

JUST LISTED!

NEW PORT RICHEY PORTFOLIO

 New Port Richey, FL

INVESTMENT HIGHLIGHTS

- High-Growth Tampa MSA Submarket: Positioned within a rapidly expanding suburban submarket with direct connectivity to SR-589 via Ridge Road and proximity to Moffitt Cancer Center's Speros campus and the Angeline master-planned community, supporting long-term residential demand and economic growth
- Economies of Scale: Aggregated 107-unit portfolio with assets in close proximity, allowing for operational efficiencies, shared management oversight, and expense optimization
- Interior Upgrade Opportunity: Ability to implement a luxury-grade renovation program including LVP flooring, quartz countertops, white shaker cabinetry with modern hardware, stainless steel appliance packages, and upgraded plumbing and lighting fixtures
- Durable Construction: Predominantly concrete block construction across the portfolio, supporting long-term physical durability and reduced maintenance exposure
- Functional Unit Mix: Majority two-bedroom layouts with 17% (18 units) configured as townhome-style residences, approximately 35% of units feature vaulted ceilings in the living room
- Private Outdoor Space Enhancement: 60% of units feature back patio areas with opportunity to enclose and create direct-access private backyard spaces
- Proximity to US-19, SR-54, and SR-589 Corridors: Immediate access to major north-south and east-west thoroughfares providing connectivity throughout Pasco County and into Pinellas and Hillsborough Counties
- Retail & Daily Needs Convenience: Minutes from major grocery anchors including Publix, Winn-Dixie, ALDI, and Walmart Supercenter, as well as national retailers such as Target, Home Depot, and Lowe's along the US-19 and SR-54 commercial corridors
- Strong Employment Access: Convenient access to major regional employers including BayCare Health System, HCA Florida Trinity Hospital, and Moffitt Cancer Center's Speros campus, as well as connectivity via SR-589 to Tampa's Westshore and Downtown employment corridors

INVESTMENT DETAILS

Asking Price	\$12,300,000
Number of Units	107
Average Lease Rent	\$1,228





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