

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) |





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