

E 108<sup>th</sup> Ave



**SALE**

# Multifamily Opportunity Tampa - Three Duplex's

**911 EAST 108TH AVENUE**

Tampa, FL 33605

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**PRESENTED BY:**

**GAIL BOWDEN**

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**BEN GRAHAM**

O: 941.928.1546

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 / Companies

# PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$995,000
NUMBER OF BUILDINGS:	3
NUMBER OF UNITS:	6
LOT SIZE:	0.36 Acres
BUILDING SIZE:	4,770 SF
ZONING:	RS-50/RS-50 - RESIDENTIAL SINGLE FAMILY
APN:	A18281945200000400012.0 A182819452 00000400014.0 A182819452 00000400016.0
NOI:	\$66,600.00
CAP RATE:	6.69%

## PROPERTY DESCRIPTION

Unlock the potential of this exceptional multifamily investment opportunity—a portfolio of three duplexes, totaling six units, each featuring 2 bedrooms, 1 bathroom, and 795 SF of living space.

This rare offering presents a highly attractive opportunity for investors seeking stable rental income, long-term appreciation, and value-add potential in a thriving market. With its desirable unit mix and strategic location, this property is well-positioned for strong occupancy rates and sustained demand.

Don't miss this chance to acquire a high-performing asset in a competitive real estate landscape.

## PROPERTY HIGHLIGHTS

- 6 units, 2 bdr/1 bath, 795 sf each
- New Roofs 2020
- Upside for higher rents

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## PROPERTY DETAILS

SALE PRICE	\$995,000
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## LOCATION INFORMATION

BUILDING NAME	Multifamily Opportunity Tampa - Three Duplex's
STREET ADDRESS	911 East 108th Avenue
CITY, STATE, ZIP	Tampa, FL 33605
COUNTY	Hillsborough
MARKET	Tampa
CROSS-STREETS	E 108th Ave & N Nebraska Ave
TOWNSHIP	28
RANGE	19
SECTION	18
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Mega
NEAREST HIGHWAY	350 FT to US 41
NEAREST AIRPORT	8.8 Miles to Tampa International Airport

## PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	RS-50/RS-50 - RESIDENTIAL SINGLE FAMILY
LOT SIZE	0.36 Acres
APN #	A 18 28 19 452 000004 00016.0
LOT FRONTAGE	154 ft
LOT DEPTH	118 ft
CORNER PROPERTY	No
WATERFRONT	No
POWER	Yes

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## PROPERTY DETAILS

SALE PRICE	\$995,000
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## BUILDING INFORMATION

BUILDING SIZE	4,770 SF
NOI	\$66,600.00
CAP RATE	6.69
OCCUPANCY %	100.0%
TENANCY	Multiple
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	1,590 SF
YEAR BUILT	1983
GROSS LEASABLE AREA	4,770 SF
CONSTRUCTION STATUS	Existing
FRAMING	Block
CONDITION	Average
ROOF	New 2020
FREE STANDING	Yes
NUMBER OF BUILDINGS	3

## PARKING & TRANSPORTATION

PARKING TYPE	Surface
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## UTILITIES & AMENITIES

NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
LEED CERTIFIED	No

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## RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
907A	2	1	795 SF	\$1,525.00	\$1.92	\$1,650.00	08/01/2023	07/31/2025
907B	2	1	795 SF	\$1,450.00	\$1.82	\$1,025.00	04/01/2021	-
909A	2	1	795 SF	\$1,550.00	\$1.95	-	01/13/2025	12/13/2025
909B	2	1	795 SF	\$1,675.00	\$2.11	\$1,450.00	01/08/2023	12/31/2025
911A	2	1	795 SF	\$1,600.00	\$2.01	\$1,525.00	02/01/2024	01/31/2026
911B	2	1	795 SF	\$1,400.00	\$1.76	\$1,400.00	11/01/2024	10/31/2025
<b>TOTALS</b>			<b>4,770 SF</b>	<b>\$9,200.00</b>	<b>\$11.57</b>	<b>\$7,050.00</b>		
<b>AVERAGES</b>			<b>795 SF</b>	<b>\$1,533.33</b>	<b>\$1.93</b>	<b>\$1,410.00</b>		

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## INCOME & EXPENSES

### INCOME SUMMARY

### MULTIFAMILY OPPORTUNITY

VACANCY COST	\$0
<b>GROSS INCOME</b>	<b>\$110,400</b>
<b>EXPENSES SUMMARY</b>	<b>MULTIFAMILY OPPORTUNITY</b>
<b>OPERATING EXPENSES</b>	<b>\$43,800</b>
<b>NET OPERATING INCOME</b>	<b>\$66,600</b>

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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

	MULTIFAMILY OPPORTUNITY
PRICE	\$995,000
PRICE PER SF	\$209
PRICE PER UNIT	\$331,667
GRM	9.01
CAP RATE	6.69%
CASH-ON-CASH RETURN (YR 1)	6.69%
TOTAL RETURN (YR 1)	\$66,600

