



OFFERING MEMORANDUM

501 S Oregon  
Tampa, FL 33606

# Oregon Multi

INCREDIBLE 3 UNIT TOWNHOME MULTI FAMILY IN HYDE PARK



# Oregon Multi

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*Exclusively Marketed by:*

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Nikki@mkarealty.com

# OREGON MULTI

## Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

01

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## OFFERING SUMMARY

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ADDRESS	<b>501 S Oregon Tampa FL 33606</b>
BUILDING SF	<b>3,296 SF</b>
LAND SF	<b>6,477 SF</b>
NUMBER OF UNITS	<b>3</b>
YEAR BUILT	<b>1981</b>

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## FINANCIAL SUMMARY

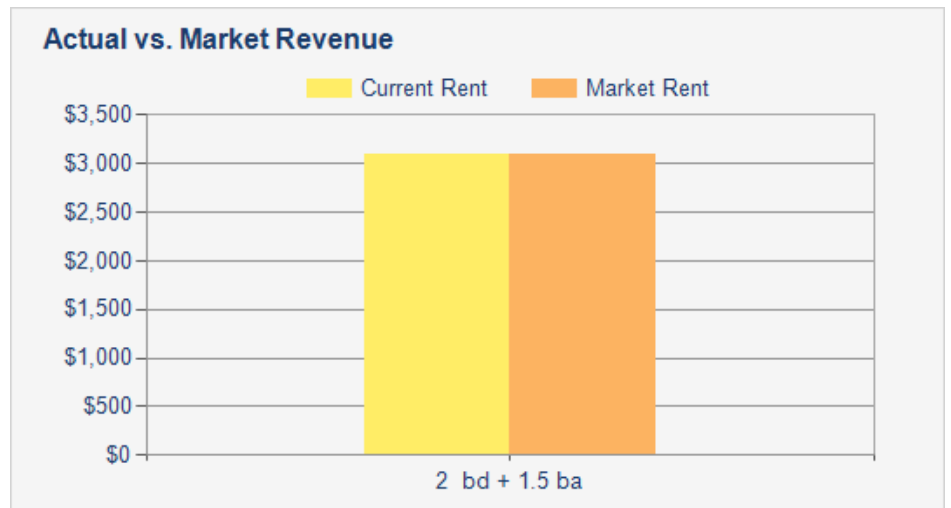
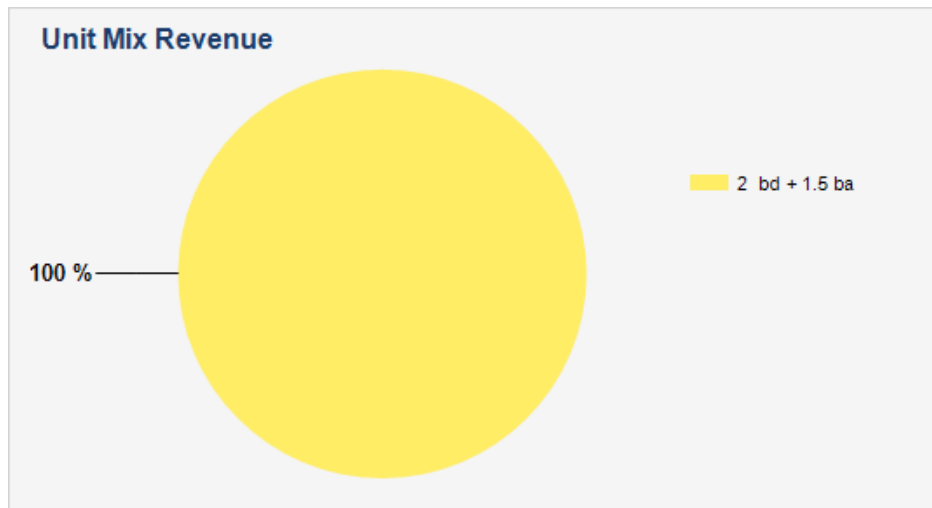
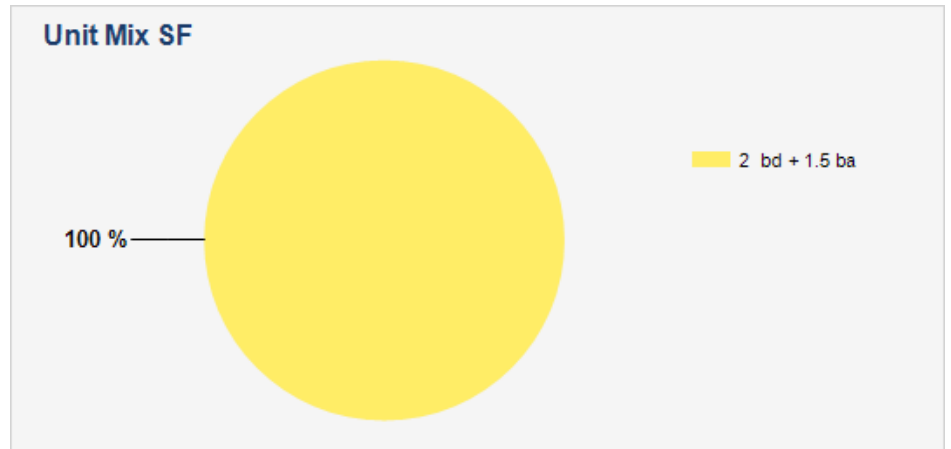
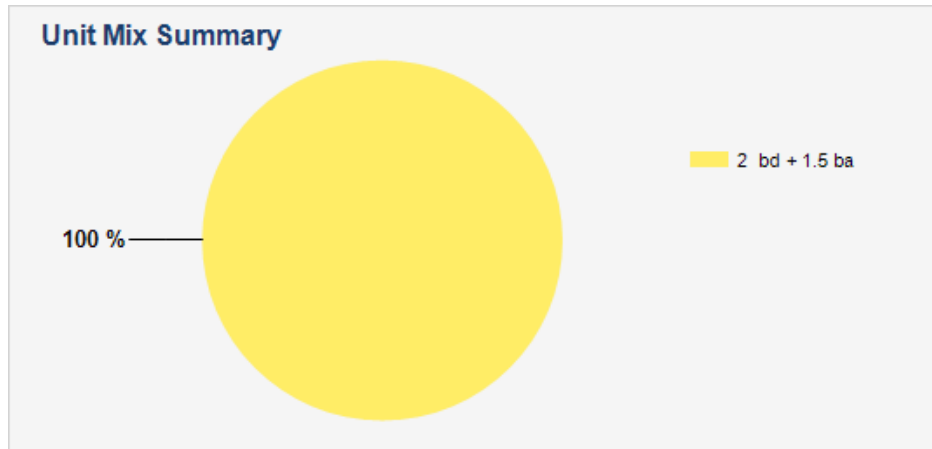
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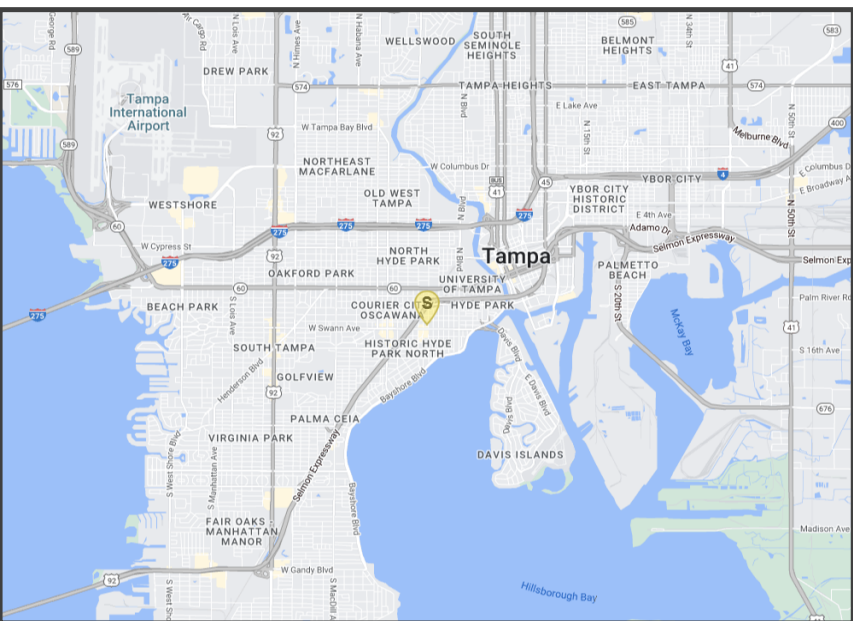
OFFERING PRICE	<b>\$1,500,000</b>
PRICE PSF	<b>\$455.10</b>
PRICE PER UNIT	<b>\$500,000</b>
NOI (Pro Forma)	<b>\$78,668</b>
CAP RATE (Pro Forma)	<b>5.24 %</b>
GRM (CURRENT)	<b>0.00</b>
GRM (Pro Forma)	<b>13.44</b>

