

# JUST LISTED!

## URBAN HEIGHTS

5113 N Nebraska Ave, Tampa, FL 33603

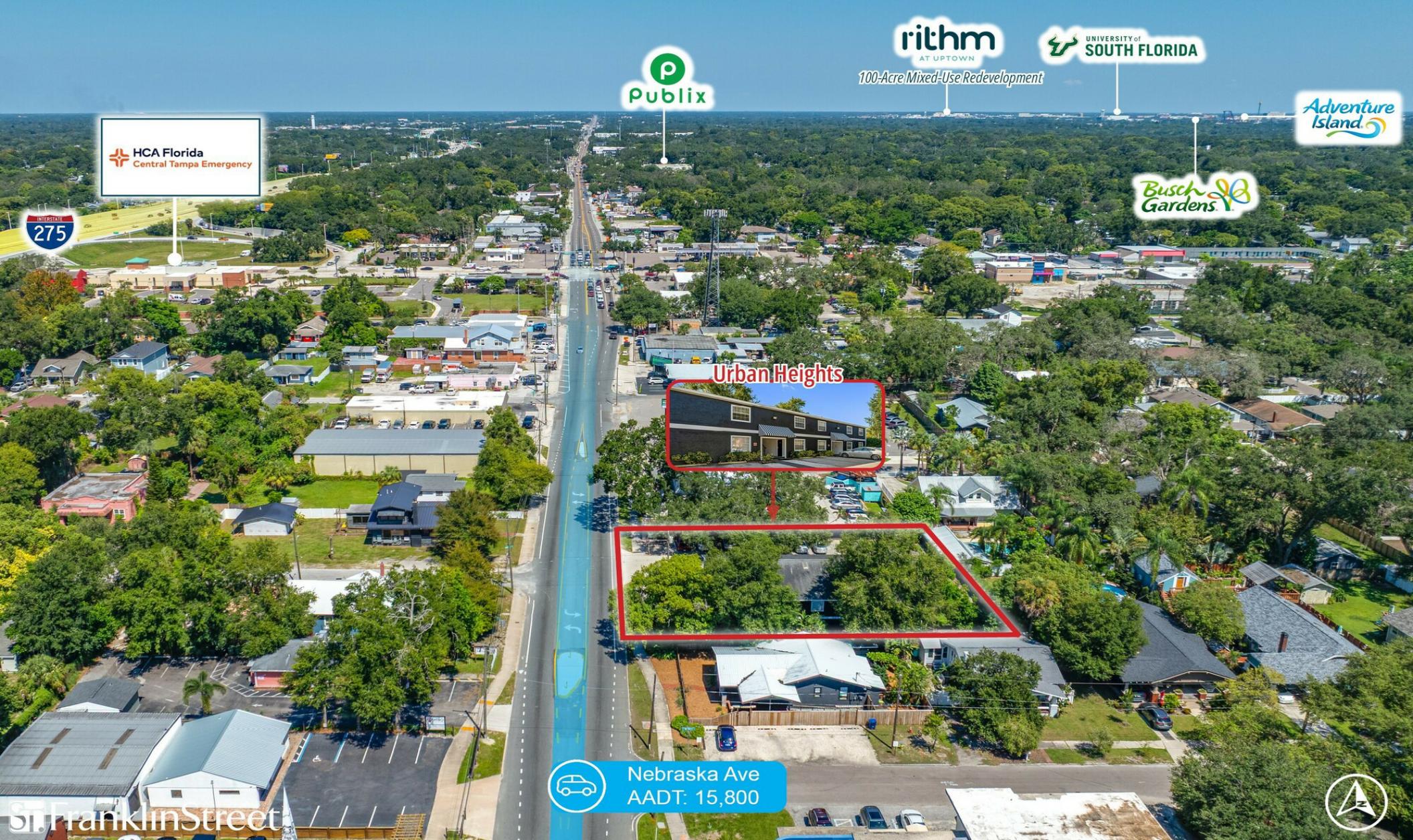
### INVESTMENT HIGHLIGHTS

- Renovated 14-Unit Multifamily Property Situated in the Highly Desirable Seminole Heights Neighborhood
- 6.24% Takeover Cap Rate Reflecting Adjusted Taxes & Insurance
- Value-Add Opportunity with Projected Annual Rent Growth of \$11,250+
- Solid 1985 Concrete Block Construction with Durable Pitched Roofs
- Upgraded Interiors Feature Vinyl Plank/Tile Flooring, Granite Counters, Stainless Steel Appliances with Dishwashers, and Modernized Cabinetry
- Exterior Enhancements Include Fresh Paint & a Newly Installed On-Site Laundry Facility
- Historic & Vibrant Seminole Heights: Situated in the Heart of One of Tampa's Most Desirable and Rapidly Evolving Neighborhoods, Known for its Early-20th-Century Bungalows, and Artsy Local Businesses
- Walkable & Trendy Corridor: Easy Access to Local Dining, Coffee Shops, Breweries, and Boutique Retail Along Florida Avenue, Nebraska Avenue, and Nearby Hillsborough Avenue
- Strong Connectivity: Located Just 0.2 Miles from I-275, Offering Fast Access to Downtown Tampa, the Westshore Business District, and Regional Transit Routes
- Convenient Retail Access: The Property is Just Minutes from Key Grocery and Retail Anchors, Including Publix Super Market, and Walmart Supercenter Less Than 2 Miles Away

### INVESTMENT DETAILS

Price	\$2,200,000
Price Per Unit	\$157,143
Number of Units	14
Year Built	1985





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