## OPERATING DATA

	MULTIFAMILY OPPORTUNITY
GROSS SCHEDULED INCOME	\$110,400
TOTAL SCHEDULED INCOME	\$110,400
GROSS INCOME	\$110,400
OPERATING EXPENSES	\$43,800
NET OPERATING INCOME	\$66,600
PRE-TAX CASH FLOW	\$66,600

## FINANCING DATA

	MULTIFAMILY OPPORTUNITY
DOWN PAYMENT	\$995,000

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## AERIAL MAP



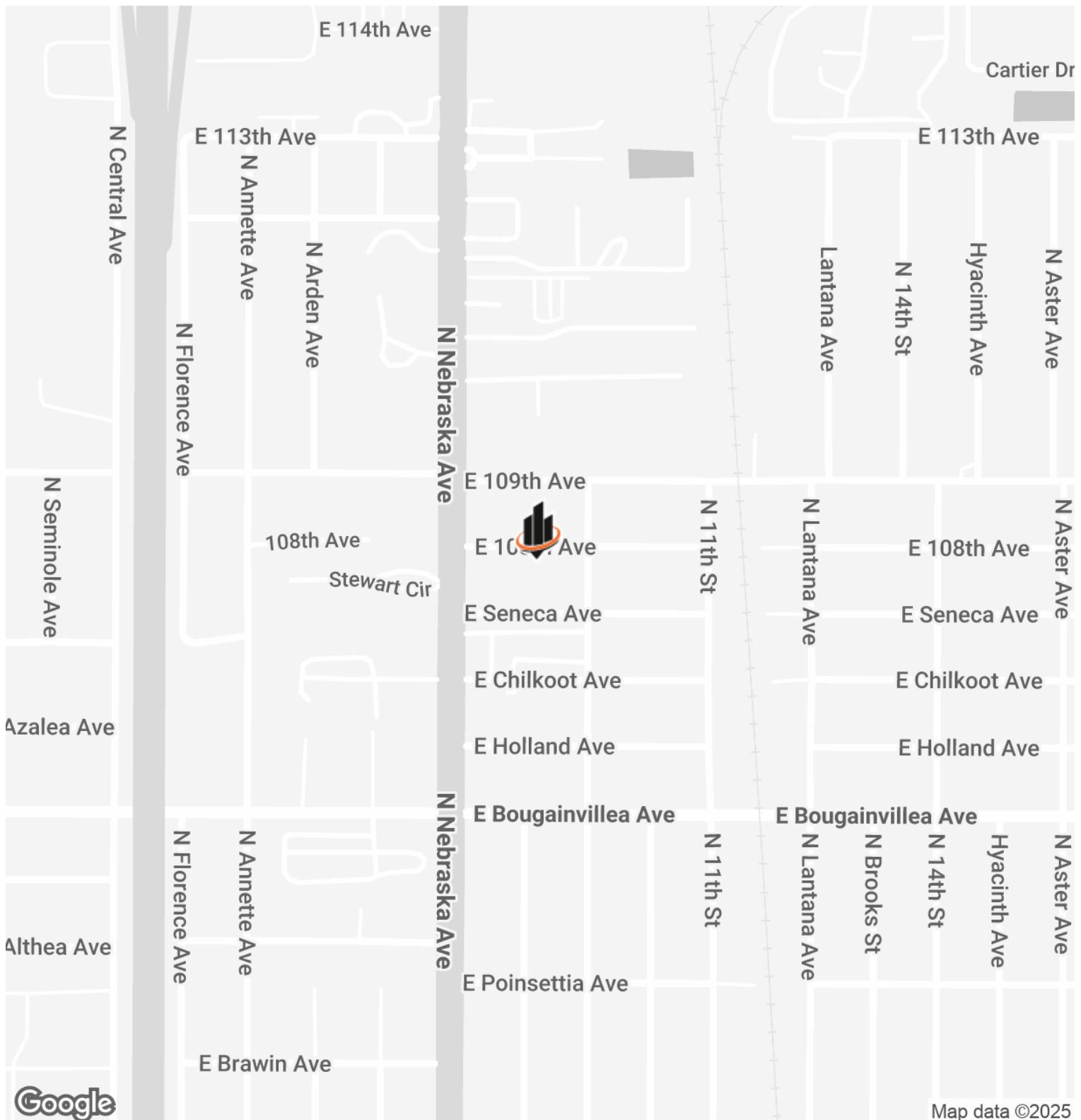
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## GAIL BOWDEN

Senior Investment Advisor

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Direct: **941.223.1525** | Cell: **941.223.1525**

## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

## RECENT TRANSACTIONS

- SOLD | Mount Dora, FL | Medical Office Building | \$16,300,000

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SVN / Cooperatives