

JUST LISTED!

COLONIAL CLUB

📍 7802 Colonial Club Ct, Riverview, FL 33578

INVESTMENT HIGHLIGHTS

- Nicely Renovated 12-Unit Apartment Community in the Rapidly Growing Riverview, FL
- 1982 Concrete Block Construction with Pitched Roofs and Central HVAC
- Attractive Unit Mix of 800 SF 2-Bedroom Floorplans w/ Washers & Dryers Provided
- 6.25% Takeover Cap Rate, Reflecting Adjusted Taxes & Insurance
- Ability to Boost Additional Income by Achieving 100% Implementation of RUBS Program
- Recent Capex of \$485,000: Interior Renovations for 11/12 Units, a New Septic System, an Upgraded Drainage System, Repainting the Buildings, Restriping the Parking Lot, and Upgrading the Landscaping
- Unit Interiors Feature LVP Flooring, White Shaker Cabinets, Stainless Steel Appliances, Washers & Dryers, and Updated Showers and Vanities
- Riverview has Posted Strong Population Growth of 10%+ Over the Past 5 Years (CoStar)
- Employment Growth (+97%) has Outpaced Population Growth (+81%) Since 2010, a Trend that is Projected to Continue Through 2050 (PlanHillsborough.org)
- Upcoming Developments Include a 40k SF Inpatient Rehab Facility (Ryan Companies & Exalt Health) and a 15.5 Acre Retail Development that will Include Multiple QSRs, a Car Wash, and Self-Storage (Ferber Co.)
- Located Just 12 Miles Outside of Downtown Tampa, the Premier CBD in the Region with Significant Entertainment Options
- Convenient Access to Surrounding Retail Such as ALDI (0.8 mi), Bealls (1.3 mi), The Home Depot (1.6 mi), Lowes (1.7 mi), Target (1.8 mi), Publix (2.0 mi), and Walmart (2.0 mi)

INVESTMENT DETAILS

Asking Price	\$2,100,000
Price Per Unit	\$175,000
Number of Units	12
Year Built	1982





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