



5901 Bryce Lane

Tampa, FL 33615 · Town 'n' Country Submarket

ASKING PRICE

\$4,052,000

34 Units

5 BUILDINGS

\$119,176

PRICE / UNIT

1.78 AC

SITE SIZE
(77,536 SF)

6.5%

CAP RATE

1983

YEAR BUILT

PROPERTY OVERVIEW

Built in 1983, 5901 Bryce Lane is a 34-unit garden-style community spread across 5 buildings on a 1.78-acre site in Tampa's Town 'n' Country submarket. The property is 94% occupied (32 of 34 units) with a mix of studio, one-, and two-bedroom units renting from \$925 to \$1,750 — with in-place rents on several units well below the top of that range, leaving room to push rent at turnover.

INVESTMENT HIGHLIGHTS

- **RENT SPREAD SIGNALS UPSIDE** In-place 1-bedroom rents range from \$925 to \$1,250/month (\$1,144 avg.) — turnover and light renovation offer room to compress that spread upward.
- **RECENT UNIT-LEVEL WORK** Flooring replaced in multiple units (9/2025, 11/2025) and a water heater replaced 7/2025.
- **LOW-DENSITY, GARDEN-STYLE SITE** 34 units across 5 detached buildings on a 77,536 SF (1.78-acre) site — roughly 19 units/acre.
- **WEST TAMPA LOCATION** Town 'n' Country sits close to Tampa International Airport and the Veterans Expressway (589).
- **INDIVIDUALLY METERED ELECTRIC** Electric is separately metered per unit; water runs on one master meter, with 2 additional master meters serving common-area lighting.

UNIT MIX SUMMARY

UNIT TYPE	UNITS	AVG. RENT	TOTAL MONTHLY RENT
2 BR / 1 BA	1	\$1,750	\$1,750
1 BR / 1 BA	28	\$1,144*	\$29,753*
Studio / 1 BA	5	\$973	\$4,867
Total / Weighted Avg.	34	\$1,070	\$36,370

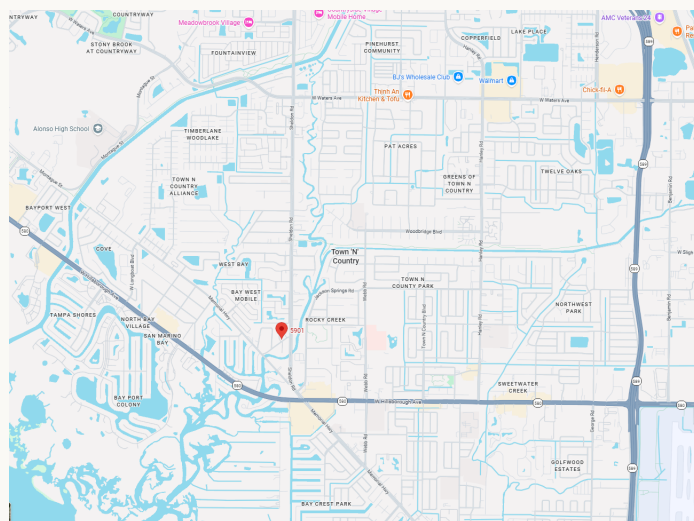
2 of 34 units are currently vacant (5903, 5908 — both 1 BR/1 BA), shown at \$0 above. *1 BR average reflects the 26 occupied units, including 5904 (move-in 9/1 at \$1,075 — not yet reflected in the financials below). Studio total includes 5956 at \$925/month (lease start 4/1).

FINANCIAL SUMMARY

	2026 ANNUALIZED
Total Income	\$454,752
Operating Expenses	\$111,457
Property Tax	\$39,912
Insurance	\$40,000
Net Operating Income	\$263,384
Cap Rate @ \$4,052,000	6.5%

2026 Annualized = Jan–Aug 2026 run rate projected to a full year; not yet realized. Source: owner-provided financials, unaudited.

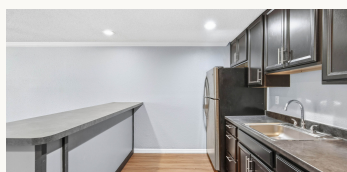
SITE PLAN / LOCATION MAP



PROPERTY PHOTOS



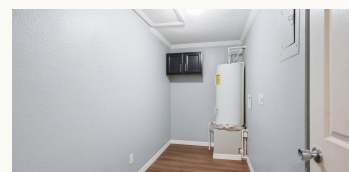
EXTERIOR



UNIT INTERIOR



SITE / GROUNDS



RECENT CAPEX

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Sample Unit Photos

Interior photos of a recently renovated 1-bedroom / 1-bath unit at the property, representative of the finish level in the building's updated units.



LIVING AREA



KITCHEN



KITCHEN / OPEN-CONCEPT LIVING



BEDROOM



BEDROOM — ALTERNATE VIEW



BATHROOM