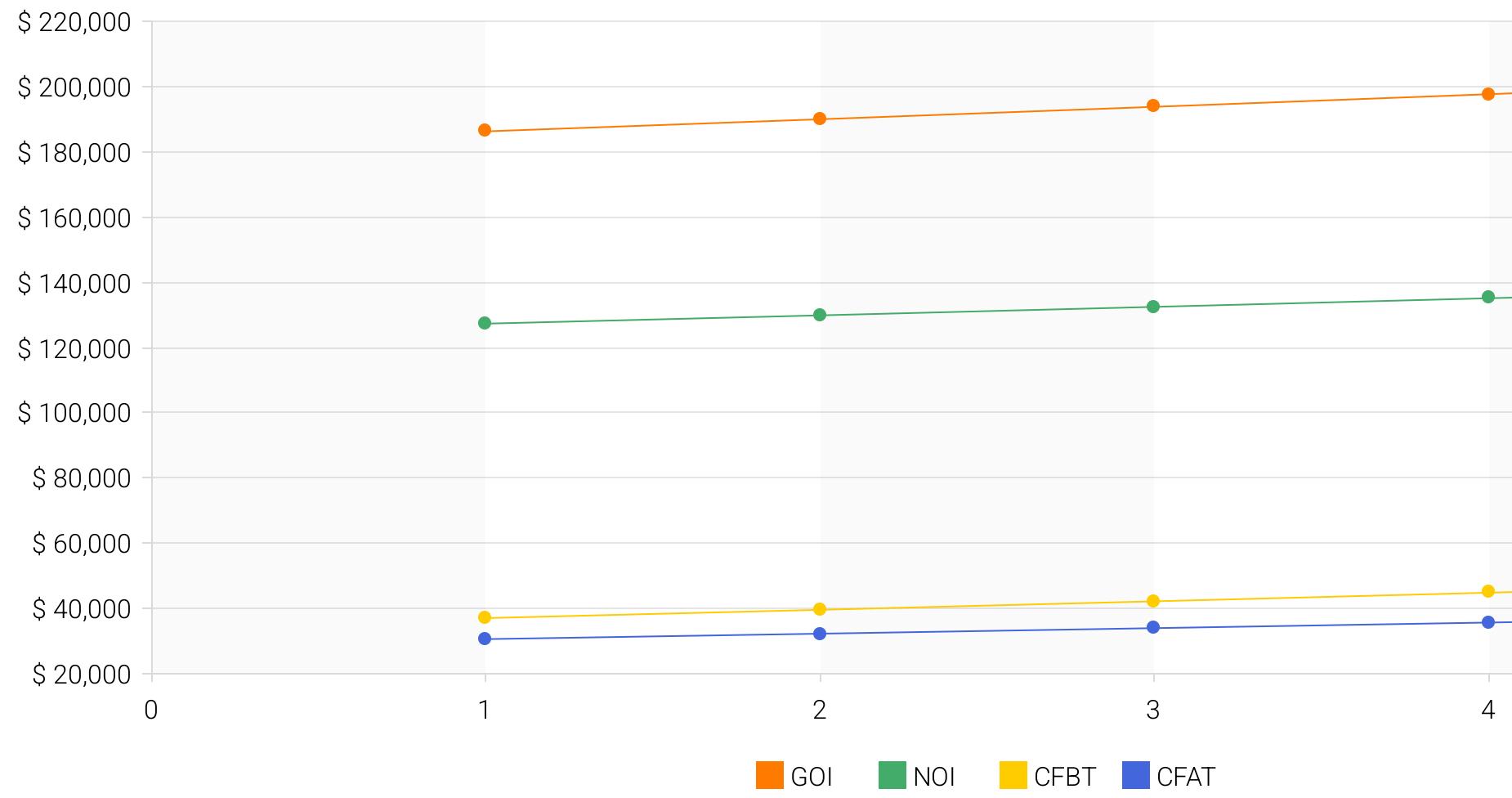
This chart shows the process of accumulation of investor's equity. There is some equity created right at the beginning with the rehab/construction and later investor's equity is rising by paying off the principal of the loan and also by appreciation over the years. All the green parts is the cummulative equity belonging to the investor and the red part belongs to the lender.

Long-term Cash Flow Forecast

Year	0	1	2	3	4	5
Operational Analysis						
Gross Scheduled Income	0	192,000	195,840	199,757	203,752	207,827
Vacancy Loss	0	5,760	5,875	5,993	6,113	6,235
Gross Operating Income	0	186,240	189,965	193,764	197,639	201,592
Expenses	0	58,936	60,115	61,317	62,543	63,794
Net Operating Income	0	127,304	129,850	132,447	135,096	137,798
Loan Payment	0	90,256	90,256	90,256	90,256	90,256
Payment Interest Part	0	74,851	73,901	72,892	71,821	70,684
Payment Principal Part	0	15,405	16,356	17,364	18,435	19,572
Cash Flow						
Repairs/Construction	0	0	0	0	0	0
Cash Flow Before Taxes	-95,500	37,048	39,594	42,191	44,840	47,542
Depreciation	0	26,667	26,667	26,667	26,667	26,667
Taxes	0	6,447	7,321	8,222	9,152	10,112
Cash Flow After Taxes	-95,500	30,601	32,273	33,969	35,688	37,430

Note: All amounts in the table above are in \$

GOI, NOI and CF Over the Holding Period



Resale Analysis

Resale Price Evaluation Methods

The property is sold after 5 years. Below is the resale price calculated using different methods.

Appreciation (3.00%)	\$ 1,507,056
Cap Rate (9.79%) & NOI	\$ 1,407,538
Gross Rent Multiplier	\$ 1,406,989

Sale Proceeds

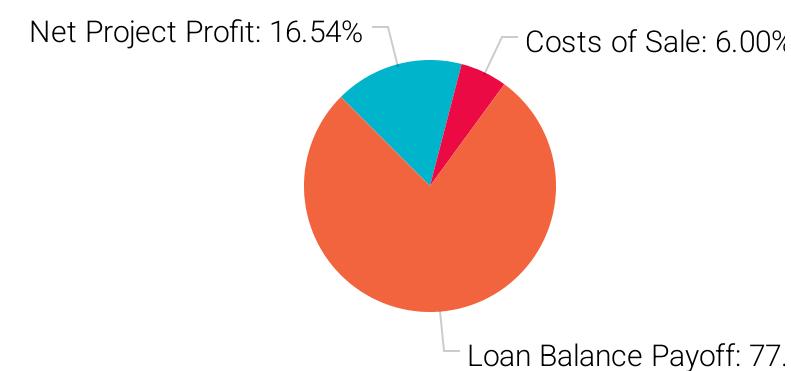
Projected Selling Price	\$ 1,507,056
Costs of Sale (6.00%)	\$ 90,423
1. Loan Balance Payoff	\$ 1,167,367
Net Sale Proceeds Before Tax	\$ 249,266

In the resale analysis we do not include any calculation for taxes that might be owed on sale of the property. The tax laws for the resale are rather complex and subjected to frequent changes.

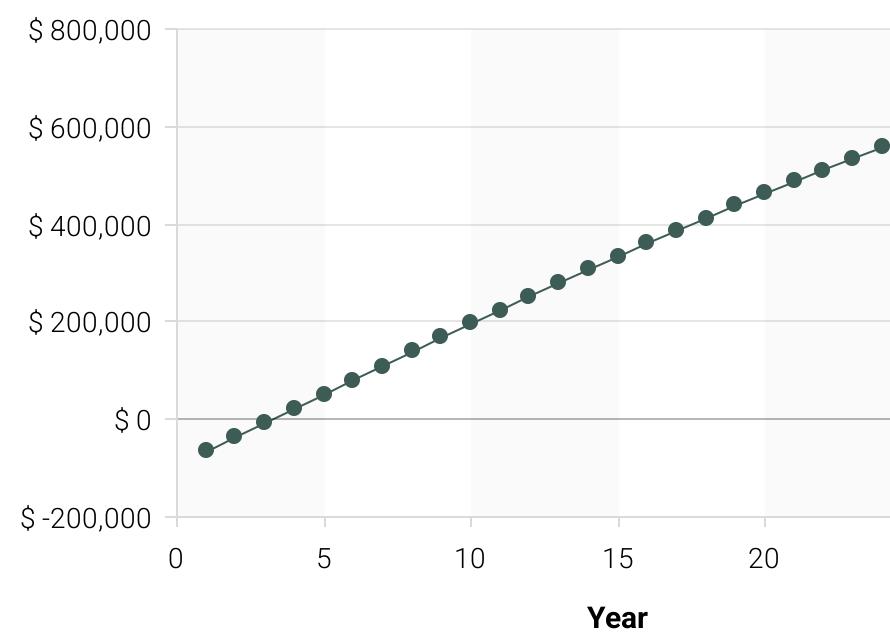
Net Assets and Yield

Net Assets	
Sale Proceeds Before Tax	\$ 249,266
Investor Cash Outlay	\$ 95,500
Net Assets	\$ 153,766
Average Yield	
Annual Net Assets	\$ 30,753
Average Cash Flow (After Taxes)	\$ 26,506
Average Annual Gain (After Taxes)	\$ 57,259
Average Annual Yield (After Taxes)	4.40 %

Resale Price Distribution



Optimal Holding Period based on NP



This chart shows Net Present Value (NPV) when property is sold in various years, i.e. when sold in 5th year, the NPV is calculated from 5 years of Cash Flow (including the selling price) and this NPV is displayed in year 5. Optimal holding period can be estimated, using this method - when NPV is the highest. Please note that appreciation growth can change these numbers greatly. It sometimes makes sense to sell the property even before the end of the mortgage term.

Photos

