



POUR & PITCH

Location: 2322 N. Highland ave. Tampa

www.tampaheightsmtg.com
www.serrallesgroup.com

FREE VACATION TO ONE ATTENDEE



Deals of The Week

HOME FOR SALE

\$195,000

- 2 Bedrooms
- 2 Bathrooms
- Private Backyard
- Living Room
- 2 Car Garage
- Stainless Steel Appliances
- Hardwood Floors
- Walk-in Closets

CALL RAY WOODS: 727-310-9982

\$195K

SERRALLES GROUP, INC.

Lot for Sale @ \$175,000

LOT INFORMATION: LOT SIZE: 7,100 SQFT | .16 ACRE | 50 X 142 | ZONED: RM-10 | LOT #10

\$175K

103 W HAMILTON AVENUE, TAMPA, FL 33604

COMMERCIAL / RESIDENTIAL FOR SALE

DETAILED:

- 2 Bedrooms
- 2 Bathrooms
- Kitchen & Livingroom
- Zoned Commercial

KEY FEATURES:

- 1,498 SqFt of total leaved space
- Skylight & Kai Pond
- Minutes to all things Tampa

CALL RAY WOODS: 727-310-9982

\$250K

COZY & CHARMING HOME FOR SALE

List Price: **\$340,000**

5214 N. 73th St. Tampa, FL 32610

Features:

- Kitchen - Living Room
- Total Area: 1,475 SQFT
- 3 Bedrooms
- 2 Bathrooms

JUST LISTED! COME VIEW IT TODAY!

\$340K

Duplex For Sale

List Price: **\$369,900**

www.SerrallesGroup.com BK# 508994

INFO: 3/1 & 1/1 - 2 UNITS STORAGE & SPACIOUS PERFECT LOCATION

ADDRESS: 4020 20TH STREET N ST PETE, FL 32714

\$369K+

FOR SALE 4 LOTS & 2 HOMES

132 ACRES | 2 BUILDINGS

LISTED AT: **\$850,000**

MAIN FEATURES:

- HOUSE #1
- HOUSE #2
- 2 LOTS

CALL RAY WOODS: 727-310-9982

\$850K

Plus More

Cross Property 360 Property View

503 MAGNOLIA AVENUE, SEFFNER, Florida 33584

Listing

T3467479 503 MAGNOLIA AVE, SEFFNER, FL 33584



County: Hillsborough
Subdiv: BROADWAY HEIGHTS EAST
Subdiv/Condo:
Beds: 2
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Lot Features: In County
Total Acreage: 0 to less than 1/4
Garage: No **Attch:** Spcs:
Garage/Parking Features: None
LP/SqFt: \$203.13

Status: Active
On Market Date: 08/21/2023
List Price: \$195,000
Year Built: 1959
Special Sale: None
ADOM: 160
CDOM: 160

Pets:
Carport: Yes **Spcs:** 1

Heated Area: 960 SqFt / 89 SqM
Total Area: 1,398 SqFt / 130 SqM

Home Warranty Y/N: No
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: X

Current Market Value
Asking at 24% off = \$255,360
(Based on price per sqft)

May not assign. Rooms are approximate in size. Nice 2/2 for sale in beautiful Seffner.

Land, Site, and Tax Information

Legal Desc: BROADWAY HEIGHTS EAST LOT 8 BLOCK 8
SE/TP/RG: 02-29-20
Subdivision #: 26Y
Between US 1 & River:
Tax ID: U-02-29-20-26Y-000008-00008.0
Taxes: \$791
Homestead: Yes

Zoning: RDC-6
Future Land Use: 011L
No Drive Beach:
Zoning Comp: Yes
Tax Year: 2022
AG Exemption YN:
CDD: No Annual CDD Fee:
Complex/Comm Name:
SW Subd Name: Not Applicable

Block/Parcel: 000008
Front Exposure: East
Lot #: 000080
Other Exemptions:

Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 0021/0001
Total # of Floors: 1
Land Lease Y/N: No
Lot Dimensions: 50.0X120.0

Land Lease Fee:

Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.14

Flood Zone Panel:
Planned Unit Dev:
Census Tract:

Lot Size: 5,998 SqFt / 557 SqM

Interior Information

A/C: Wall/Window Unit(s)
Heat/Fuel: Wall Units / Window Unit
Utilities: Public
Sewer: Septic Tank
Water: Well
Fireplace: No
Heated Area Source: Public Records

Appliances Incl: Range, Range Hood, Refrigerator
Flooring Covering: Carpet, Vinyl
Interior Feat: Other

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Bedroom 2	First	12x11		Built-in Closet	
Kitchen	First	12x12			
Living Room	First	12x16			
Primary Bedroom	First	12x13		Built-in Closet	

Exterior Information

Other Structures: Storage
Ext Construction: Wood Frame
Roof: Shingle
Property Description:
Ext Features: Storage
Pool: None
Pool Features:
Patio And Porch Features: Covered, Deck, Patio, Porch
Foundation: Crawlspace
Garage/Parking Features: None
Road Surface Type: Asphalt
Horse Amenities:

Garage Dim:
Architectural Style:

Pool Dimensions:

Spa:

Fencing: Fenced

Green Features

Disaster Mitigation:
Solar Panel Ownership:

Green Water Features:

Community Information

HOA / Comm Assn: No
HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Elementary School: Colson-HB

HOA Fee:
Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:
Middle School: Burnett-HB

Master Assn Ph:
Housing for Older Per: No
High School: Armwood-HB



Market Analysis Summary | Residential

Listings as of 1/31/2024 at 8:57 am, Page 1 of 2

#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SPLP	CDOM
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Listings: Active

1	T3467479	503 MAGNOLIA AVE	BROADWAY HEIGHTS EAST	2	2	0	1	No	1959	0.14	960	\$203	\$195,000				161
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Listings: Sold