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Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1.5 ba	3	1,100	\$3,100	\$2.82	\$9,300	\$3,100	\$2.82	\$9,300
<b>Totals/Averages</b>	<b>3</b>	<b>1,100</b>	<b>\$3,100</b>	<b>\$2.82</b>	<b>\$9,300</b>	<b>\$3,100</b>	<b>\$2.82</b>	<b>\$9,300</b>







# OREGON MULTI

## Property Description

Property Features

Property Images

02

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## PROPERTY FEATURES

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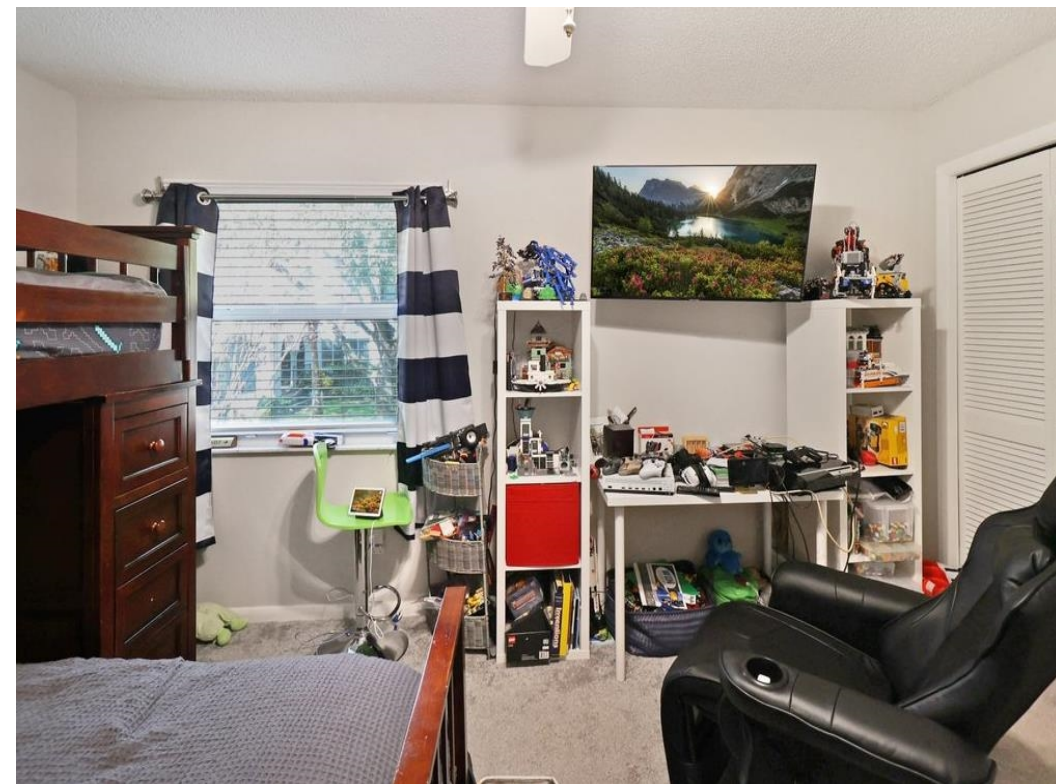
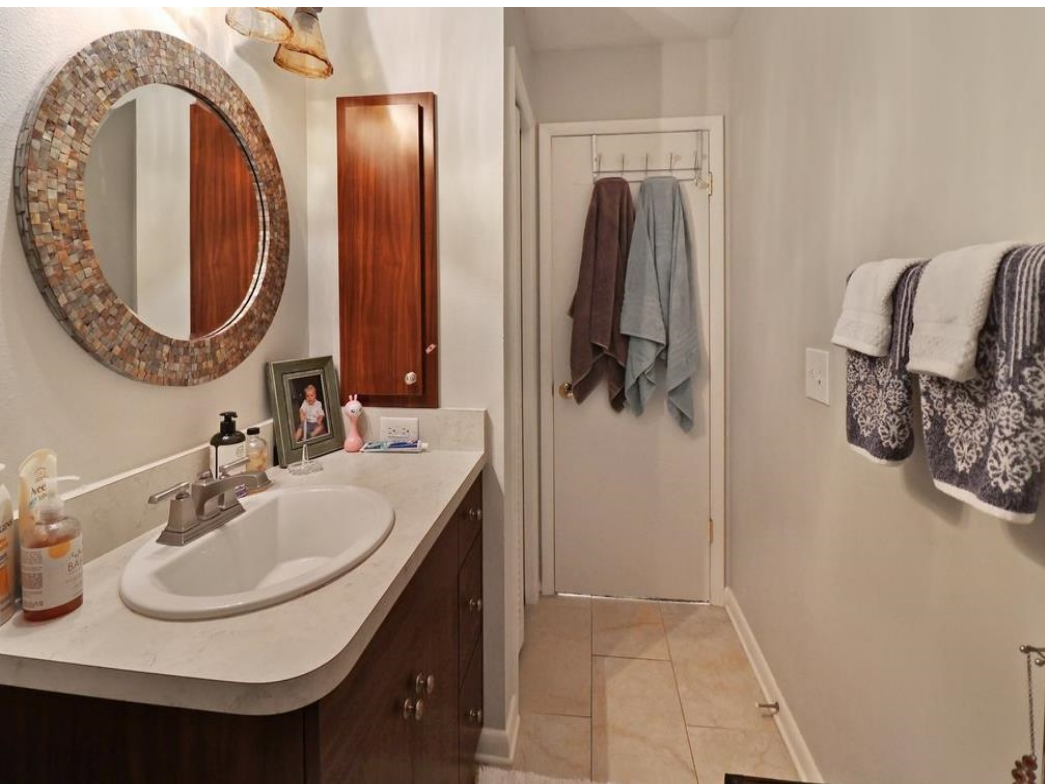
NUMBER OF UNITS	<b>3</b>
BUILDING SF	<b>3,296</b>
LAND SF	<b>6,477</b>
YEAR BUILT	<b>1981</b>

