

THE MCELROY GARDEN FLATS

8 UNITS - PRIME SOUTH TAMPA LOCATION



PROPERTY INFORMATION:

- (2) Separate Folios: 131972-0000 / 131970-0000
- Each Folio Is Classified As A Quadplex & Lot Size = 9,000 Sq Ft (60' Wide x 150' Deep)
- Each Building Has Shared Water Meter, But Every Unit Has Separate Electric Meters
- Each Unit Is A True 1 Bedroom & 1 Bathroom (520 - 540 Sq Ft)
- New Roof Installed August 2022

4511:	Heated Sq Ft = 2,124 Built = 1966 Lot Size = 9,000 Sq Ft	Total Sq Ft = 2,316 Block Construction Lot Dimensions: 60' Wide x 150' Deep
4513:	Heated Sq Ft = 2,124 Built = 1966 Lot Size = 9,000 Sq Ft	Total Sq Ft = 2,212 Block Construction Lot Dimensions: 60' Wide x 150' Deep

PROJECTED INCOME

UNIT	Units	Monthly	Annual Lease	Annual AirDNA
4511: Unit A - VACANT	1/1 - 540 SF	\$1,800.00	\$21,600.00	\$31,400.00
4511: Unit B - VACANT	1/1 - 522 SF	\$1,800.00	\$21,600.00	\$31,400.00
4511: Unit C - VACANT	1/1 - 540 SF	\$1,800.00	\$21,600.00	\$31,400.00
4511: Unit D - VACANT	1/1 - 522 SF	\$1,800.00	\$21,600.00	\$31,400.00
4513: Unit A - VACANT	1/1 - 540 SF	\$1,800.00	\$21,600.00	\$31,400.00
4513: Unit B - VACANT	1/1 - 522 SF	\$1,800.00	\$21,600.00	\$31,400.00
4513: Unit C - VACANT	1/1 - 540 SF	\$1,800.00	\$21,600.00	\$31,400.00
4513: Unit D - VACANT	1/1 - 522 SF	\$1,800.00	\$21,600.00	\$31,400.00
	Total	\$14,400.00	\$172,800.00	\$251,200.00

Rentalizer

Property Earning Potential

ADDRESS/TITLE
4513 W McElroy Ave, Tampa, FL 33611, USA

MARKET/SUBMARKET
Tampa • South Tampa
 Suburban • Submarket Score: 84/100

[View Submarket Analysis](#) →

1 Bed ▾ 1 Bath ▾ 2 Guests ▾ [Update](#)

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Projected Revenue ⓘ
\$32.4K

Occupancy ⓘ
66%

Confidence Score ⓘ
Low ⓘ

ADR ⓘ
\$135

PROJECTED EXPENSES

EXPENSE	Units	Monthly	Annually
Flood Insurance	4511	\$217.60	\$2,612.00
Flood Insurance	4513	\$217.60	\$2,612.00
Homeowners Insurance	4511	\$396.41	\$4,756.94
Homeowners Insurance	4513	\$396.41	\$4,756.94
Landscaping & Lawn care	4511 + 4513	\$100.00	\$1,200.00
Internet (Both Buildings)	4511 + 4513	\$59.99	\$719.88
Trash & Water Bill	4511 + 4513	\$300.00	\$3,600.00
	TOTAL	\$1,688.01	\$20,257.76

ACTUAL EXPENSES

EXPENSE	PROPERTY	2023	2024	2025
Property Taxes	4511	\$6,544.71	\$6,880.64	-
Property Taxes	4513	\$6,522.13	\$6,858.22	-
Flood Insurance	4511	-	\$1,996.00	
Flood Insurance	4513	-	-	\$2,612.00
Homeowners Insurance	4511	-	\$4,163.25	
Homeowners Insurance	4513	-	-	\$4,756.94
	Total		Total	

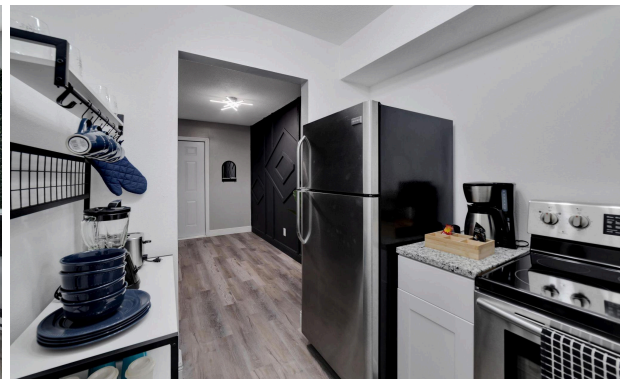
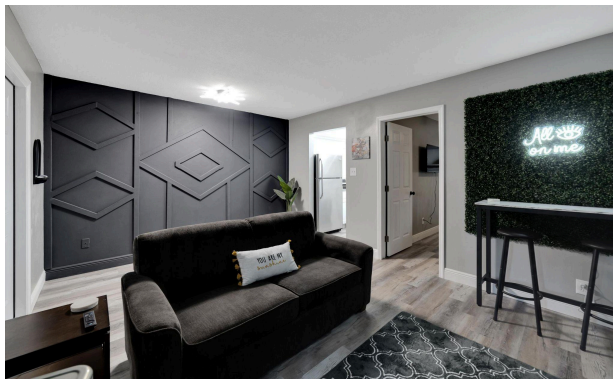
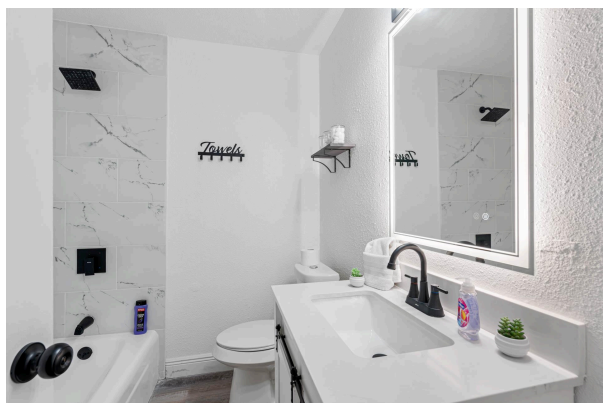
Flood Insurance Policy Transferrable

WATER BILL: 2025 YTD

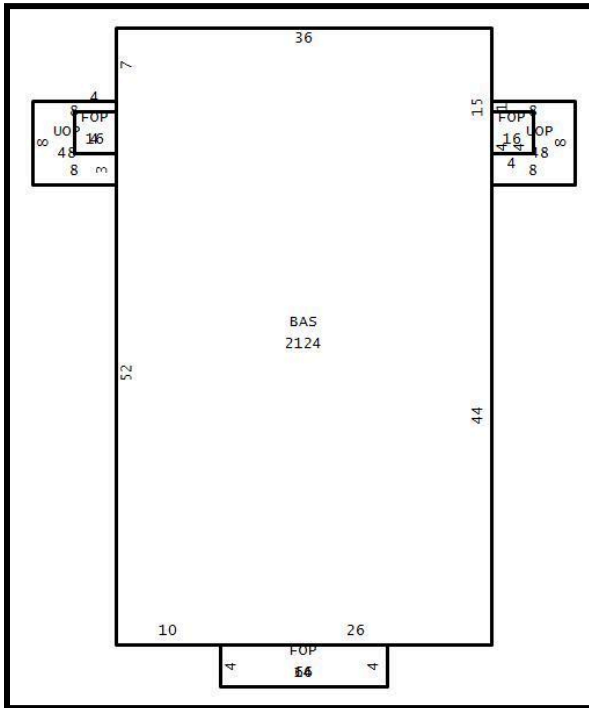
EXPENSE	4511	4513	TOTAL
January '25	\$216.49	\$62.78	\$279.27
February '25	\$246.35	\$72.11	\$318.46
March '25	\$276.21	\$81.45	\$357.66
April '25	\$246.25	\$62.71	\$308.96
May '25	\$236.33	\$53.41	\$289.74
June '25	\$216.49	\$44.10	\$260.59
July '25	\$215.18	\$99.93	\$315.11
August '25	\$205.26	\$90.63	\$295.89
YTD Total	\$1,858.56	\$567.12	\$2,425.68

4511 Water Bill Includes Dumpster For Both Buildings

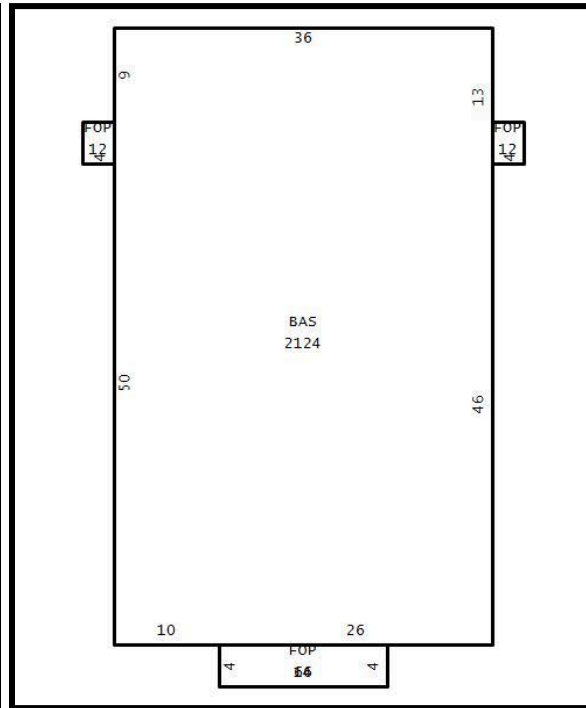
ADDITIONAL PROPERTY PHOTOS:



BUILDING SKETCHES:



4511 W McElroy Ave



4513 W McElroy Ave