

# 309 S Newport

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### Exclusively Marketed by:

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## 01 Executive Summary

nvestment Summary Init Mix Summary

## OFFERING SUMMARY

ADDRESS

309 S Newport Ave Tampa FL 33060

COUNTY

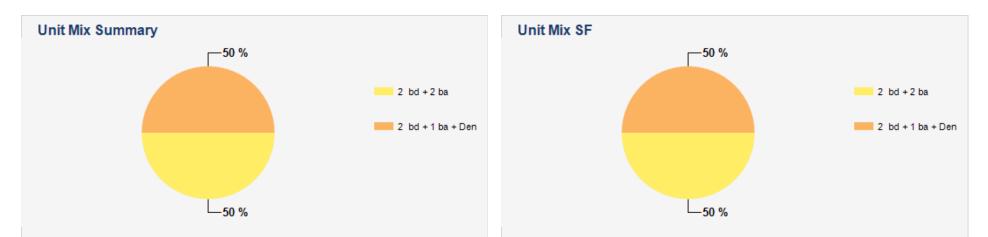
Hillsborough

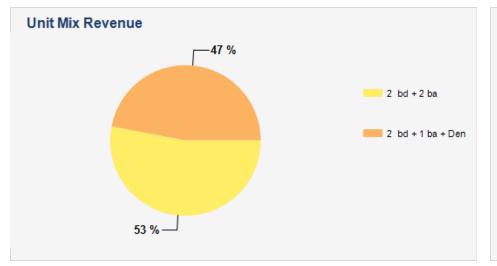
## FINANCIAL SUMMARY

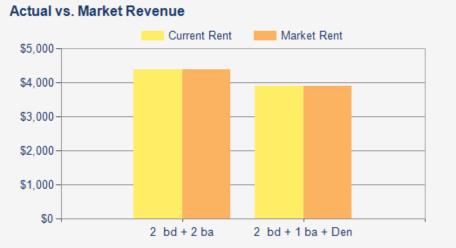
\$1,250,000
100.00 %
\$77,557
\$77,557
6.20 %
6.20 %
12.55
12.55
-

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	21,190	118,568	234,234
2023 Median HH Income	\$85,179	\$77,785	\$68,770
2023 Average HH Income	\$135,520	\$126,130	\$114,104

				Actual		Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 2 ba	1	1,382	\$4,400	\$3.18	\$4,400	\$4,400	\$3.18	\$4,400
2 bd + 1 ba + Den	1	1,382	\$3,900	\$2.82	\$3,900	\$3,900	\$2.82	\$3,900
Totals/Averages	2	1,382	\$4,150	\$3.00	\$8,300	\$4,150	\$3.00	\$8,300







