

# JUST LISTED!

## PARK VIEW PORTFOLIO

 5505 N Habana Ave, 2505 Violet St, 4827 Melton Ave, Tampa, FL 33614

### INVESTMENT HIGHLIGHTS

- Concrete Block Construction Built in 1972, 1981, and 1983
- 5.83% Takeover Cap Rate with Adjusted Taxes
- Prime Value-Add Opportunity in a Great Location and Strong Unit Mix
- 52% 2/Bed 1/Bath and 48% 1/Bed 1/Bath units
- Recent Capex Includes: Two of the Three New Roofs (Parkview and Southview), All-New HVAC, All-New Stainless-Steel Appliances, and Light Interior Renovations
- Rents Are Currently on the Low End of the Comp Set in the Surrounding Area. Average Rents at the Portfolio Are \$1,378
- Clear path to 7.15%+ year 2 cap rate by increasing rents to the comp set average of \$1,500+
- Central Tampa Positioning: Strategically Located Minutes from Downtown Tampa, Westshore Business District, and Tampa International Airport, Offering Direct Access to the Region's Leading Economic Engines and 170,000+ Jobs Combined
- Healthcare & Institutional Employment Core: Proximity to Major Employers Including St. Joseph's Hospital, Tampa General Hospital, Hillsborough County Public Schools, and the University of Tampa Drives Strong Renter Demand
- Lifestyle & Retail Convenience: Surrounded by Established Commercial Corridors with Convenient access to Publix, Midtown Tampa, International Plaza & Bay Street, and a Wide Selection of Dining and Entertainment
- Rapidly Growing Urban Neighborhoods: Positioned within Redeveloping and High-Demand Areas Including Seminole Heights and North Tampa, Supported by Continued Population Growth, Rising Home Values, and Increased Renter Preference

### INVESTMENT DETAILS

Sale Price	\$13,000,000
Price Per Unit	\$154,762
Price Per SF	\$205.70
Number of Units	84
Years Built	1972 (West View), 1981 (South View), 1983 (Park View)





## PARK VIEW PORTFOLIO

**MARK SAVARESE (LEAD)**  
Director  
FL #SL3424810  
813.577.3837  
mark.savarese@franklinst.com

**AVERY JORDAN**  
Senior Director  
FL #SL3375596  
813.577.3826  
avery.jordan@franklinst.com

**CARY BROWN**  
Senior Associate  
FL #SL3494420  
813.559.2015  
cary.brown@franklinst.com

**EVE LOWRY**  
Senior Associate  
FL #SL3549854  
813.682.6192  
eve.lowry@franklinst.com