1	C7482451	5220 PLUM AVE	MANGO HILLS	2	1	1	2	No	1960	0.33	888	\$259	\$230,000	\$230,000	01/25/2024	100.0%	75
2	T3471442	1208 OAKHILL ST	OAK VALLEY SUB UN 1	2	2	0	1	No	1980	0.17	1,100	\$273	\$299,000	\$300,000	11/20/2023	100.3%	6
3	T3478809	1014 W OLD HILLSBOROUGH AVE	UNPLATTED	2	2	0	0	No	1968	1.14	1,296	\$255	\$315,000	\$330,000	11/17/2023	104.8%	4
4	T3471962	203 VIRGINIA AVE	SEFFNER HEIGHTS	2	2	0	1	No	2016	0.11	1,228	\$285	\$350,000	\$350,000	10/18/2023	100.0%	12

Min	2	1	0	0					1960	0.11	888	\$255	\$230,000	\$230,000		100.0%	4
Max	2	2	1	2					2016	1.14	1,296	\$285	\$350,000	\$350,000		104.8%	75
Avg	2	2	0	1					1981	0.44	1,128	\$268	\$298,500	\$302,500		101.3%	24
Med	2	2	0	1					1974	0.25	1,164	\$266	\$307,000	\$315,000		100.2%	9

5	Total Listings	Average for all:	2	2	0	1			1977	0.38	1,094	\$255	\$277,800	\$302,500		101.3%	52
		Median for all:	2	2	0	1			1968	0.17	1,100	\$259	\$299,000	\$315,000		100.2%	12

① Undersired (perfect rental/1st time)
 ② Affordable
 ③ Underpriced/Discarded
 Home buyer Home

Presented by: Rav Woods

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Cross Property 360 Property View

2907 CORD STREET, TAMPA, Florida 33605

Listing

T3439003 2907 CORD ST, TAMPA, FL 33605



County: Hillsborough
 Subdiv: OAK PARK
 Subdiv/Condo:
 Style: Residential
 On Market Date: 04/11/2023
 Total Acreage: 0 to less than 1/4
 Price Per Acre:\$1,093,750.00
 For Lease: No
 Flood Zone Code:X

Status: Active
 List Price: \$175,000

Special Sale: None
 ADOM: 294
 CDOM: 294
 Pets: Yes

Did have a house on it in the past burned down. Zoned RM-16.

Land, Site, and Tax Information

Legal Desc: OAK PARK LOT 16 BLOCK 3	Zoning: RM-16	Block/Parcel: 3
SE/TP/RG: 09-29-19	Future Land Use:	Front Footage: 50
Subdivision #: 4BR	Zoning Comp:	Front Exposure: West
Between US 1 & River:	Tax Year: 2022	Lot #: 16
Tax ID: A-09-29-19-4BR-000003-00016.0	Annual CDD Fee:	Other Exemptions:
Taxes: \$640	Additional Tax IDs:	Development:
Homestead:	Complex/Comm Name:	Subdiv/Condo:
AG Exemption YN:	Land Lease Fee:	Lot Size: 7,100 SqFt / 660 SqM
Add Parcel: No	Lot Size Acres: 0.16	
Ownership: Fee Simple	Waterfront Ft: 0	
Book/Page: 7-56		
Lot Dimensions: 50x142		
Water Frontage: No		
Utilities: Cable Available, Electricity Available, Phone Available, Public, Sewer Available, Water Available		
Water: Public		
Sewer: Public Sewer		
Horse Amenities:	Road Surface Type: Paved	

Community Information

Community Features: Expressway	HOA Fee:	HOA Pmt Sched:	Mo Maint\$(add HOA):
HOA / Comm Assn: No		Master Assn Fee:	Master Assn Ph:
Master Assn/Name: No		Middle School: Greco-HB	High School: Blake-HB
Elementary School: Oak Park-HB			

**LESS THAN 2 MILES
FROM YBOR CITY**

Cross Property 360 Property View

103 W HAMILTON AVENUE, TAMPA, Florida 33604

Listing

T3451790 103 W HAMILTON AVE, TAMPA, FL 33604



County: Hillsborough
 Subdiv: AVON SPGS
 Subdiv/Condo:
 Beds: 2
 Baths: 2/0
 Pool: None
 Property Style: Single Family Residence
 Total Acreage: 0 to less than 1/4
 Garage: No Atch: Spcs:
 Garage/Parking Features:
 LP/SqFt: \$166.89
 New Construction: No
 Total Annual Assoc Fees: \$0.00
 Average Monthly Fees: \$0.00
 Flood Zone Code: X

Status: Active
 On Market Date: 06/09/2023
 List Price: \$250,000
 Year Built: 1948
 Special Sale: None
 ADOM: 162
 CDOM: 162
 Pets:
 Carport: No Spcs:

Heated Area: 1,498 SqFt / 139 SqM
 Total Area: 1,498 SqFt / 139 SqM

\$166.89 for sqft
Market price for sqft = \$316 / Assn
47% off
762,500
- Median Commercial
Sales price =

May not assign. Room are approximate in size. Not a traditional home turned into offices. Zoned commercial. Can be rezoned to residential.

Land, Site, and Tax Information

Legal Desc: AVON SPRINGS W 60 FT OF LOT 5 BLOCK 17
 SE/TP/RG: 25-28-18
 Subdivision #:
 Between US 1 & River:
 Tax ID: A-25-28-18-4DT-000017-00005.0
 Taxes: \$3,274
 Homestead: No

Zoning: SH-CI
 Future Land Use:
 No Drive Beach:
 Zoning Comp:
 Tax Year: 2022
 AG Exemption YN:
 CDD: No Annual CDD Fee:
 Complex/Comm Name:
 Flood Zone Date: 10/07/2021
 Floor #:
 Census Block:
 Bldg Name/#:
 Total Units:
 Lot Size Acres: 0.08

Block/Parcel: 17
 Front Exposure: South
 Lot #: 5
 Other Exemptions:
 Flood Zone Panel: 12057C0214J
 Planned Unit Dev:
 Census Tract: 12.00
 Lot Size: 3,376 SqFt / 314 SqM

Ownership: Fee Simple
 Flood Zone: X
 Floors in Unit/Home: Two
 Book/Page: 7-36
 Total # of Floors:
 Land Lease Y/N: No
 Lot Dimensions: 54 X 60

Land Lease Fee:

Interior Information

A/C: Wall/Window Unit(s)
 Heat/Fuel: Wall Units / Window Unit
 Utilities: Public
 Sewer: Public Sewer
 Water: Public
 Fireplace: Yes-Decorative
 Heated Area Source: Public Records

Appliances Incl: None
 Flooring Covering: Tile
 Interior Feat: Other

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Primary Bedroom	Second	10x10			
Primary Bathroom	First	8x8			
Living Room	First	12x12			
Kitchen	First	5x8			

Exterior Information

Ext Construction: Stucco
 Roof: Shingle
 Property Description:
 Ext Features: Other
 Pool: None
 Pool Features:
 Patio And Porch Features:
 Foundation: Slab
 Garage/Parking Features:
 Road Surface Type: Asphalt

Garage Dim:
 Architectural Style:

Pool Dimensions: Spa:

Green Features

Disaster Mitigation:
 Solar Panel Ownership: Green Water Features:

Community Information

HOA Pmt Sched:
 Master Assn/Name: No
 Condo Fee:
 Elementary School: Cleveland-HB

Mo Maint\$(add HOA):
 Master Assn Fee:
 Other Fee:
 Middle School: Adams-HB

Master Assn Ph:
 Housing for Older Per: No
 High School: Chamberlain-HB

\$149.11
Now

\$183 LESS PER SQFT THAN THE MEDIAN PRICE PER SQFT WITHIN 1 MILE

Market Analysis Summary | Residential

Listings as of 3/5/2024 at 2:36 pm, Page 1 of 4

#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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Listings: Active

1	U8230774	8509 N HAMNER AVE	CASA LOMA SUB	2	2	0	1	No	1966	0.13	720	\$278	\$199,900				20
2	T3451790	103 W HAMILTON AVE	AVON SPGS	2	2	0	0	No	1948	0.08	1,498	\$167	\$250,000				197
3	T3508777	8506 N BRANCH AVE	IRVINGTON HEIGHTS	2	1	0	0	No	1940	0.11	716	\$363	\$260,000				4
4	W7855947	6701 N BOULEVARD ST	RIVERSIDE FIRST ADD TO WE	2	1	0	0	No	1948	0.11	1,104	\$289	\$319,000				234
5	T3507113	8319 EL PORTAL DR	WILMA	2	2	0	0	No	1928	0.16	928	\$350	\$325,000				10
6	T3494638	102 E FLORA ST	VINE PARK	2	1	0	0	No	1964	0.17	948	\$343	\$325,000				60
7	T3504373	8115 N FIELDING AVE	PURITY SPGS HEIGHTS 1	2	1	0	2	Yes	1950	0.19	983	\$336	\$330,000				8
8	T3476943	409 E CLUSTER AVE	VINE PARK	2	1	1	0	No	1967	0.18	1,376	\$273	\$375,000				154
9	T3470271	1522 W CLINTON ST	WILMA SOUTH 1ST ADD	2	1	0	0	No	1929	0.14	702	\$554	\$389,000				145

Min	2	1	0	0	1928	0.08	702	\$167	\$199,900	4
Max	2	2	1	2	1967	0.19	1,498	\$554	\$389,000	234
Avg	2	1	0	0	1949	0.14	997	\$328	\$308,100	92
Med	2	1	0	0	1948	0.14	948	\$336	\$325,000	60

Presented by: Rav Woods

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Market Analysis Summary | Residential

Listings as of 3/5/2024 at 2:36 pm, Page 2 of 4

#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM	
Listings: Sold																		
1	T3495500	7308 N ORLEANS AVE	WILMA SOUTH	2	1	0	0	No	1940	0.37	936	\$182	\$175,000	\$170,000	02/02/2024	97.1%	3	
2	T3489509	6702 N HARER ST	KNOLLWOOD SUB BLK 6	2	1	0	0	No	1925	0.23	832	\$222	\$198,000	\$185,000	12/28/2023	93.4%	11	
3	T3438462	6907 N BOULEVARD	HILLSBOROUGH RIVER ESTATES	2	2	0	0	No	1939	0.36	1,260	\$167	\$260,000	\$210,000	02/12/2024	80.8%	11	
4	T3488498	811 W MINNEHAHA ST	RIVERSIDE FIRST ADD TO WE	2	1	0	1	No	1953	0.13	800	\$281	\$225,000	\$225,000	12/14/2023	100.0%	2	
5	T3479844	8010 N BROOKS ST	SULPHUR SPGS ADD	2	1	0	0	No	1921	0.11	814	\$292	\$249,900	\$238,000	02/01/2024	95.2%	81	
6	J972910	8113 N EDISON AVE	WILMA	2	1	0	0	No	1947	0.28	788	\$317	\$250,000	\$250,000	02/23/2024	100.0%	0	
7	T3485485	404 E HANLON ST	KRAUSES SUB	2	1	0	0	No	1948	0.12	672	\$372	\$250,000	\$250,000	02/16/2024	100.0%	36	
8	T3471029	5916 N HIGHLAND	CATHERINE CITY SUB	2	1	0	3	No	1948	0.21	728	\$343	\$260,000	\$250,000	12/15/2023	96.2%	47	
9	T3484979	802 E HAMILTON AVE	HARMONY HEIGHTS REV MAP OF	2	1	0	0	No	1919	0.14	960	\$275	\$289,900	\$264,000	12/26/2023	91.1%	99	
10	T3483220	8517 N HIGHLAND AVE	MANOR HILLS SUB	2	1	0	0	No	1946	0.18	896	\$296	\$269,000	\$265,000	12/08/2023	98.5%	12	
11	T3465972	207 W LAMBRIGHT ST	NORTH PARK ANNEX	2	1	0	0	No	1925	0.13	992	\$277	\$299,000	\$275,000	10/19/2023	92.0%	48	
12	T3464078	7805 N RIVERDALE AVE	KRAUSES SUB	2	2	0	0	No	1948	0.15	1,008	\$287	\$280,000	\$289,000	10/06/2023	103.2%	80	
13	U8216764	39 HAMILTON HEATH DR	HAMILTON HEATH REV MAP	2	1	0	0	No	1955	0.14	837	\$346	\$295,000	\$290,000	11/28/2023	98.3%	10	
14	T3470763	8004 N BOULEVARD	WATROUS GARDENS REV MAP OF	2	2	0	0	No	1950	0.14	956	\$314	\$289,000	\$299,999	10/30/2023	103.8%	56	
15	T3497169	6106 N SUWANEE AVE	SEMINOLE HEIGHTS NORTH	2	1	0	3	No	1928	0.16	736	\$408	\$315,000	\$300,000	02/26/2024	95.2%	0	
16	T3465167	501 W JUNEAU ST	PURITY SPGS HEIGHTS 1	2	1	0	0	No	1949	0.22	980	\$311	\$345,000	\$305,000	09/13/2023	88.4%	1	
17	T3477899	1304 W LAMBRIGHT ST	RIVERA SUBDIVISION	2	1	0	1	No	1952	0.13	750	\$419	\$325,000	\$314,000	12/14/2023	96.6%	7	
18	T3493379	6920 N WILLOW AVE	PINEHURST PARK	2	1	1	0	No	1955	0.17	888	\$364	\$320,000	\$323,000	02/05/2024	100.9%	11	
19	T3490449	6710 N 13TH ST	JACKSON JAS J	2	1	0	0	No	1947	0.39	1,232	\$284	\$375,000	\$350,000	03/05/2024	93.3%	10	

Presented by: Rav Woods

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Market Analysis Summary | Residential

Listings as of 3/5/2024 at 2:36 pm, Page 3 of 4

#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SPLP %	CDOM
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Listings: Sold

20	T3459886	1502 W ROBSON ST	WILMA SOUTH	2	2	0	1	No	1930	0.12	1,210	\$291	\$355,000	\$352,000	09/19/2023	99.2%	7
21	T3484281	6609 N ELIZABETH ST	KNOLLWOOD REV MAP OF BLK	2	1	1	0	No	1920	0.15	1,019	\$373	\$390,000	\$380,000	12/15/2023	97.4%	24
22	T3455808	109 W JEAN ST	NORTH PARK	2	2	0	0	No	1926	0.14	1,020	\$391	\$399,000	\$399,000	09/08/2023	100.0%	21
23	T3460780	407 W HANNA AVE	ANNEX NORTH PARK	2	1	0	2	No	1925	0.14	960	\$427	\$410,000	\$410,000	09/20/2023	100.0%	5
24	T3457989	1007 E JEAN ST	ANNEX ORANGEMOOD MANOR	2	1	0	1	No	1950	0.23	1,107	\$379	\$432,100	\$420,000	09/22/2023	97.2%	32
25	T3492141	1032 E ROBSON ST	EVELYN CITY	2	2	0	0	No	1940	0.10	1,308	\$336	\$449,000	\$440,000	02/05/2024	98.0%	20
26	T3442482	8209 N ORLEANS AVE	WATROUS GARDENS REV	2	1	1	2	No	1958	1.20	1,588	\$293	\$514,999	\$465,000	10/23/2023	90.3%	13
27	T3467169	401 E FERN ST	MAP OF NORTH PARK	2	1	0	1	No	1924	0.13	1,096	\$433	\$475,000	\$475,000	10/02/2023	100.0%	5
28	T3485450	304 W JEAN ST	NORTH PARK ANNEX	2	2	0	1	No	1927	0.14	1,634	\$312	\$529,900	\$510,000	01/16/2024	96.2%	16
29	T3471832	6017 N EUSTACE AVE	IDLEWILD ON THE	2	2	0	2	Yes	1953	0.21	1,187	\$438	\$539,000	\$520,000	11/30/2023	96.5%	46
30	T3477430	208 E NORTH ST	HILLSBOROUGH NORTH PARK	2	2	0	2	Yes	1924	0.13	1,160	\$461	\$535,000	\$535,000	11/27/2023	100.0%	4

39	Total Listings	Average for all:	Median for all:	Min	Max	Avg	Med
2	1	0	1	1919	1,958	1,939	1,943
1	1	0	0	0.10	1.20	0.22	0.15
0	1	3	0	672	1,634	1,012	970
0	0	0	0	\$167	\$461	\$330	\$316
1	0	1	0	\$175,000	\$539,000	\$343,293	\$317,500
1	0	1	0	\$170,000	\$535,000	\$331,967	\$302,500
1	0	0	0	\$329	\$317	\$320,000	\$302,500
1	0	0	0	\$335,172	\$331,967	\$331,967	\$331,967
96.6%	97.3%	96.6%	97.3%	80.8%	103.8%	96.6%	97.3%
40	13			0	99	24	12

① Oversized structure on under-sized lot

Presented by: Rav Woods

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Market Analysis Summary | Commercial Sale

Listings as of 3/5/2024 at 2:38 pm, Page 1 of 2

#	MLS #	Address	Subdivision	List Price	Sale Price	Sale Date	SP/LP	CDOM
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Listings: Active

1	T3450859	103 W HAMILTON AVE	AVON SPGS	\$250,000				200
2	U8229352	8109 N NEBRASKA AVE	SULPHUR SPGS	\$950,000				28
3	T3492077	8610 N SUWANEE AVE	ADD IRVINGTON HEIGHTS	\$1,159,000				82
4	T3505851	802 E SLIGH AVE	BUNGALOW PARK EAST REV MAP	\$1,450,000				14
5	T3476926	7279 N NEBRASKA AVE	EVELYN CITY	\$1,500,000				145
6	T3481258	6200 N NEBRASKA AVE	OAKWOOD	\$1,990,000				352
7	T3456081	801 W WATERS AVE	CASA LOMA SUB	\$2,400,000				109

Min	Max	Avg	Med
\$250,000	\$2,400,000	\$1,385,571	\$1,450,000

Listings: Sold

1	T3487277	802 E WATERS AVE	SULPHUR SPGS	\$350,000	\$290,000	02/07/2024	82.9%	62
2	T3492939	6412 N CENTRAL AVE	NORTH PARK	\$700,000	\$725,000	03/04/2024	103.6%	22
3	T3453729	8610 N SUWANEE AVE	IRVINGTON HEIGHTS	\$850,000	\$800,000	09/08/2023	94.1%	11
4	T3438592	6304 N NEBRASKA AVE	OAKWOOD	\$899,999	\$815,000	01/11/2024	90.6%	142

Min	Max	Avg	Med
\$350,000	\$899,999	\$700,000	\$775,000
\$290,000	\$815,000	\$657,500	\$762,500
82.9%	103.6%	92.8%	92.3%
11	142	59	42

Most Common Computed Sales Price w/for 1 rule

Presented by: Rav Woods

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Cross Property 360 Property View

4320 20TH STREET N, ST PETERSBURG, Florida 33714

Listing

T3415234 4320 20TH ST N, ST PETERSBURG, FL 33714



County: Pinellas
 Ownership: Fee Simple
 Annual Expenses:
 Annual Net Inc: 16,500.00
 Total Units: 2
 Building Name/#:
 Total Num Bldg:2
 Property Style: Duplex
 SqFt Source: Public Records
 Heated Area: 1,364 SqFt / 127 SqM
 Total Area: 1,572 SqFt / 146 SqM
 SqFt Gross: 1,572
 New Construction: No
 Lot Features: Sidewalks, Street Paved
 Flood Zone Code: X

Status: Active
 List Price: \$369,900
 LP/SqFt: \$271.19
 Year Built: 1925
 Special Sale: None
 ADOM: 430
 CDOM: 430

Handwritten: \$48.91 less per Sq Ft than market
 Market Value = \$436,480
 Asking 17% market

Proj Comp Date:

May not assign. Owner will not evict tenants.

Beds Total: 4 Baths Total: 2

Units	# Beds	# Baths	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
Type: 1 Bed/1 Bath	2	1	1		\$650			
Type: 3 Bed/1 Bath	3	1	1		\$1,450			

Handwritten: Potential Value Adds

Handwritten: Cashflowing

Land, Site, and Tax Information

Legal Desc: HARRIS SCHOOL PARK BLK A, LOT 20
 Lot Dimensions: 47x128

Lot Size Acres: 0.14

Lot Size: 6,064 SqFt / 563 SqM
 Section #: 01
 Block/Parcel: A
 Front Exposure:
 Lot #: 20
 Plat Book/Page: 6-60
 Flood Zone Panel: 12103C0216G

SE/TP/RG: 01-31-16
 Subdivision #:
 Tax ID: 01-31-16-37098-001-0200
 Taxes: \$4,043.00 CDD: No
 Homestead:
 Flood Zone Code: X
 Alt Key/Folio #:
 Subdivision Name: HARRIS SCHOOL PARK
 Additional Parcel: No
 Floor #:
 Water Frontage: No
 Water Access: No
 Water View: No

Zoning:
 Future Land Use:
 Zoning Comp:
 Tax Year: 2022
 Development:
 Flood Zone Date: 09/03/2003

Subdiv/Condo:
 Additional Tax IDs:
 Tot Acreage: 0 to less than 1/4
 Waterfront Ft: 0
 Water Name:
 Water Extras: No

Annual CDD Fee:

A/C: Central Air

Interior Information

Fireplace: Yes
 Heat/Fuel: Central
 Water: Public
 Interior Feat: Other
 Utilities: Public
 Individually Metered:

Flooring Covering:
 Fireplace Desc:
 Security Feat:
 Sewer: Public Sewer

Heated Area Source: Public Records
 Total Area: 1,572 SqFt / 146 SqM
 Heated Area: 1,364 SqFt / 127 SqM

Exterior Information

Pool: None
 Garage: No Gar Spcs: Attached:
 Carport: No Carport Spcs:
 Garage/Parking Features: None
 Ext Features: Fenced
 Foundation: Crawlspace

Ext Construction: Metal Siding
 Garage Dim:
 Roof: Shingle

Road Surface Type: Asphalt

Green Features

Community Information

Community Features: Sidewalk
 HOA / Comm Assn: No
 Master Assn/Name: No
 No Maint\$(add HOA):
 Housing for Older Per: No
 Elementary School:

FCHR Website:

HOA Fee:
 Master Assn Fee:
 Condo Fees:
 Affidavit YN:
 Middle School: Meadowlawn Middle-PN

HOA Pmt Sched:
 Master Assn Ph:
 Monthly Condo Fee:
 Expire Renewal Date:
 High School: Northeast High-PN

**NEARLY \$49 BELOW MEDIAN PRICE
 PER SQFT WITHIN 2 MILES**

Market Analysis Summary | Income

Listings as of 1/31/2024 at 12:36 pm, Page 1 of 3

#	MLS #	Address	Subdivision	Units	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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Listings: Active

1	T3415234	4320 20TH ST	HARRIS SCHOOL PARK	2	1,364	\$271	\$369,900				431
2	S5096972	6542 WAYNE ST #A+B	WASHINGTON TERRACE	1	2,260	\$243	\$550,000				28
3	T3496516	2483 13TH AVE	ST JULIEN SUB	2	1,120	\$518	\$580,000				18
4	U8227101	495 35TH AVE	BRIDGEWAY ADD	2	1,586	\$377	\$598,000				14
5	U8210889	3120 54TH AVE	GROVE PARK VISTA SUB	2	3,401	\$176	\$599,000				132
6	T3476251	3726 19TH ST	SHELTON HEIGHTS	2	2,688	\$245	\$659,000				110
7	U8225903	721 32ND AVE	SEMINARY HEIGHTS	2	1,580	\$497	\$785,000				25
8	A4588889	200 21ST AVE	NORTH BAY HEIGHTS	2	1,656	\$513	\$850,000				58

Min	Max	Avg	Med
1	2	2	2
1,120	3,401	1,957	1,621
\$176	\$518	\$355	\$324
\$369,900	\$850,000	\$623,863	\$598,500
14	431	102	43

Presented by: Rav Woods

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Market Analysis Summary | Income

Listings as of 1/31/2024 at 12:36 pm, Page 2 of 3

#	MLS #	Address	Subdivision	Units	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP %	CDOM
1	U8213292	3732 58TH AVE	EAST ORANGEWOOD HEIGHTS	2	1,000	\$355	\$369,888	\$355,000	01/09/2024	96.0%	67
2	U8210597	2915 61ST AVE	BILTMORE TERRACE	2	1,541	\$240	\$380,000	\$370,000	09/06/2023	97.4%	2
3	U8188081	3651 HAINES RD	ALLENDALE TERRACE BLKS	1	1,901	\$235	\$275,000	\$446,251	08/09/2023	162.3%	97
4	U8222683	2911 10TH ST	A-B-1-2-3-4-5-6 PINELLAS ADD TO ST PETERSBURG FLA	2	1,008	\$445	\$449,000	\$449,000	01/09/2024	100.0%	5
5	T3475969	1636 38TH AVE	HUDSON HEIGHTS	2	2,204	\$243	\$550,000	\$535,000	01/18/2024	97.3%	80
6	U8213758	3026 HIGHLAND ST	SCHAEFFERS SUB	2	1,385	\$386	\$539,900	\$535,000	12/01/2023	99.1%	26
7	U8218968	1679 27TH AVE	PINE CITY SUB REP	2	2,005	\$312	\$649,000	\$625,000	12/10/2023	96.3%	7
8	U8215514	2310 29TH ST	WAVERLY PLACE	2	1,908	\$328	\$579,900	\$626,000	11/17/2023	107.9%	3
					Min	1,000	\$235	\$275,000	\$355,000	96.0%	2
					Max	2,204	\$445	\$649,000	\$626,000	162.3%	97
					Avg	1,619	\$318	\$474,086	\$492,656	107.0%	36
					Med	1,721	\$320	\$494,450	\$492,000	98.2%	17
Total Listings					Average for all:	1,788	\$337	\$548,974	\$492,656	107.0%	69
					Median for all:	1,621	\$320	\$564,950	\$492,000	98.2%	27

Presented by: Rav Woods

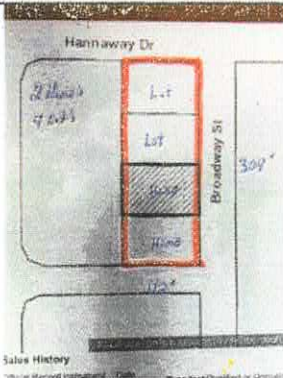
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Cross Property 360 Property View

7503 & 7409 BROADWAY, RIVERVIEW, Florida 33578

Listing

T3285970 7503 & 7409 BROADWAY, RIVERVIEW, FL 33578



County: Hillsborough
 Property Style: Mixed Use
 Ownership: Other
 Year Built: 1928
 Flex Space SqFt:
 Office Retail Space SqFt:

Status: Active
 List Price: \$850,000
 LP/SqFt: \$307.64
 Special Sale: None
 ADOM: 1,100 CDOM: 1,100

Heated Area: 2,615 SqFt / 243 SqM
 Total Area: 2,763 SqFt / 257 SqM

Total Annual Assoc Fees: \$0.00
 New Construction: No
 Flood Zone Code: x
 Number of Tenants:
 Financial Package:

2 homes are occupied. Please do not contact tenants. 4 Lots and 2 homes. Near Riverview elementary school and O'Reilly auto parts right off of HWY 301. Value is in the Land. Please direct all inquires to our office first.

Land, Site, and Tax Information

SE/TP/RG: 17-30-20

Subdivision #:

Tax ID: [160101-0050](#)

Taxes: \$730.98

Book/Page: 9-37

Alt Key/Folio #:

Legal Desc: GOODE'S SUBDIVISION PT OF 4 BLOCK 1 COM AT NE COR OF 8 FT S 22 FT W CONT 165 FT W THN S 94.02 FT TO POB S 00 DEG 07 MIN 19 SEC E 163.38 FT THN N 89 DEG 58 MIN 02 SEC W 135.00 FT N 00 DEG 07 MIN 19 SEC W 163.38 FT THN S 89 DEG 58 MIN 02 SEC E 135.00 TO POB GOODE'S

SUBDIVISION PT OF LT 4 BLK 1 DESC AS FOLLOWS: COM AT NE COR OF 8 FT SOUTH 22 FT WEST CONT 165 FT WEST FOR POB WEST 135 FT SOUTH 257.4 FT EAST 135 FT AND NORTH TO POB LESS S 163.38 FT THEREOF AND LESS RD R/W GOODE'S SUBDIVISION LOT BEG 8 FT S & 97 FT W OF NE COR OF LOT 4 & EXT W 90 FT AND S 257.4 FT BLOCK 1

Road Frontage: City Street

Add Parcel: Yes

of Parcels:

Lot Dimensions:

Water Frontage: No

Water Access: No

Water View: No

Zoning:

Future Land Use:

Development:

Tax Year: 2021

Complex/Comm Name:

Section #: 17

Block/Parcel: S

Lot #: 0

Front Exposure:

Flood Zone: x

Additional Tax IDs: 160101-0000 & 160104-000

Lot Size Acres: 1.32

Waterfront Ft: 0

Water Name:

Water Extras: No

Front Footage:

Lot Size: 57,825 SqFt / 5,372 SqM

Interior Information

Floors:

A/C: Central Air

Total Number of Buildings: 2

Ceiling Height:

Offices:

Freezer Space YN:

Exterior Information

Ext Construction: Brick, Stucco

Foundation: Slab

Road Surface Type: Asphalt

Signage:

Audio Surveillance Notice:

of Bays:

of Gas Meters:

of Electric Meters:

Green Features

**4 LOTS WITH 2 HOMES
 ZONED FOR MIXED USE**

Cross Property 360 Property View

2420 E DR MARTIN LUTHER KING JR BOULEVARD, TAMPA, Florida

33610

Listing

T3403590 2420 E DR MARTIN LUTHER KING JR BLVD, TAMPA, FL 33610		
	County: Hillsborough Ownership: Fee Simple Annual Expenses: Annual Net Inc: 37,800.00 Total Units: 3 Building Name/#: Total Num Bldg: 3 Property Style: Triplex SqFt Source: Public Records Heated Area: 1,822 SqFt / 169 SqM New Construction: No Flood Zone Code: x	Status: Active List Price: \$359,900 LP/SqFt: \$197.83 Year Built: 1932 Special Sale: None ADOM: 495 CDOM: 495 Proj Comp Date:

Handwritten: 27% off market value

Rents are on the low side can be raised later. Owner will not evict tenants. All leases are verbal month to month. May not assign. There is no parking. Tenants pay there electric. Owner pays water averages \$160 a month.

Bed Total: 6 Baths Total: 3

Handwritten: Parking and Bathrooms are Potential Value Adds

Units	# Beds	# Baths	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
Type: 3 Bed/1 Bath	3	1	1	1	\$1,150	808		
Type: 2 Bed/1 Bath	2	1	1	1	\$1,200	650		
Type: 1 Bed/1 Bath	1	1	1	0	\$800	364		

Handwritten: In need of heavy repair

Land, Site, and Tax Information

Legal Desc: PROGRESO LOT 22 BLOCK 5 Lot Dimensions: SE/TP/RG: 05-29-19 Subdivision #: Tax ID: A-05-29-19-4A2-000005-00022_0 Taxes: \$2,608.53 Homestead: Flood Zone Code: x Alt Key/Folio #: Subdivision Name: PROGRESO Additional Parcel: No Floor #: Water Frontage: No Water Access: No Water View: No	Lot Size Acres: 0.10 Zoning: CI Future Land Use: Zoning Comp: Tax Year: 2021 Development: Flood Zone Date: Subdiv/Condo: Additional Tax IDs: Tot Acreage: 0 to less than 1/4 Waterfront Ft: 0 Water Name: Water Extras: No	Lot Size: 4,750 SqFt / 441 SqM Section #: 05 Block/Parcel: 5 Front Exposure: Lot #: 22 Plat Book/Page: 4-54 Flood Zone Panel: Annual CDD Fee:
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Interior Information

A/C: Central Air Fireplace: No Heat/Fuel: Electric Water: Public Interior Feat: Other Utilities: Public Individually Metered:	Flooring Covering: Fireplace Desc: Security Feat: Sewer: Public Sewer	Heated Area Source: Public Records Total Area: Heated Area: 1,822 SqFt / 169 SqM
--	--	---

Exterior Information

Pool: None Garage: No Carpport: No Ext Features: Other Foundation: Crawlspace	Gar Spcs: Carpport Spcs: Attached: Road Surface Type: Asphalt	Ext Construction: Stucco Garage Dim: Roof: Metal
--	--	---

Green Features

Community Information

Master Assn/Name: No Housing for Older Per: No Elementary School: Potter-HB	FCHR Website:	Master Assn Fee: Affidavit YN: Middle School: McLane-HB	Master Assn Ph: Expire Renewal Date: High School: Middleton-HB
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PRICED \$74 BELOW MEDIAN PRICE PER SQFT WITHIN 3 MILES

Cross Property 360 Property View



18100 THOMAS BOULEVARD, HUDSON, Florida 34667

Listing

T3495854 18100 THOMAS BLVD, HUDSON, FL 34667



County: Pasco
Subdiv: HIGHLANDS UNREC
Subdiv/Condo:
Beds: 4
Baths: 2/0
Pool: Private
Property Style: Manufactured Home - Post 1977
Lot Features: Cleared
Total Acreage: 1 to less than 2
Garage: Yes **Attch:** No **Spcs:** 2
Garage/Parking Features: Boat Parking, Covered Parking, Driveway, Golf Cart Garage, Golf Cart Parking, Ground Level, Guest Parking, Off Street Parking
LP/SqFt: \$193.91
Status: Active
On Market Date: 01/09/2024
List Price: \$270,500
Year Built: 1993
Special Sale: None
ADOM: 8
CDOM: 8
Pets: Yes
Carpport: No **Spcs:**
Heated Area: 1,395 SqFt / 130 SqM
Total Area: 2,020 SqFt / 188 SqM
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: X

Bring the chickens. Bring the horses. This property offers the epitome of American Freedom. This 4 bedroom, 2 bath home sits on one acre of cleared land and comes equipped with a detached 2 car garage, firepit, storage shed, an enclosed porch, outdoor lounge, and above ground pool in the backyard. The interior includes a dining room and kitchen combination, a master bedroom with a dual entry full master bath, 3 other cozy bedrooms, a 2nd shared full bath, a laundry room that includes a washing machine and dryer, and a sunken great room with a dry bar and plenty of window exposure for natural lighting that's perfect for entertaining family and friends. Other appliances include 2 refrigerators and a stove. The whole home and it's appliances are sold as-is. Heritage Pines Country Club, the Outdoor Xtreme Hudson Paintball and Airsoft Facility, Veterans Memorial Park, Spring Hill, Port Richey, Hernando Beach, Weeki Wachee Gardens, and more than a handful of horse trails are all within a short drive. This property is approximately 1 mile from US-19, and US-589, US-41, and I-75 are all neighboring major thoroughfares. This home has so much untapped potential. Move in and make it your own. Schedule a showing today and stop by to see for yourself. This property is priced to sell. Proof of funds must be provided prior to showing. Contact the listing agent for more details.

Land, Site, and Tax Information

Legal Desc: HIGHLANDS UNREC PLAT POR OF TR 426 DESC AS THE SOUTH 330 FT OF THE NORTH 2145 FT OF WEST 315 FT OF EAST 660 FT OF SE1/4 OF SEC LESS NORTH 180 FT & LESS THE WEST 25 FT FOR ROAD R/W SUBJECT TO EASEMENT OVER NORTH 17.50 FT AKA PCL #3 OR 9130 PG 3192
SE/TP/RG: 6-24S-17E
Subdivision #:
Between US 1 & River:
Tax ID: 06-24-17-0040-00000-4260
Taxes: \$1,784
Homestead: No
Zoning: AR
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
AG Exemption YN:
CDD: No Annual CDD Fee:
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
MH Width: Double Wide
Total Units:
Lot Size Acres: 1.00
Block/Parcel: 00
Front Exposure: Southwest
Lot #: 24417
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:
Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 9130 / 319
Total # of Floors: 1
MH Model:
Land Lease Y/N: No
Land Lease Fee:
Lot Dimensions:
Lot Size: 43,399 SqFt / 4,032 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Phone Available, Private, Public, Water Available, Water Connected
Sewer: Private Sewer, Septic Tank
Water: Private, Well
Fireplace: No
Heated Area Source: Public Records
Appliances Incl: Dryer, Electric Water Heater, Range, Refrigerator, Washer
Flooring Covering: Carpet, Vinyl
Interior Feat: Ceiling Fans(s), Dry Bar, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s)

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Dining Room	First		Vinyl		
Kitchen	First		Vinyl		Tile Counters
Primary Bedroom	First		Vinyl	Built-in Closet	Handicapped Accessible
Primary Bathroom	First		Vinyl		Single Vanity, Tub With Shower
Great Room	First		Carpet		Bar
Balcony/Porch/Lanai	First		Concrete		
Bedroom 2	First		Carpet	Built-in Closet	
Bedroom 3	First		Carpet	Built-in Closet	Ceiling Fan(s)
Bedroom 4	First		Carpet	Built-in Closet	Ceiling Fan(s)
Bathroom 2	First		Vinyl		Single Vanity, Tub With Shower
Laundry	First		Vinyl		

Exterior Information

Other Structures: Shed(s), Storage
Ext Construction: Vinyl Siding
Roof: Shingle
Property Description: Walk-Up
Ext Features: Awning(s), Lighting, Outdoor Grill, Private Mailbox, Rain Gutters, Storage
Garage Dim:
Architectural Style:

Pool: Private

Pool Dimensions:

Spa:

Pool Features: Above Ground

Patio And Porch Features: Covered, Enclosed, Patio, Porch, Rear Porch, Screened

Foundation: Crawlspace

Garage/Parking Features: Boat Parking, Covered Parking, Driveway, Golf Cart Garage, Golf Cart Parking, Ground Level, Guest Parking, Off Street Parking

Road Surface Type: Asphalt, Gravel, Paved

Horse Amenities:

Fencing: Chain Link, Fenced, Wire, Wood

Disaster Mitigation:

Green Features

Solar Panel Ownership:

Green Water Features:

Community Information

HOA Pmt Sched:

Mo Maint\$(add HOA):

Master Assn/Name: No

Master Assn Fee:

Master Assn Ph:

Condo Fee:

Other Fee:

Housing for Older Per: No

Realtor Information

List Agent: [Ray Woods](#)

List Agent ID: 260053601

List Agent Direct: 727-310-9982

List Agent E-mail: ray@TampaBaysTopAgent.com

List Agent Fax: 813-307-0998

List Agent Cell: 727-310-9982

List Office: [SERRALLES GROUP, INC](#)

List Office Fax: 813-307-0998

Call Center #: 7273109982

Original Price: \$270,500

On Market Date: 01/09/2024

Previous Price:

Price Change:

List Office ID: 673100

Representation:

Listing Service Type: Full Service

List Office Phone: 813-307-0007

Occupant Type: Vacant

Owner:

Owner Phone:

LP/SqFt: \$193.91

Financing Avail: Cash, Conventional, FHA, Other, Special Funding, USDA Loan, VA Loan

Listing Type: Exclusive Right To Sell

Expiration Date: 07/08/2024

Dual Variable Compensation: No

Single Agent: 2.5%

Non-Rep: 0

Trans Broker: 2.5%

Realtor Info: As-Is, Owner Will Assist with Closing Costs, Septic/Sewer Addendum Required, Short Term Rental Allowed, Sign, Title Insurance

Confidential Info: Go To Site

Showing Instructions: Appointment Only, Call Listing Agent, Go Direct, Lock Box Coded, Use ShowingTime Button

Showing Considerations: Combination Lock Box

Driving Directions: Turn off of US-19 onto Meridian Blvd travel 0.2 mi Turn Left onto Branch Rd travel 0.6 mi Turn Right onto Filly Ln travel 0.3 mi Turn Right at the 1st cross street onto Thomas Blvd Destination will be on the Left

Realtor Remarks: Proof of funds must be provided prior to showing. This property includes both a well and septic tank for near independence from public utilities. Contact the listing agent for more details. Spanish Translation: Se debe proporcionar prueba de fondos antes de la visita. Esta propiedad incluye un pozo y un tanque séptico para una casi independencia de los servicios públicos. Comuníquese con el agente de listado para obtener más detalles.

Seller's Preferred Closing Agent

Closing Agent Name: Jacquie Guillaume

Phone: (727) 595-2600

Email: jacque@baxterttitle.com

Fax:

Address: 6500 Central Avenue Suite C Saint Petersburg, Florida 33707

Closing Company Name: BAXTER TITLE LLC

**ESTIMATED TO
CASH FLOW AT A \$2,100
RENTAL RATE OR ABOVE**

**MEDIAN RENT FOR A
4 BDRM IN AREA
ACCORDING TO ZILLOW
IS \$2,145***

**INPUT YOUR
CAP RATE
AND
MAKE A OFFER**



Contact:

Ray Woods
 727-310-9982
 Ray@TampaBaysTopAgent.com

TO MAKE AN OFFER



2322 N. Highland Ave
 Tampa, FL 33602