2 Property Description

operty Images

202 309 S NEWP







































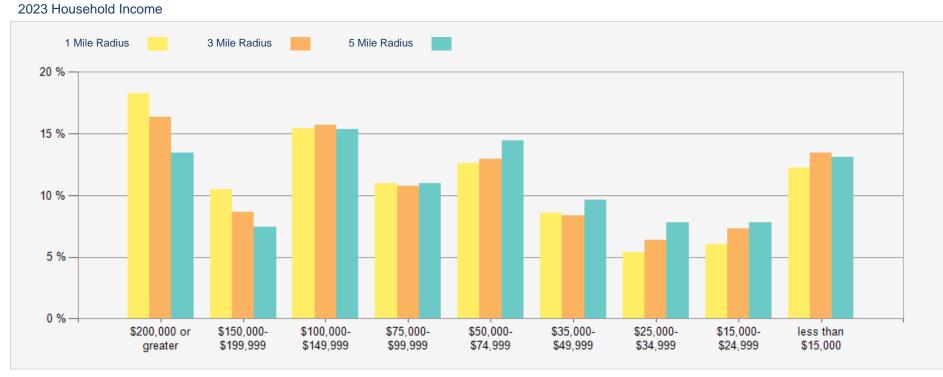
### 3 Demographics

Demographics Demographic Charts

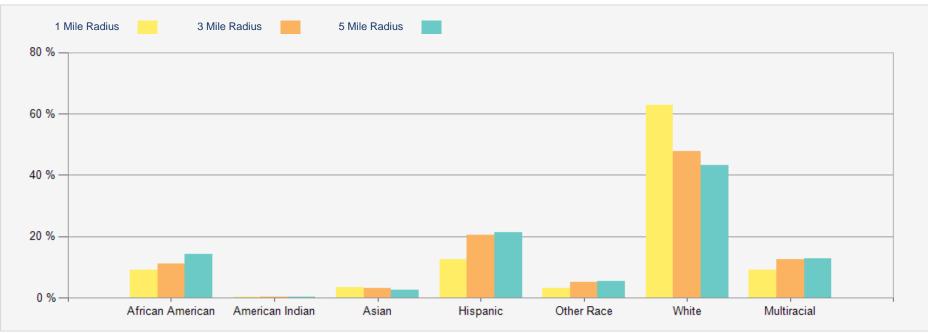
POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Population	11,702	92,015	196,168	2000 Total Housing	6,179	43,112	90,716
2010 Population	15,270	96,793	202,438	2010 Total Households	6,410	42,484	86,179
2023 Population	21,190	118,568	234,234	2023 Total Households	9,361	54,363	103,192
2028 Population	22,170	124,011	240,647	2028 Total Households	9,922	57,903	107,244
2023 African American	2,213	16,497	42,378	2023 Average Household Size	1.80	2.08	2.20
2023 American Indian	66	452	913	2000 Owner Occupied Housing	2,091	21,678	48,333
2023 Asian	784	4,457	7,846	2000 Renter Occupied Housing	3,492	18,326	35,491
2023 Hispanic	3,016	30,584	63,804	2023 Owner Occupied Housing	3,053	25,148	51,870
2023 Other Race	736	7,485	16,212	2023 Renter Occupied Housing	6,308	29,215	51,322
2023 White	15,174	70,986	128,563	2023 Vacant Housing	1,154	6,190	9,511
2023 Multiracial	2,210	18,631	38,191	2023 Total Housing	10,515	60,553	112,703
2023-2028: Population: Growth Rate	4.55 %	4.50 %	2.70 %	2028 Owner Occupied Housing	3,164	25,921	53,405
				2028 Renter Occupied Housing	6,759	31,982	53,840
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE	2028 Vacant Housing	962	5,380	8,719
less than \$15,000	1,149	7,300	13,503			,	· · · · · · · · · · · · · · · · · · ·
\$15,000-\$24,999	562	3,981	8,056	2028 Total Housing	10,884	63,283	115,963
\$25,000-\$34,999	506	3,473	8,079	2023-2028: Households: Growth Rate	5.85 %	6.35 %	3.85 %
\$35,000-\$49,999	802	4,541	9,935				
\$50,000-\$74,999	1,177	7,065	14,881				
\$75,000-\$99,999	1,031	5,867	11,342				
\$100,000-\$149,999	1,443	8,560	15,829				
\$150,000-\$199,999	982	4,694	7,661				
\$200,000 or greater	1,709	8,883	13,906				
Median HH Income	\$85,179	\$77,785	\$68,770				
Average HH Income	\$135,520	\$126,130	\$114,104				

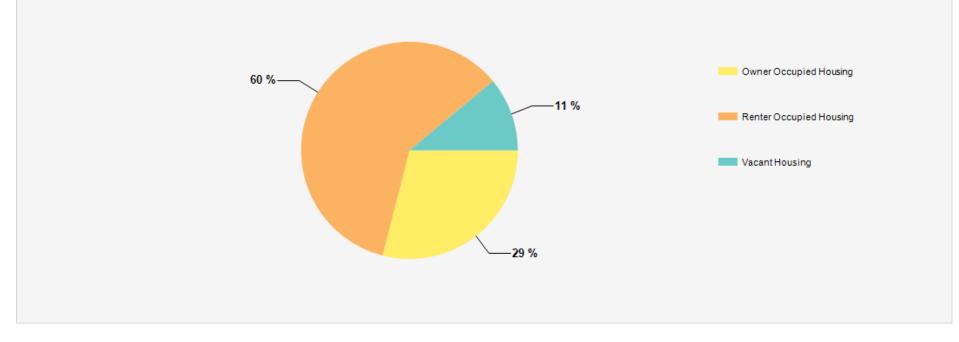
Source: esri

1 MILE 2,009 1,515 1,092	<b>3 MILE</b> 9,844 8,840	<b>5 MILE</b> 17,922 16,839	2028 POPULATION BY AGE 2028 Population Age 30-34	<b>1 MILE</b> 1,949	<b>3 MILE</b> 9,808	<b>5 MILE</b> 17,436
1,515			2028 Population Age 30-34	1,949	9,808	17.436
	8,840	16 820	1 0		2	,
1,092		10,039	2028 Population Age 35-39	1,607	9,055	16,964
	7,770	15,485	2028 Population Age 40-44	1,306	8,320	16,086
881	6,804	13,914	2028 Population Age 45-49	1,064	7,748	15,374
855	6,989	14,710	2028 Population Age 50-54	867	6,799	13,886
875	7,126	14,902	2028 Population Age 55-59	849	6,857	14,231
872	6,940	14,311	2028 Population Age 60-64	843	6,825	14,003
692	5,997	12,417	2028 Population Age 65-69	763	6,486	13,287
561	5,126	10,490	2028 Population Age 70-74	575	5,476	11,343
376	3,673	7,420	2028 Population Age 75-79	459	4,524	9,131
263	2,532	5,186	2028 Population Age 80-84	328	3,162	6,375
325	2,771	5,322	2028 Population Age 85+	363	3,137	6,053
19,002	99,427	191,200	2028 Population Age 18+	19,844	104,455	197,434
29	38	39	2028 Median Age	30	39	40
1 MILE	3 MILE	5 MILE	2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
\$87,587	\$82,985	\$75,346	Median Household Income 25-34	\$99,291	\$96,625	\$87,299
\$123,884	\$115,861	\$105,075	Average Household Income 25-34	\$137,183	\$134,391	\$123,496
\$117,427	\$103,907	\$92,126	Median Household Income 35-44	\$128,490	\$114,487	\$103,857
\$171,663	\$154,487	\$138,090	Average Household Income 35-44	\$186,897	\$169,745	\$153,277
\$127,890	\$111,418	\$97,236	Median Household Income 45-54	\$136,152	\$122,764	\$109,184
\$184,578	\$167,392	\$147,817	Average Household Income 45-54	\$197,542	\$183,182	\$164,909
\$103,844	\$87,256	\$76,324	Median Household Income 55-64	\$120,501	\$105,351	\$92,985
\$162,664	\$145,911	\$129,182	Average Household Income 55-64	\$180,339	\$163,785	\$147,823
\$65,317	\$56,758	\$53,569	Median Household Income 65-74	\$79,980	\$69,910	\$65,934
\$117,324	\$104,229	\$95,581	Average Household Income 65-74	\$135,614	\$122,830	\$114,383
\$80,575	\$76,996	\$70,645	Average Household Income 75+	\$101,771	\$96,815	\$89,774
	855 875 872 692 561 376 263 325 19,002 29 1MLE \$87,587 \$123,884 \$117,427 \$171,663 \$127,890 \$184,578 \$123,844 \$1162,664 \$162,664	855 6,989   875 7,126   872 6,940   692 5,997   561 5,126   376 3,673   263 2,532   325 2,771   19,002 99,427   29 38   117,427 \$82,985   \$123,884 \$115,861   \$117,427 \$103,907   \$117,663 \$154,487   \$127,890 \$111,418   \$184,578 \$167,392   \$103,844 \$87,256   \$162,664 \$145,911   \$65,317 \$56,758   \$117,324 \$104,229	8556,98914,7108757,12614,9028726,94014,3116925,99712,4175615,12610,4903763,6737,4202632,5325,1863252,7715,32219,00299,427191,200293839T1 MILE3 MILE5 MILE\$87,587\$82,985\$75,346\$123,884\$115,861\$105,075\$117,427\$103,907\$92,126\$171,663\$154,487\$138,090\$127,890\$111,418\$97,236\$184,578\$167,392\$147,817\$103,844\$87,256\$76,324\$162,664\$145,911\$129,182\$65,317\$56,758\$53,569\$117,324\$104,229\$95,581	855 6,989 14,710 2028 Population Age 50-54   875 7,126 14,902 2028 Population Age 55-59   872 6,940 14,311 2028 Population Age 60-64   692 5,997 12,417 2028 Population Age 65-69   561 5,126 10,490 2028 Population Age 70-74   376 3,673 7,420 2028 Population Age 70-74   325 2,771 5,322 2028 Population Age 80-84   325 2,771 5,322 2028 Population Age 85+   19,002 99,427 191,200 2028 Nocome Age 85+   29 38 39 2028 Median Age   * * 2028 Nocome 25-34 Median Household Income 25-34   \$117,427 \$103,907 \$92,126 Median Household Income 35-44   \$117,427 \$103,907 \$92,126 Median Household Income 35-44   \$127,890 \$111,418 \$97,236 Median Household Income 45-54   \$184,578 \$167,392 \$147,817 Average Household Income 45-54   \$103,844 \$87,256<	855 6,989 14,710 2028 Population Age 50-54 867   875 7,126 14,902 2028 Population Age 55-59 849   872 6,940 14,311 2028 Population Age 60-64 843   692 5,997 12,417 2028 Population Age 65-69 763   561 5,126 10,490 2028 Population Age 70-74 575   376 3,673 7,420 2028 Population Age 80-84 328   325 2,771 5,322 2028 Population Age 80-84 328   19,002 99,427 191,200 2028 Population Age 85+ 363   19,002 99,427 191,200 2028 Noollation Age 85+ 363   19,003 \$475,546	855 6,989 14,710 2028 Population Age 50-54 867 6,979   875 7,126 14,902 2028 Population Age 65-59 849 6,857   872 6,940 14,311 2028 Population Age 60-64 843 6,825   692 5,997 12,417 2028 Population Age 60-64 843 6,825   561 5,126 10,490 2028 Population Age 70-74 575 5,476   376 3,673 7,420 2028 Population Age 80-84 328 3,162   263 2,532 5,186 2028 Population Age 80-84 328 3,137   19,002 99,427 191,200 2028 Population Age 85+ 363 3,137   19,002 99,427 191,200 2028 Population Age 85+ 363 3,137   19,002 99,427 191,200 2028 Population Age 85+ 363 3,137   19,002 99,427 191,200 2028 Rodian Age 30 39   1111,102 30,1037 S42,985 S76,346 Median Hou

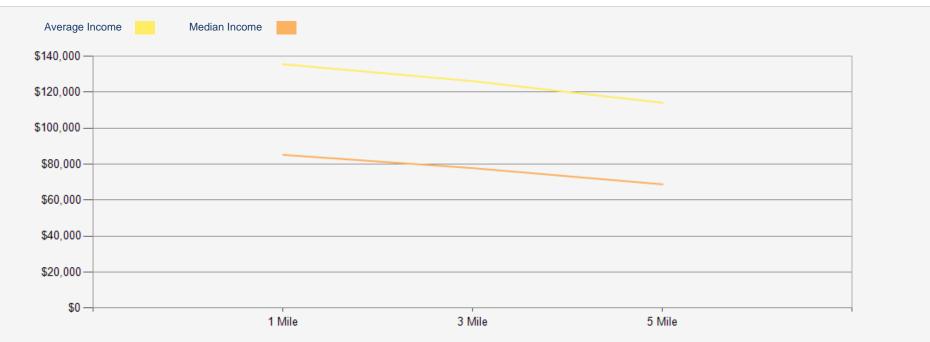


#### 2023 Population by Race





### 2023 Household Income Average and Median



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