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# OREGON MULTI

## Rent Comps

Broker\_Synopsis.oregon

03



**T3400054 1000 W HORATIO ST #230, Tampa, 33606:**



**County:** Hillsborough  
**Subdiv:** HYDE PARK PLACE II A CONDOMINI  
**Beds:** 2  
**Baths:** 2  
**Year Built:** 1987  
**Pool:** Private, Community  
**Fireplace:** Yes  
**Minimum Lease:** 7 Months  
**Type:** Residential Lease  
**Style:** Condominium  
**Garage:** Yes, 2 spcs, Attached  
**Carport:** No

**MlsStatus:** Leased  
**Backups Requested:** No  
**Rent Price:** \$3,200  
**Lease Date:** 09/09/2022  
**Lease Price:** \$3,200  
**ADOM:** 8  
**CDOM:** 8  
**Rental Rate Type:** Monthly  
**Pets:** Cats OK, Dogs OK, Monthly Pet Fee, Pet Deposit, Size Limit  
**Sqft Heated:** 894  
**Total SqFt:** 905  
**RP/SqFt:** \$3.58

2 bed/2 bath fully furnished and fully equipped. Located in Tampa's Hyde Park Apartments. This spacious condo feels even larger with windows and a balcony overlooking the fountain courtyard. Great spot for your morning coffee to be had in the fresh air. This nicely furnished and equipped home includes everything you need. All of your kitchen wares including a coffee maker are already there. There are all of your appliances, linens, hardwood floors throughout, washer and dryer included. Walking distance to restaurants, bars, groceries, and the University of Tampa campus. The complex is gated and has a pool, hot tub, small fitness center, garage parking, and guest parking. The minimum lease is 7 months.

**Tax ID:** A-23-29-18-667-000000-00230.0  
**CDD:** No  
**Homestead:** No  
**Other Exemptions:** No  
**Building Name/Number:** 1000  
**Floor:** 2

**SE/TP/RG:** --  
**Lot Size SqFt:** 2  
**Lot Size Acres:** 1.00  
**Planned Unit Dev:** No

**A/C:** Central Air  
**Heat/Fuel:** Electric  
**Property Attached:** No  
**Interior Feat:** Ceiling Fans(s), Elevator, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Window Treatments  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer, Wine Refrigerator

**SqFt Heated Source:** Public Records  
**SqFt Total Source:** Public Records  
**Laundry Features:** Laundry Closet  
**Fireplace:** Yes  
**Fireplace Description:** Decorative

**Property Attached:** No  
**Property Description:** Mid Rise  
**View:** Garden  
**Pool:** Private, Community  
**Spa YN:** Yes  
**Spa Features:** In Ground

**HOA/ Comm Assn:** None  
**Additional Membership Available:** No  
**Pet Fee (Non Refundable):** 400

**Assoc Appr Req:** No  
**# of Pets:** 1  
**Pet Size:** Small (16-35 Lbs.)

**List Agent:** Ellen Zusman  
**Agent ID:** 261520001  
**Agent Pager/Cell:** 813-789-2096  
**List Agent E-mail:**  
Realtor@ellenzusman.com  
**Agent Fax:** 941-753-9294  
**List Office:** FINE PROPERTIES  
**Office Fax:** 941-753-9294  
**Listing Type:** Exclusive Right To Lease  
**List Date:** 09/01/2022  
**Off-Market:** 09/09/2022  
**Original Price:** \$3,200.00  
**Showing Instructions:** Call Before Showing, Call Listing Agent  
**Realtor Remarks:** Easy to show, please call Listing agent.

**Days to Closed:** 8  
**Dual Variable Compensation Y/N:** No  
**Referral Fee:** \$100  
**Lease Fee:** \$100.00

**Association/Manager Contact Name:** Ron Gonzales  
**Selling/Lse Agent:** Ellen Zusman  
**Sell/Lse Office:** FINE PROPERTIES  
**Sell Office ID:** 281515992  
**Sold Date:** 09/09/2022  
**Sold Price:** \$3,200.00  
**SP/LP Ratio:** 1.00

**Directions:** Horatio to address in Hyde Park. Parking on the street or on the east side of the building



**County:** Hillsborough  
**Subdiv:** HYDE PARK WALK A CONDO  
**Beds:** 2  
**Baths:** 2  
**Year Built:** 1996  
**Pool:** Community  
**Fireplace:** No  
**Type:** Residential Lease  
**Style:** Condominium  
**Garage:** No  
**Carport:** No

**MlsStatus:** Leased  
**Backups Requested:** No  
**Rent Price:** \$3,200  
**Lease Date:** 08/18/2022  
**Lease Price:** \$3,200  
**ADOM:** 4  
**CDOM:** 4  
**Rental Rate Type:** Monthly  
**Pets:** No  
**Sqft Heated:** 938  
**RP/SqFt:** \$3.41

Hyde Park Walk is a secured gated community where you can live, work, and play all year round! This unit was completely renovated and offers 2 bedrooms, 2 bathrooms condo over 938 sq/ft. The inside of this unit was freshly painted and has luxury vinyl plank flooring throughout. The updated kitchen has all new appliances and gorgeous countertops. Off of the kitchen is a private laundry room with new washer and dryer. The split floorplan provides each bedroom a ton of space and their own bathroom and walk-in closet. The private balcony overlooks the community courtyard from the 3rd floor. Hyde Park Walk is filled with amenities such as a fitness center, business center, community pool, outdoor gas grilling area, bike storage. This unit come with it's very own private and secure parking space under the building. Located in the middle of Hyde Park Village, this unit is in walking distance to all of the shops, outstanding restaurants, cine bistro movie theater and nightlife. If that isn't enough, residents are a quick and easy walk to Bayshore Blvd and minutes from downtown.

**Tax ID:** A-26-29-18-82H-000000-00327.0  
**CDD:** No  
**Homestead:** No  
**Other Exemptions:** No  
**Building Name/Number:** 00  
**Floor:** 3

**SE/TP/RG:** --  
**Lot Size SqFt:** 2  
**Planned Unit Dev:** No

**A/C:** Central Air  
**Heat/Fuel:** Central, Electric  
**Property Attached:** No  
**Interior Feat:** High Ceiling(s), Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Fireplace:** No

Room	Dim	Level	Floor Covering	Features
Living Room	13x17	First	Vinyl	
Kitchen	8x8	First	Vinyl	
Master Bedroom	11x13	First	Vinyl	
Bedroom 2	11x13	First	Vinyl	

**Property Attached:** No

**Pool:** Community  
**Spa Y/N:** No

**HOA/ Comm Assn:** Required  
**Additional Membership Available:** No  
**Pets Y/N:** No

**Assoc Appr Req:** Yes

**List Agent:** Michael Florio  
**Agent ID:** 261550681  
**Agent Pager/Cell:** 813-956-6356  
**List Agent E-mail:**  
 mike.florio@compass.com  
**Agent Fax:** 786-733-3644  
**List Office:** COMPASS FLORIDA, LLC  
**Office Fax:** 786-733-3644  
**List Date:** 08/13/2022  
**Off-Market:** 08/18/2022  
**Original Price:** \$3,200.00

**List Agent 2:** Stephen Meyer, Jr  
**Agent ID 2:** 260043491  
**List Office 2:** COMPASS FLORIDA LLC  
**List Office 2 ID:** 260033445  
**Days to Closed:** 5  
**Dual Variable Compensation Y/N:** No  
**Referral Fee:** \$0  
**Lease Fee:** \$200.00

**Association/Manager Contact Name:**  
 Hyde Park Walk Condominium - Tatiana Martinez  
**Selling/Lse Agent:** Michael Florio  
**Sell/Lse Office:** COMPASS FLORIDA, LLC  
**Sell Office ID:** 781263  
**Selling/Lse Agent 2:** Stephen Meyer, Jr  
**Sell Office 2:** COMPASS FLORIDA LLC  
**Sold Date:** 08/18/2022  
**Sold Price:** \$3,200.00  
**SP/LP Ratio:** 1.00

**Showing Instructions:** Appointment Only, Call Listing Agent, Lock Box Electronic-CBS Code Required, No Sign, ShowingTime  
**Realtor Remarks:** Background check is required. No pets allowed. Application fee is \$100.00 per adult. Please contact agent 1 or agent 2.

**Directions:** Hyde Park Walk is behind Pottery Barn in the Village. From South Howard Ave, go east on Swann Ave, take a right into Hyde Park Village, go through the Village and park in the Public Parking Garage on your left.

**T3402147 502 S WILLOW AVE #3, Tampa, 33606:**



**County:** Hillsborough  
**Subdiv:** ABBEY ROAD AT OLD HYDE PARK A  
**Beds:** 2  
**Baths:** 3  
**Year Built:** 1988  
**Pool:** None  
**Fireplace:** No  
**Type:** Residential Lease  
**Style:** Townhouse  
**Garage:** Yes, 1 spcs, Attached  
**Carport:** No  
**Garage/Parking Features:** , Assigned, Garage Door Opener, Ground Level

**MlsStatus:** Leased  
**Backups Requested:** No  
**Rent Price:** \$3,000  
**Lease Date:** 10/28/2022  
**Lease Price:** \$3,000  
**Rental Rate Type:** Monthly  
**Pets:** Pet Deposit  
**Sqft Heated:** 1,268  
**Total SqFt:** 1,676  
**RP/SqFt:** \$2.37

This is your chance to live in Hyde Park, one of the most desirable and centrally located neighborhoods of South Tampa. This townhome offers 2 bedrooms each with an en suite bath located on the third floor as well as a 3rd bedroom/office/den located on the first floor which leads out to your private patio. The main level features include a kitchen with dining area, natural light, balcony, and half bath. Located closely to Hyde Park Village, SoHo, University of Tampa, Downtown, Macdill AFB, Tampa International Airport and so much more. Easy access to major transportations lines such as Selmon Expressway and I275 allows for short drive to downtown St. Petersburg and some of the highest rated beaches in the country. Come see this Hyde Park gem today!

**Tax ID:** A-23-29-18-4T4-000000-00003.0  
**CDD:** No  
**Homestead:** No  
**Other Exemptions:** No

**SE/TP/RG:** --  
**Lot Size SqFt:** 452  
**Lot Size Acres:** 0.01  
**Planned Unit Dev:** No

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Property Attached:** No  
**Interior Feat:** Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), Window Treatments  
**Appliances Incl:** Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

**SqFt Total Source:** Public Records  
**Window Features:** Blinds

**Fireplace:** No  
**Floor Covering:** Bamboo, Ceramic Tile

Room	Dim	Level	Floor Covering	Features
Great Room	16x20	Second	Bamboo	
Kitchen	16x10	Second		
Master Bedroom	16x12	Third		

**Porch and Patio Features:** Patio  
**Property Attached:** No  
**Pool:** None  
**Spa YN:** No

**Exterior Features:** Balcony

**Additional Membership Available:** No  
**Assoc Appr Req:** No  
**# of Pets:** 1  
**Pet Deposit:** \$400  
**Pet Size:** Small (16-35 Lbs.)

**List Agent:** Katherine Glaser  
**Agent ID:** 261555372  
**Agent Pager/Cell:** 813-727-1198  
**List Agent E-mail:**  
 kglaser@smithandassociates.com  
**Agent Fax:** 813-837-3999  
**List Office:** SMITH & ASSOCIATES REAL ESTATE  
**Office Fax:** 813-837-3999  
**Listing Type:** Exclusive Right To Lease  
**List Date:** 10/28/2022  
**Off-Market:** 10/28/2022  
**Original Price:** \$3,000.00  
**Showing Instructions:** Appointment Only, ShowingTime

**List Agent 2:** Stephen Gay  
**Agent ID 2:** 261539107  
**List Office 2:** SMITH & ASSOCIATES REAL ESTATE  
**List Office 2 ID:** 616100  
**Dual Variable Compensation Y/N:** No  
**Referral Fee:** \$300  
**Lease Fee:** \$300.00

**Association/Manager Contact Name:** N/A  
**Selling/Lse Agent:** Becky Slocum  
**Sell/Lse Office:** SMITH & ASSOCIATES REAL ESTATE  
**Sell Office ID:** 616100  
**Sold Date:** 10/28/2022  
**Sold Price:** \$3,000.00  
**SP/LP Ratio:** 1.00

**Directions:** From Swann and Dakota go east on Swann to Willow Left to Horatio Right. Park on Horatio and enter through walk gate.



**County:** Hillsborough  
**Subdiv:** BUNGALOW PARK A CONDO  
**Beds:** 2  
**Baths:** 2  
**Year Built:** 1997  
**Pool:** None  
**Fireplace:** No  
**Minimum Lease:** 8-12 Months  
**Type:** Residential Lease  
**Style:** Condominium  
**Garage:** Yes, 1 spcs, Attached  
**Carport:** No  
**Garage/Parking Features:** , Common,Garage Door Opener,Oversized

**MisStatus:** Leased  
**Backups Requested:** No  
**Rent Price:** \$2,900  
**Lease Date:** 02/24/2022  
**Lease Price:** \$2,900  
**ADOM:** 11  
**CDOM:** 11  
**Rental Rate Type:** Annually  
**Pets:** Breed Restrictions, Cats OK, Dogs OK, Pet Deposit  
**Sqft Heated:** 1,480  
**RP/SqFt:** \$1.96

2 bed, 2 bath South Tampa Townhome with oversized 1 car garage, 2 master bedrooms and gated entry. This spacious (1480sf) home features wood floors throughout and title in the wet areas. Upstairs you will find a welcoming open space. The large kitchen is equipped with granite counters, matching stainless steel appliances, plenty of cabinet space as well as a large closet pantry. The breakfast bar overlooks the great room which has been used as a dining/living combo space. Also upstairs is a master bedroom with double walk in closets and master bath. On the first floor, there is a private bedroom with a full bath, large storage space under the stairway and access to the screened/covered deck. Outside of the downstairs master is the laundry room which includes washer/dryer. The oversized garage has a space for a vehicle and additional space with a desk and plenty of room for a nice workspace, motorcycle or additional storage. Water, sewer, trash and pest control included. This is a great location. 1/2 mile from Hyde Park Publix and SoHo, within 2mi. of Bayshore Blvd, Amalie Arena, Tampa Riverwalk, I-275 and Tampa's new MidTown. 3.5mi. to the bridges for St. Petersburg and the beaches, 5mi. to both Tampa International and MacDill AFB. Call today for your private viewing! \$50 application fee each adult over 18. \$125 processing fee at time of acceptance and renewal or termination of lease. Pet privilege Fee amount determined after completion of pet screening online at tenant expense.

**Tax ID:** A-22-29-18-30D-000000-C0000.0  
**Taxes:** \$5,015.13  
**Tax Year:** 2021  
**CDD:** No  
**Homestead:** No  
**Other Exemptions:** No  
**Building Name/Number:** C  
**Floor:** 1

**SE/TP/RG:** --  
**Lot Size SqFt:** 850  
**Lot Size Acres:** 0.02  
**Lot Dimensions:** 14x21  
**Planned Unit Dev:** No

**A/C:** Central Air  
**Heat/Fuel:** Central, Electric  
**Sewer:** Public Sewer  
**Water:** Public

**SqFt Heated Source:** Public Records  
**Laundry Features:** Inside, Laundry Room  
**Window Features:** Blinds

**Fireplace:** No  
**Floor Covering:** Ceramic Tile, Wood

**Property Attached:** No  
**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Available, Water Available  
**Interior Feat:** Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)  
**Appliances Incl:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Room	Dim	Level	Floor Covering	Features
Living Room	20x18	Second	Wood	Breakfast Bar, Walk-In Pantry Ceiling Fan(s), Walk-In Closet(s) Ceiling Fan(s), Walk-In Closet(s)
Kitchen	11x10	Second	Wood	
Master Bedroom	14x14	Second	Wood	
Master Bedroom 2	14x12	First	Bamboo	

**Porch and Patio Features:** Covered, Deck

**Property Attached:** No  
**Garage Dim:** 16x18

**Pool:** None  
**Spa YN:** No

**Exterior Features:** Fenced, Lighting  
**Security Features:** Security System

**HOA/ Comm Assn:** None  
**Additional Membership Available:** No  
**Pet Restrictions:** Check with HOA  
**Pet Fee (Non Refundable):** 250

**Assoc Appr Req:** Yes  
**Other Fee:** Check with HOA  
**Pet Deposit:** \$250

**Association Approval Fee:** \$50

**List Agent:** Candace Lake  
**Agent ID:** 261546657  
**Agent Pager/Cell:** 813-765-6898  
**List Agent E-mail:**  
 Candace@TampaRealEstate123.com  
**Agent Fax:** 813-251-2112  
**List Office:** BHHS FLORIDA PROPERTIES GROUP  
**Office Fax:** 813-251-2112  
**Listing Type:** Exclusive Right To Lease  
**List Date:** 01/28/2022  
**Off-Market:** 02/10/2022  
**Original Price:** \$2,900.00

**Days to Closed:** 27  
**Expected Lse Date:** 02/24/2022  
**Dual Variable Compensation Y/N:** No  
**Referral Fee:** \$0  
**Lease Fee:** \$250.00  
**Lease Referral Fee Comments:** Must complete all showings up to the time of an approved tenant application for lease fee.

**Association/Manager Contact Name:** Candace Lake  
**Selling/Lse Agent:** Candace Lake  
**Sell/Lse Office:** BHHS FLORIDA PROPERTIES GROUP  
**Sell Office ID:** 635805  
**Sold Date:** 02/24/2022  
**Sold Price:** \$2,900.00  
**SP/LP Ratio:** 1.00

**Showing Instructions:** Go Direct, ShowingTime  
**Realtor Remarks:** Unit will be professionally cleaned prior to tenant moving in. I am waiting on confirmation to see if assn approval and app fee apply. Please use showing button for AUTO APPROVED appointment and access info. Please do not adjust the AC, turn lights off and lock all doors before you leave. DO NOT give your clients the code. Association president and vice president live in the community and may ask for your card. No need to leave cards in the unit. There is parking to the left as soon as you enter the community or you can park at the unit. Please reach out for unit availability before your tenant applies at www.RentAHomeWithUs.com -->Our Rentals --> (pet app is on this page) --> you only need to enter the street name and click [search] --> Click on the property --> [Apply Online] or you can use the link to add and share with your client.

**Directions:** From MacDill and Kennedy. South on MacDill. Left on Azeele. Community on the right.



# OREGON MULTI

Sale Comps  
comps.multi

04



**County:** Hillsborough  
**Annual Net income:** \$27,047.00  
**Total Num Bldg:** 2  
**Total Units:** 4  
**Property Type:** Residential Income  
**Property Style:** Quadruplex  
**New Construction:** No  
**Garage:** No  
**Carpport:** No

**MlsStatus:** Sold  
**Backups Requested:** No  
**List Price:** \$1,300,000  
**LP/SqFt:** \$503.88  
**Sold Date:** 03/28/2022  
**Sold Price:** \$1,100,000  
**SP/SqFt:** \$426.36  
**Year Built:** 1942  
**Special Sale Provision:** None  
**ADOM:** 69  
**CDOM:** 69

DO NOT TOUR PROPERTY WITHOUT LISTING AGENT PRESENT PER SELLER'S REQUEST. Seller agrees that Agent and its representatives shall have the right to enter upon and inspect the interior and exterior of the Property with prospective purchasers by appointment with Listing Agent only - tenants must not be disturbed unless by appointment.

**Legal Desc:** FAIRVIEW CORRECTED MAP LOT 1 AND E 35 FT OF LOT 2 BLOCK 4 AND N 1/2 CLOSED ALLEY ABUTTING THEREON

**Ownership:** Fee Simple  
**Tax ID:** A-27-29-18-3PR-000004-00001.0  
**Taxes:** \$9,016.61  
**Tax Year:** 2021  
**CDD:** No  
**Homestead:** No  
**Other Exemptions:** No

**Flood Zone:** X  
**# Add Parcels:** 1  
**Add Tax Ids:** N/A

**SE/TP/RG:** -29-18  
**Lot:** 1  
**Lot Size SqFt:** 8,925  
**Lot Size Acres:** 0.20  
**Lot Dimensions:** 85x105  
**Zoning:** RM-16  
**Planned Unit Dev:** No  
**Total Units:** 4

**A/C:** Other  
**Heat/Fuel:** Other  
**Sewer:** Public Sewer  
**Water:** Public  
**Property Attached:** No  
**Utilities:** Electricity Available, Sewer Connected, Water Connected  
**Interior Feat:** Walk-In Closet(s)  
**Roof:** Built-Up  
**FoundationDetails:** Slab  
**Ext Construction:** Brick, Concrete, Stucco, Wood Frame  
**Exterior Features:** Other

**SqFt Heated Source:** Public Records

**Fireplace:** No

**Property Attached:** No

**Pool:** None  
**Spa YN:** No

**List Agent:** Raul Lopez Martinez  
**Agent ID:** 261555824  
**Agent Pager/Cell:** 813-481-0962  
**List Agent E-mail:**  
 raul@thecoassociates.com  
**List Office:** LPZ REALTY LLC  
**Listing Type:** Exclusive Right To Sell  
**List Date:** 12/06/2021  
**Off-Market:** 02/14/2022  
**Original Price:** \$1,300,000.00

**Days to Cont:** 70  
**Days to Closed:** 112  
**Single Agent:** \$1  
**Non-Rep:** 0%  
**Trans Broker:** 0%  
**Dual Variable Compensation Y/N:** No

**Selling/Lse Agent:** Raul Lopez Martinez  
**Sell/Lse Office:** LPZ REALTY LLC  
**Sell Office ID:** 261561757  
**Terms:** Conventional  
**Sold Date:** 03/28/2022  
**Sold Price:** \$1,100,000.00  
**SP/LP Ratio:** 0.85

**Directions:** Off Bayshore Boulevard and Kansas Avenue.

**T3363071 2517 W PALM DR, Tampa, 33629**



**County:** Hillsborough  
**Annual Gross Income:** \$94,200.00  
**Annual Expenses:** \$33,444.00  
**Annual Net income:** \$60,756.00  
**Total Num Bldg:** 2  
**Total Units:** 4  
**Property Type:** Residential Income  
**Property Style:** Quadruplex  
**Lot Features:** FloodZone,In City Limits,Oversized Lot  
**New Construction:** No  
**Garage:** No  
**Carport:** Yes, 1 spcs  
**Garage/Parking Features:** , Common,Off Street

**MlsStatus:** Sold  
**Backups Requested:** No  
**List Price:** \$1,499,000  
**LP/SqFt:** \$449.34  
**Sold Date:** 05/03/2022  
**Sold Price:** \$1,450,000  
**SP/SqFt:** \$434.65  
**Year Built:** 1925  
**Special Sale Provision:** None  
**ADOM:** 3  
**CDOM:** 3

Beautiful Quadruplex in sought after SoHo in South Tampa located just one block off of Bayshore Blvd. Totally turnkey property fully rented and practically a new building with extensive renovations and updates over the past few years totaling about \$300k of work including: new roof, new air conditioning in all units, exterior brick re-tucked, remodeled kitchens and baths, refinished original wood flooring, +++. This quad is situated on an oversized lot with an outdoor sitting with fireplace for the tenants to enjoy. There is a parking lot with rare to find private parking for your tenants. Location, location, location! 1 block off of Bayshore and walkable to many restaurants and bars on Howard Ave and Hyde Park this is the top location in Tampa! Lots of opportunities to increase income: there are two separate storage areas on the property that can be rented, rent out parking spaces, charge a utilities fee, or get into the hot Airbnb market and convert a unit or two to short term rentals.

**Legal Desc:** BOULEVARD PARK REVISED MAP LOT 23 & ELY 1/2 OF CLOSED ALLEY ABUTTING ON W & THAT PART OF LOT 32 AND OF CLOSED ALLEY ABUTTING DESC AS BEG AT S MOST COR OF LOT 32 AND RUN NELY 28.8 FT TO N MOST COR OF LOT 23 NWLY 32.08 FT ALONG NWLY EXT OF NELY BDRY OF LOT 23 TO PT ON W BDRY OF LOT 32 W 5 FT TO C/L OF ALLEY S 43.36 FT ALONG C/L AND E 5 FT TO BEG

**Ownership:** Fee Simple  
**Tax ID:** A-27-29-18-3QB-000000-00023.0  
**Taxes:** \$10,515.47  
**Tax Year:** 2021  
**CDD:** No  
**Homestead:** No  
**Other Exemptions:** No

**Flood Zone:** AE

**SE/TP/RG:** -29-18  
**Lot:** 23  
**Lot Size SqFt:** 7,080  
**Lot Size Acres:** 0.16  
**Lot Dimensions:** 59x120  
**Zoning:** RM-16  
**Planned Unit Dev:** No  
**Total Units:** 4

**A/C:** Central Air, Mini-Split Unit(s)  
**Heat/Fuel:** Electric  
**Sewer:** Public Sewer  
**Water:** Public

**SqFt Heated Source:** Public Records  
**SqFt Total Source:** Public Records  
**Laundry Features:** Inside

**Fireplace:** Yes  
**Fireplace Description:** Decorative  
**Floor Covering:** