

# 7917 and 7919 Lakeshore Dr, Tampa, FL 33604

OFFERING MEMORANDUM

7917 Lakeshore Dr  
Tampa, FL 33604



# 7917 and 7919 Lakeshore Dr, Tampa, FL 33604

## CONTENTS

### 01 Executive Summary

- Investment Summary
- Unit Mix Summary

### 02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

### 03 Property Description

- Property Features

### 04 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

### 05 Demographics

- General Demographics
- Race Demographics

*Exclusively Marketed by:*

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LOOKING FOR SERIOUS BUYERS ONLY!! 7917 and 7919 Lakeshore Dr, Tampa, FL 33604. 2 READY-NOW and UPDATED Quadplexes, sharing a parking lot. Seller would like to sell property off-market for the sake of the tenants, all of whom he has a good relationship with. Income and Debts (seen below) calculate out to a 8.44% cap rate. The value-add potential is if you fill the units with Section 8 tenants; the new approved Section 8 payment standard in this zip code is \$1910/month, which would increase income to \$15,280/month or \$183,360/yr or 9.26% cap rate. Attached are the pictures of the exterior and interior for one unit. All units look like this, except for 1, because of elderly tenant that has been there since owner purchased the property. The properties have newer architectural-shingle roofs (2021), only 1 old HVAC, washer/dryer in all units, fully fenced, and the seller paved a large section of the lot to accommodate the 16 total parking spots and community trash. Location is 6 miles from downtown Tampa and the University of Tampa and 3 miles from the University of South Florida.

SELLER IS ASKING FOR \$1.62M, WHICH PUTS THIS AT A 8.44% CAP RATE, AFTER ALL CURRENT EXPENSES. Owner pays water and trash for the tenants, included in debts...

Unit	Rent Roll	Section 8	Expiration
17A :	\$1725	No	03/31/26 (have leased 2 years, moving out)
17B :	\$1650	No	04/09/25 (have leased since before owner purchased property in March 2021)
17C :	\$1750	No	(vacant unit but will be rented soon, tenant left in February 2026 after 2 years of leasing due to moving out of state)
17D :	\$1800	No	02/27/27 (been there 1 year and just renewed for another)
19A :	\$1850	Yes	08/31/26 (been there since owner purchased in March 2021)
19B :	\$1825	Yes	01/31/26 (been there since owner purchased in March 2021)
19C :	\$1770	No	11/30/26 (been there 1 year and renewed)
19D :	\$1800	No	09/30/26 (HUD tenant who actually pays \$1542/month, owner had tenant pay \$3084 non-refundable deposit to account for lower rent payment for 2 years)

TOTAL: \$14,170/MONTH = \$170,040/ANNUALLY

Debts :

- Insurance : \$8,000/yr (has a cheaper option but chose the better insurance)
- Taxes : \$14,810 last year
- Landscaping : \$600/yr (due to most the lot being concrete parking, there is minimal work)
- Pest : \$1440/yr
- Water and Trash : \$8400/yr (accurate average trash+water bill for all units combined)
- Doesn't pay property manager

TOTAL: \$2,770/MONTH = \$33,250 ANNUALLY

01 Executive Summary

- Investment Summary
- Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	7917 Lakeshore Dr Tampa FL 33604
COUNTY	Hillsborough
MARKET	Tampa MSA
SUBMARKET	Tampa
BUILDING SF	6,496 SF
LAND SF	12,700 SF
LAND ACRES	.29
NUMBER OF UNITS	8
YEAR BUILT	1985
YEAR RENOVATED	2021
APN	A-28-28-19-46B-000042-00007.0 and A-28-28-19-46B-0
OWNERSHIP TYPE	Fee Simple

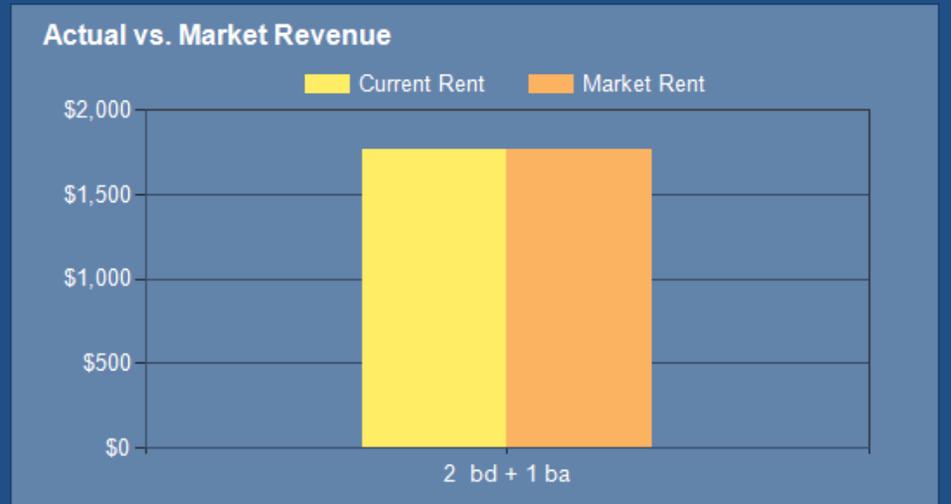
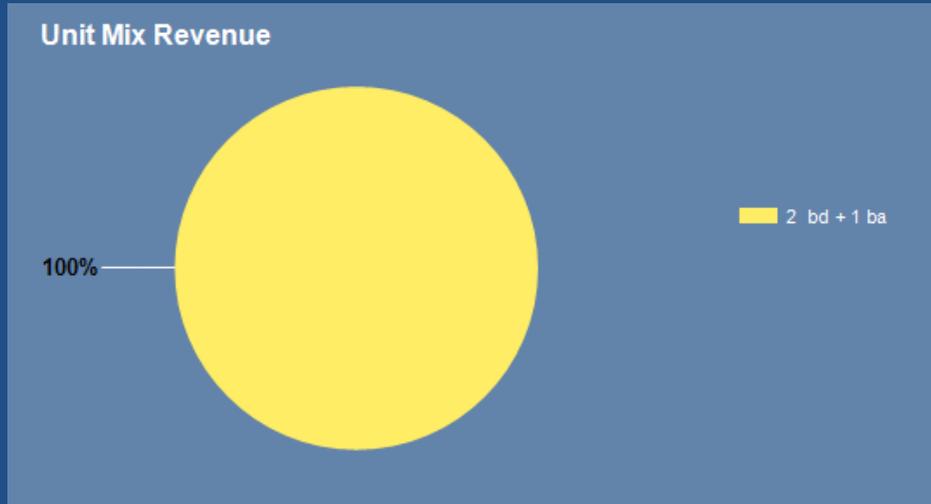
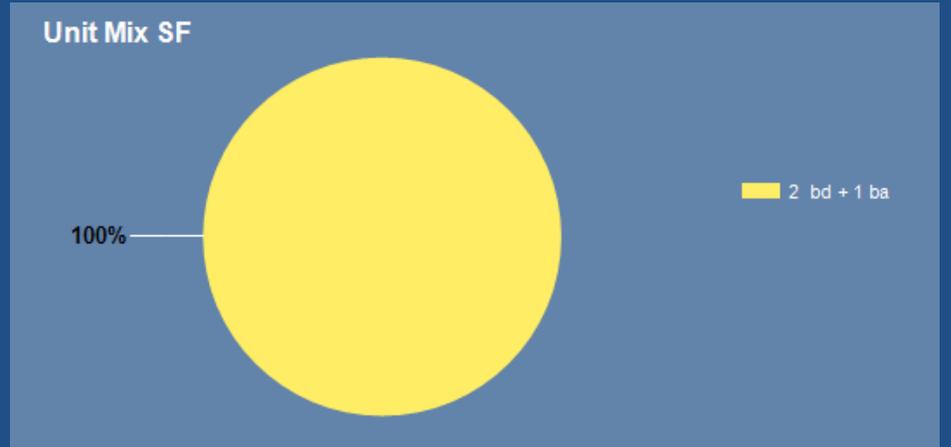
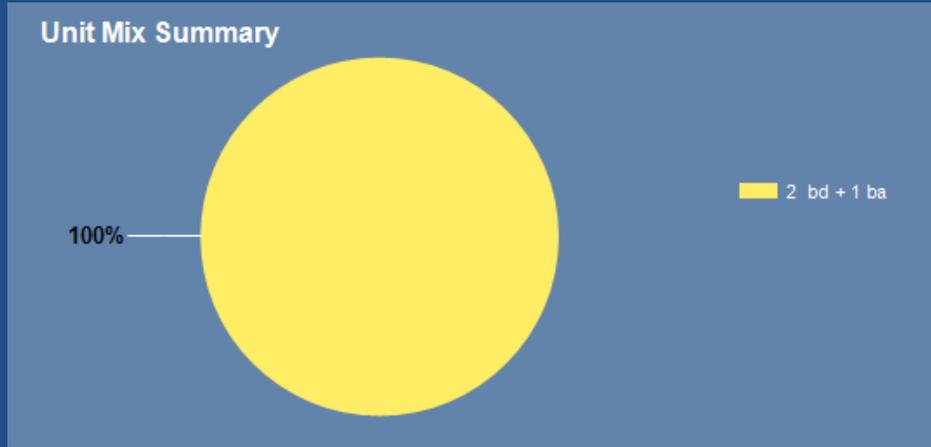
## FINANCIAL SUMMARY

PRICE	\$1,620,000
PRICE PSF	\$249.38
PRICE PER UNIT	\$202,500
OCCUPANCY	100.00%
NOI (CURRENT)	\$136,800
NOI (Pro Forma)	\$140,920
CAP RATE (CURRENT)	8.44%
CAP RATE (Pro Forma)	8.70%
GRM (CURRENT)	9.53
GRM (Pro Forma)	8.84

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	14,551	124,040	305,310
2026 Median HH Income	\$49,054	\$51,341	\$52,984
2026 Average HH Income	\$59,711	\$69,218	\$72,964

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	8	812	\$1,770	\$2.18	\$14,160	\$1,770	\$2.18	\$14,160
<b>Totals/Averages</b>	<b>8</b>	<b>812</b>	<b>\$1,770</b>	<b>\$2.18</b>	<b>\$14,160</b>	<b>\$1,770</b>	<b>\$2.18</b>	<b>\$14,160</b>

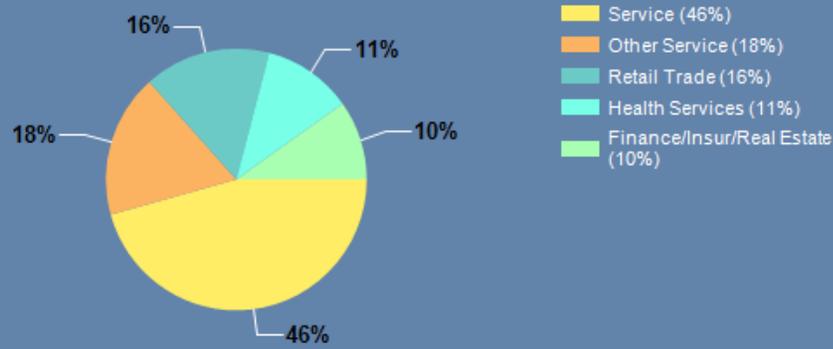


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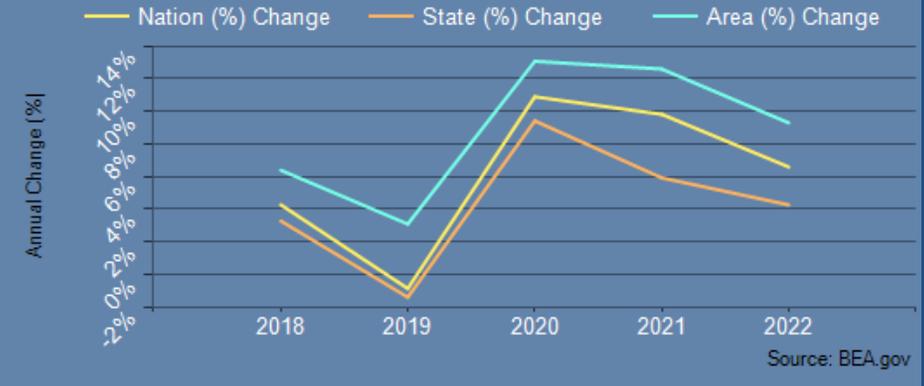
Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

### Major Industries by Employee Count

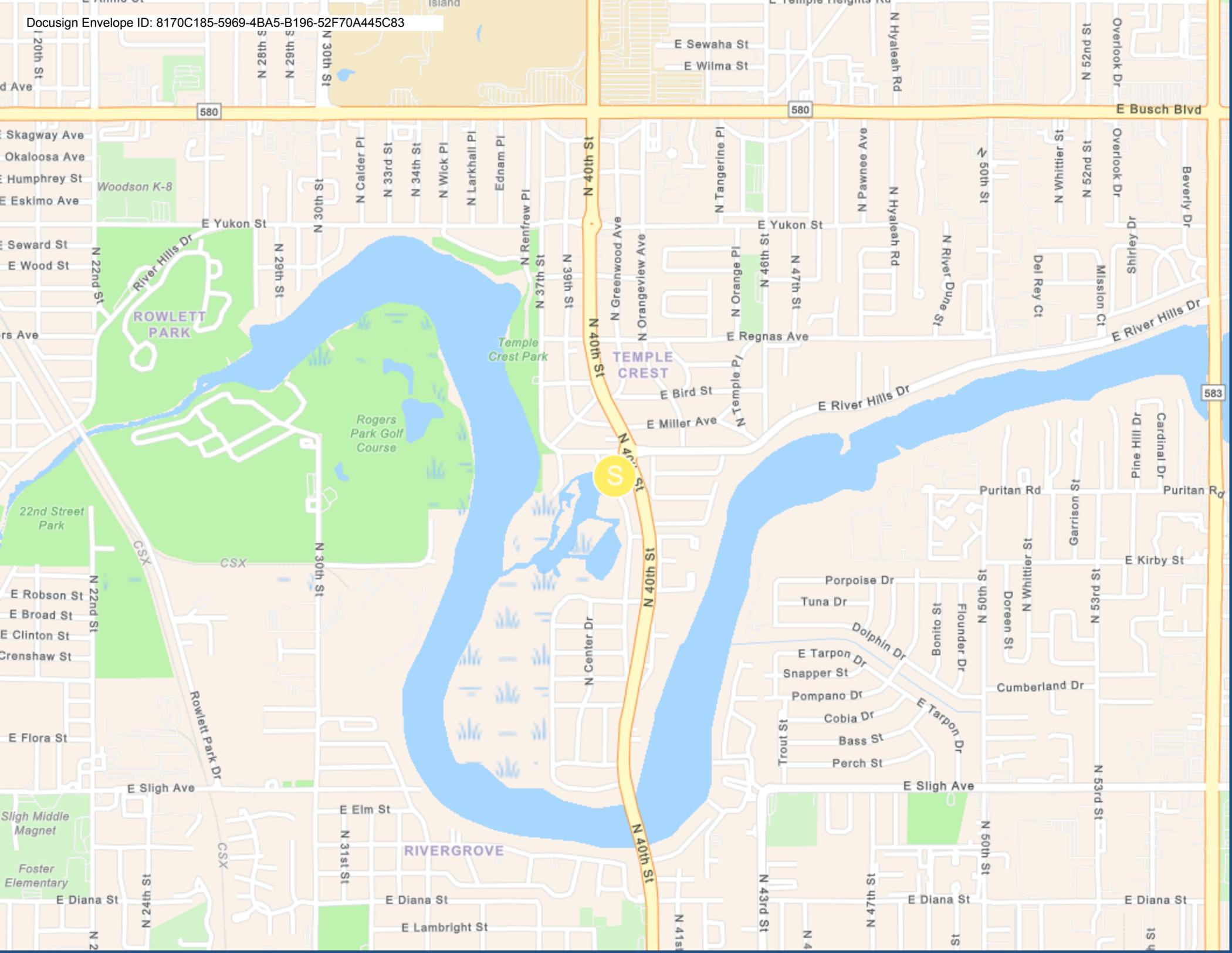


### Hillsborough County GDP Trend



### Largest Employers

Publix Super Markets	47,166
BayCare Health System	33,631
State of Florida	30,664
Hillsborough County School District	23,000
HCA West Florida Division	21,000
University of South Florida	9,000
Tampa General Hospital	6,400
WellCare	6,000



### BayCare Health System

Approx. 28,000 Employees  
Approx. 3 miles

### Publix Super Markets

Approx. 13,000 Employees  
Approx. 3 miles

### University of South Florida

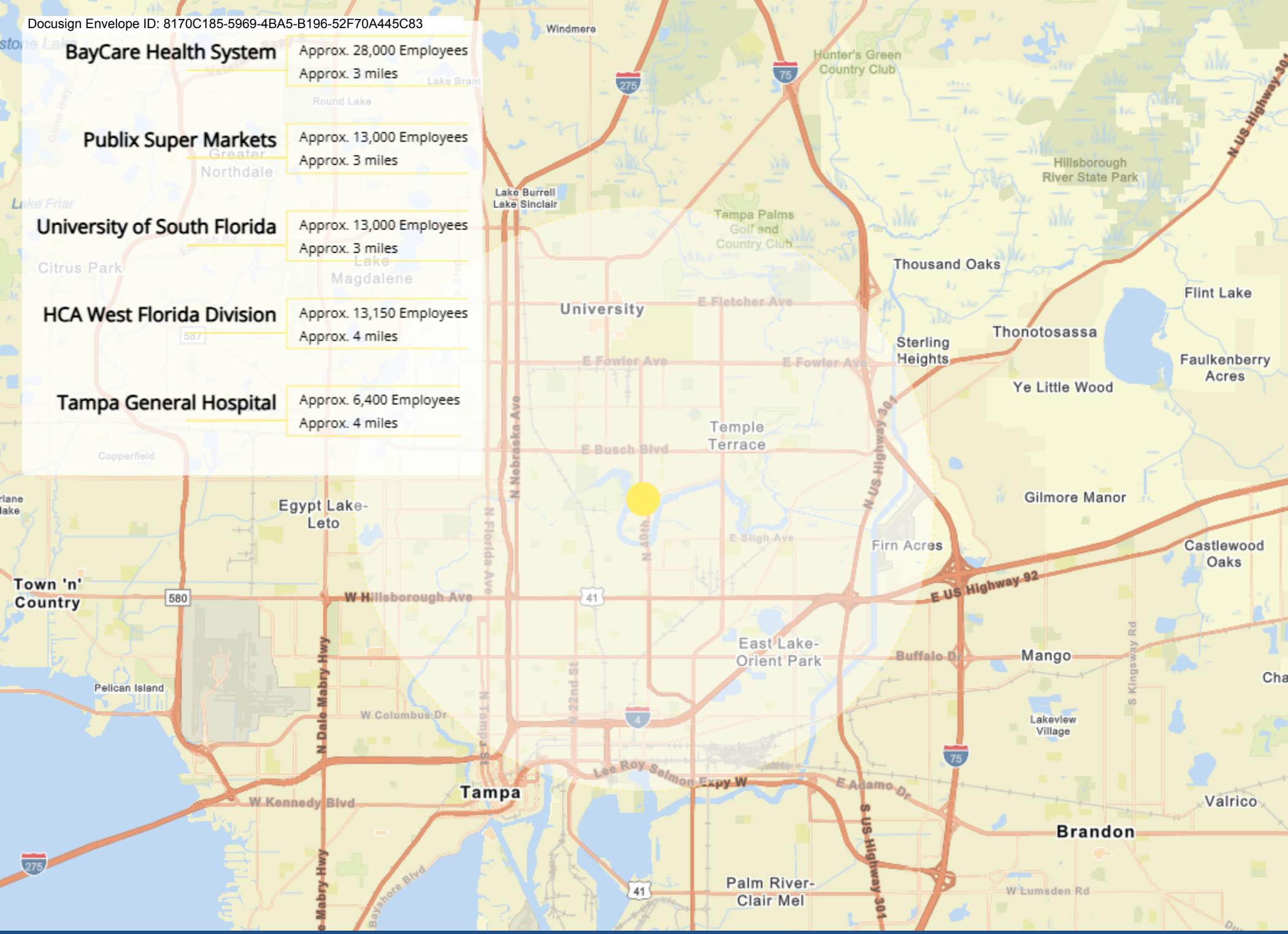
Approx. 13,000 Employees  
Approx. 3 miles

### HCA West Florida Division

Approx. 13,150 Employees  
Approx. 4 miles

### Tampa General Hospital

Approx. 6,400 Employees  
Approx. 4 miles





03 Property Description

Property Features

## PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	6,496
LAND SF	12,700
LAND ACRES	.29
YEAR BUILT	1985
YEAR RENOVATED	2021
# OF PARCELS	2
ZONING TYPE	RM-24
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	100x113
NUMBER OF PARKING SPACES	16
WASHER/DRYER	Hookups

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Block
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	3D Arch Shingle

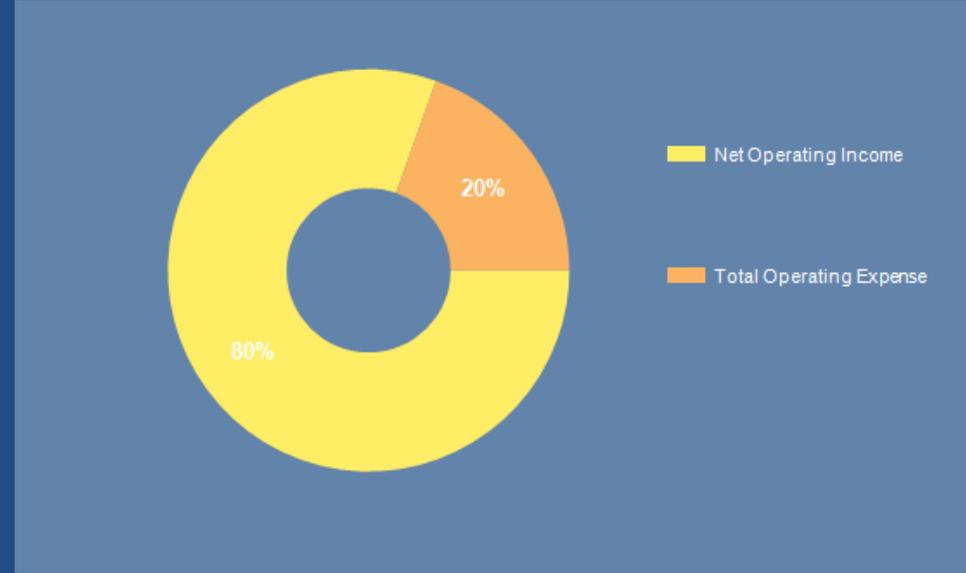
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**Financial Analysis**

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
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- Financial Metrics

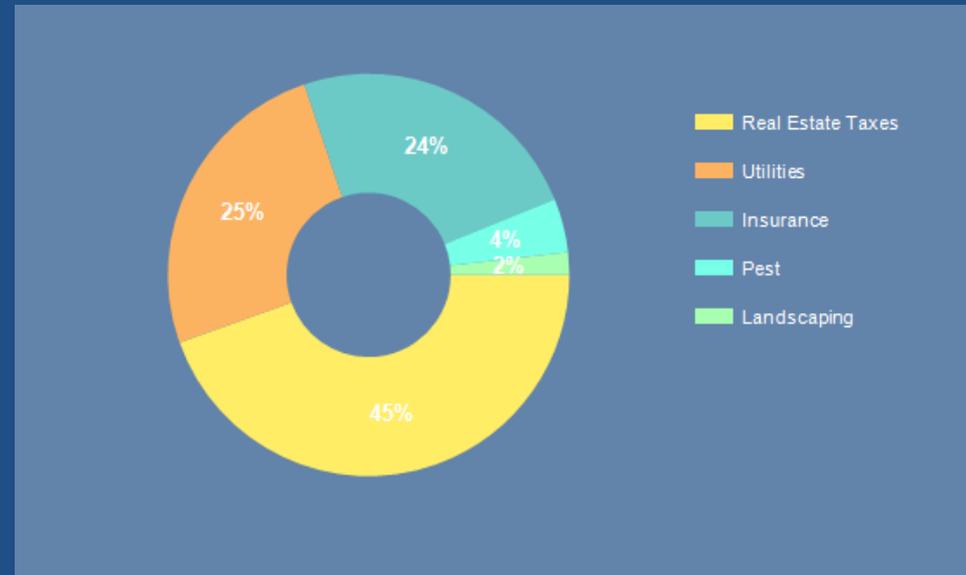
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$170,050	\$183,360		
<b>Effective Gross Income</b>	<b>\$170,050</b>	<b>\$183,360</b>		
Less Expenses	\$33,250	19.55%	\$42,440	23.14%
<b>Net Operating Income</b>	<b>\$136,800</b>	<b>\$140,920</b>		



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$14,810	\$1,851	\$24,000	\$3,000
Insurance	\$8,000	\$1,000	\$8,000	\$1,000
Landscaping	\$600	\$75	\$600	\$75
Utilities	\$8,400	\$1,050	\$8,400	\$1,050
Pest	\$1,440	\$180	\$1,440	\$180
<b>Total Operating Expense</b>	<b>\$33,250</b>	<b>\$4,156</b>	<b>\$42,440</b>	<b>\$5,305</b>
Expense / SF	\$5.12		\$6.53	
% of EGI	19.55%		23.14%	

## DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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## GLOBAL

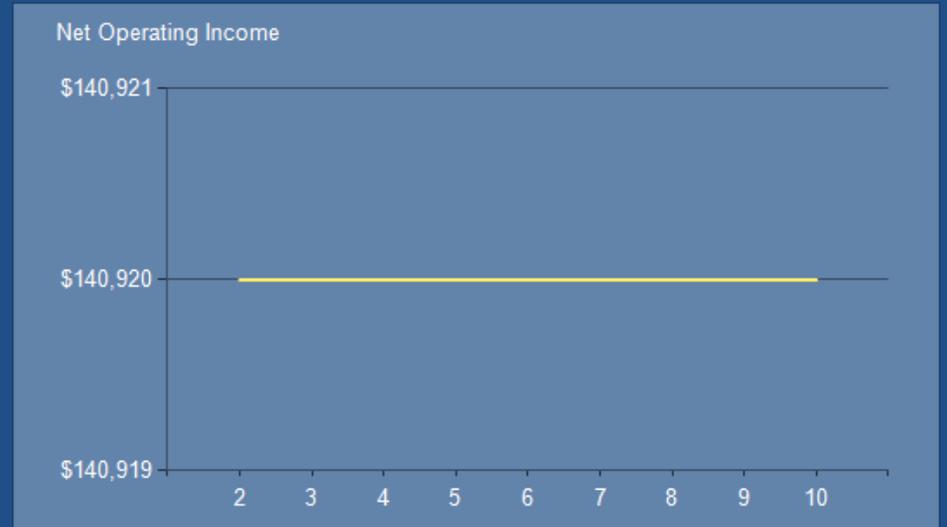
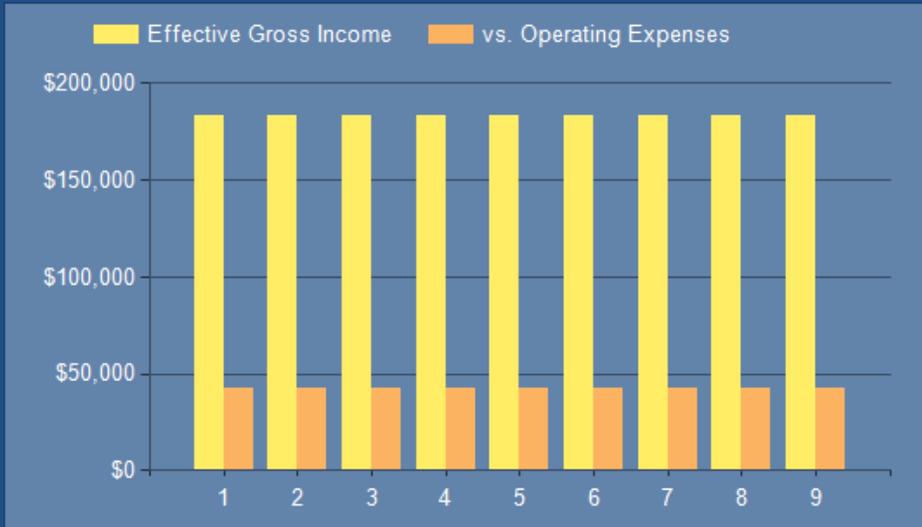
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Price	\$1,620,000
MillageRate	0.91000%

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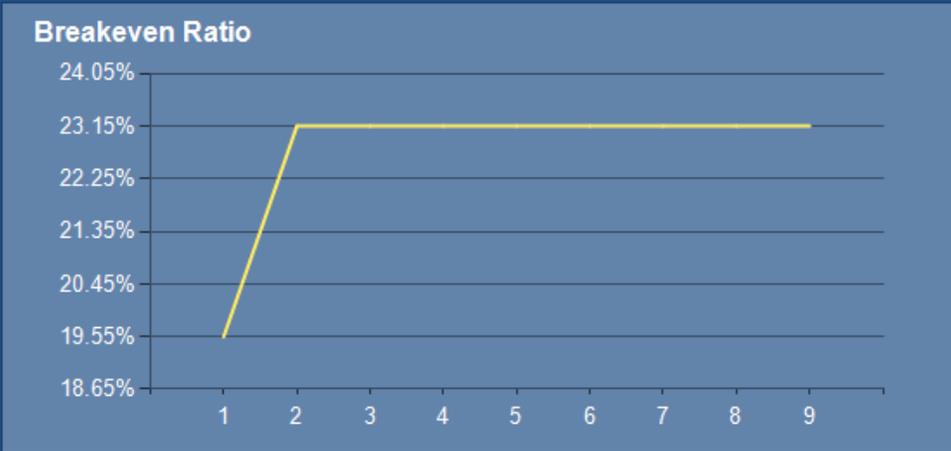
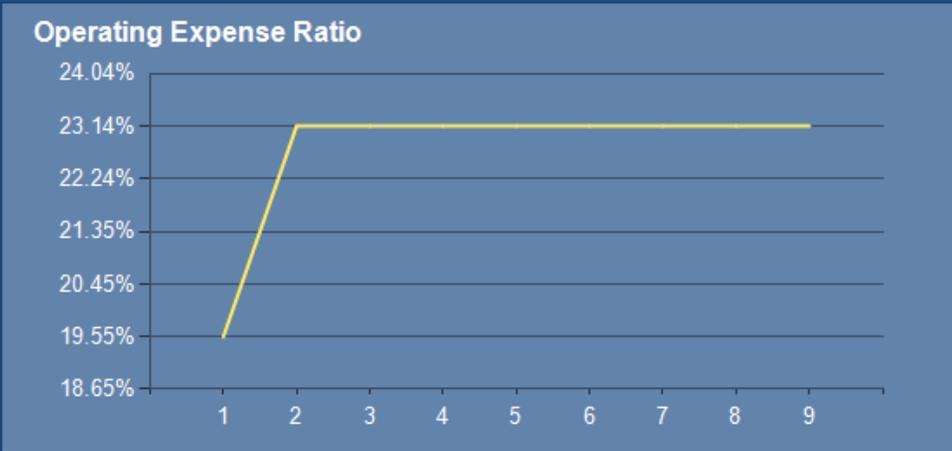
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$170,050	\$183,360	\$183,360	\$183,360	\$183,360	\$183,360	\$183,360	\$183,360	\$183,360	\$183,360
<b>Effective Gross Income</b>	<b>\$170,050</b>	<b>\$183,360</b>								
<b>Operating Expenses</b>										
Real Estate Taxes	\$14,810	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Insurance	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Landscaping	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Utilities	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
Pest	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440
<b>Total Operating Expense</b>	<b>\$33,250</b>	<b>\$42,440</b>								
<b>Net Operating Income</b>	<b>\$136,800</b>	<b>\$140,920</b>								



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	8.44%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%	8.70%
Operating Expense Ratio	19.55%	23.14%	23.14%	23.14%	23.14%	23.14%	23.14%	23.14%	23.14%	23.14%
Gross Multiplier (GRM)	9.53	8.84	8.84	8.84	8.84	8.84	8.84	8.84	8.84	8.84
Breakeven Ratio	19.55%	23.15%	23.15%	23.15%	23.15%	23.15%	23.15%	23.15%	23.15%	23.15%
Price / SF	\$249.38	\$249.38	\$249.38	\$249.38	\$249.38	\$249.38	\$249.38	\$249.38	\$249.38	\$249.38
Price / Unit	\$202,500	\$202,500	\$202,500	\$202,500	\$202,500	\$202,500	\$202,500	\$202,500	\$202,500	\$202,500
Income / SF	\$26.17	\$28.22	\$28.22	\$28.22	\$28.22	\$28.22	\$28.22	\$28.22	\$28.22	\$28.22
Expense / SF	\$5.11	\$6.53	\$6.53	\$6.53	\$6.53	\$6.53	\$6.53	\$6.53	\$6.53	\$6.53

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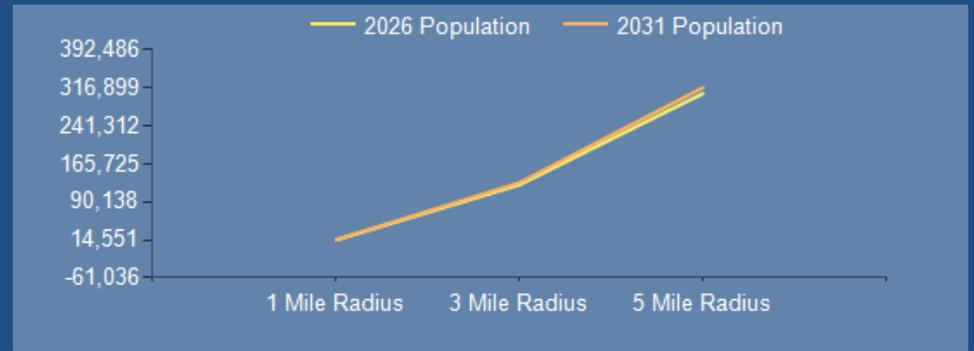
**Demographics**

General Demographics

Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,451	105,866	256,240
2010 Population	12,459	108,791	267,750
2026 Population	14,551	124,040	305,310
2031 Population	15,067	128,283	316,899
2026 African American	7,821	52,791	100,224
2026 American Indian	88	619	1,865
2026 Asian	312	3,482	12,187
2026 Hispanic	3,522	32,813	95,980
2026 Other Race	1,239	12,244	33,108
2026 White	3,251	38,595	108,340
2026 Multiracial	1,825	16,174	49,280
2026-2031: Population: Growth Rate	3.50%	3.35%	3.75%

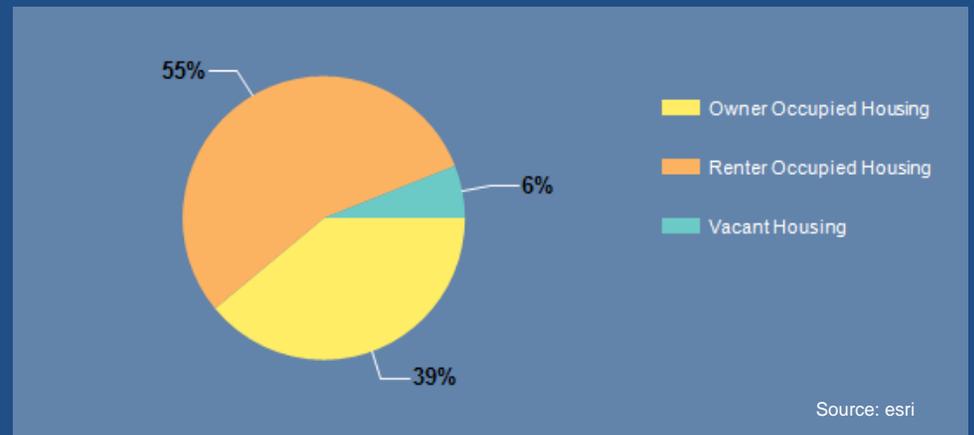
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	820	7,309	19,435
\$15,000-\$24,999	666	4,515	11,029
\$25,000-\$34,999	579	4,254	10,637
\$35,000-\$49,999	916	6,161	15,610
\$50,000-\$74,999	1,296	8,638	21,746
\$75,000-\$99,999	762	5,704	15,093
\$100,000-\$149,999	526	5,281	14,710
\$150,000-\$199,999	211	1,905	5,350
\$200,000 or greater	89	1,805	5,796
Median HH Income	\$49,054	\$51,341	\$52,984
Average HH Income	\$59,711	\$69,218	\$72,964



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

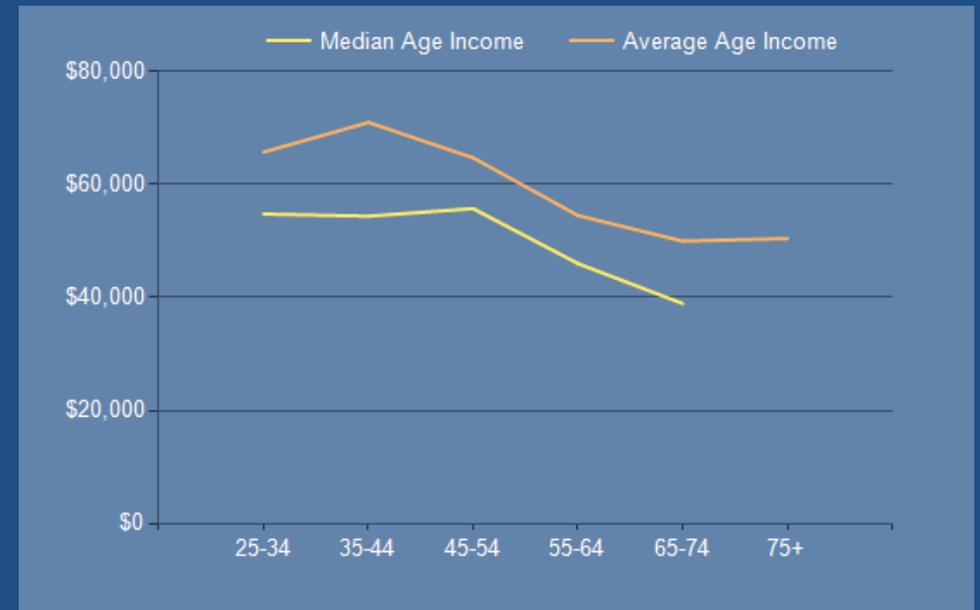
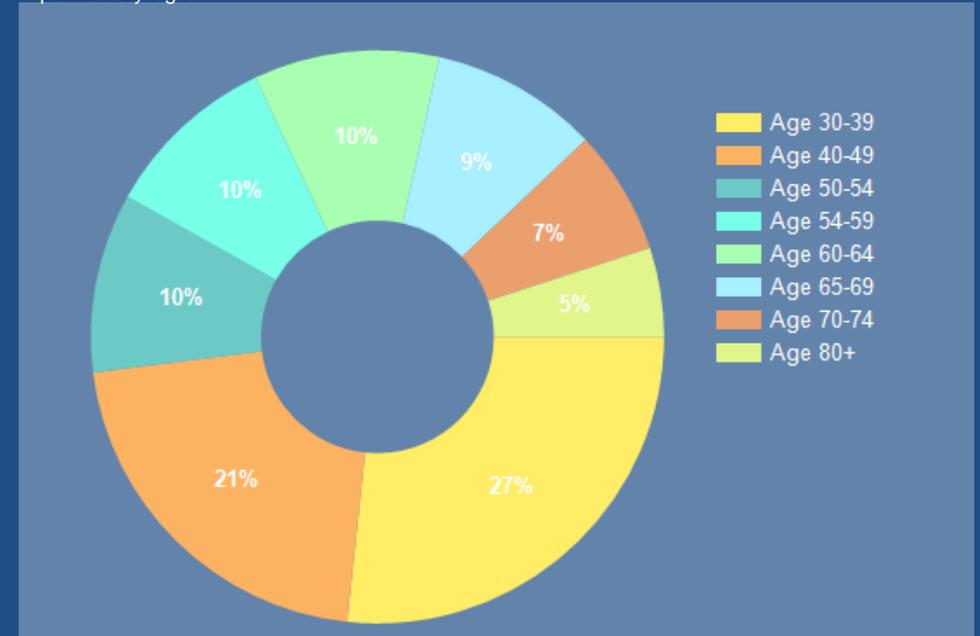


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,157	9,212	24,389
2026 Population Age 35-39	1,023	8,601	21,786
2026 Population Age 40-44	905	7,600	19,068
2026 Population Age 45-49	837	6,877	16,472
2026 Population Age 50-54	827	6,551	16,087
2026 Population Age 55-59	806	6,387	15,618
2026 Population Age 60-64	854	6,754	16,385
2026 Population Age 65-69	774	6,192	14,551
2026 Population Age 70-74	575	4,780	11,545
2026 Population Age 75-79	410	3,432	8,264
2026 Population Age 80-84	201	2,075	5,201
2026 Population Age 85+	166	1,692	4,678
2026 Population Age 18+	11,290	96,791	242,504
2026 Median Age	36	34	34
2031 Median Age	37	36	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,785	\$57,433	\$58,571
Average Household Income 25-34	\$65,741	\$71,304	\$73,964
Median Household Income 35-44	\$54,395	\$57,943	\$61,580
Average Household Income 35-44	\$70,993	\$80,223	\$86,576
Median Household Income 45-54	\$55,734	\$58,879	\$62,196
Average Household Income 45-54	\$64,723	\$79,525	\$85,232
Median Household Income 55-64	\$46,010	\$51,006	\$52,995
Average Household Income 55-64	\$54,519	\$70,527	\$77,235
Median Household Income 65-74	\$38,910	\$40,060	\$41,331
Average Household Income 65-74	\$49,977	\$59,635	\$63,630
Average Household Income 75+	\$50,442	\$55,216	\$55,722

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	78	82	85
Diversity Index (current year)	77	81	85
Diversity Index (2020)	76	81	84
Diversity Index (2010)	68	72	74

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	43%	34%	25%
American Indian	0%	0%	0%
Asian	2%	2%	3%
Hispanic	20%	21%	24%
Multiracial	10%	10%	12%
Other Race	7%	8%	8%
White	18%	25%	27%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	36	35
Median Asian Age	39	30	30
Median Black Age	34	33	33
Median Hispanic Age	32	33	33
Median Multiple Races Age	34	34	34
Median Other Race Age	32	31	31
Median Pacific Islander Age	39	38	34
Median White Age	41	38	38

2026 MEDIAN AGE BY RACE



# 7917 and 7919 Lakeshore Dr, Tampa, FL 33604

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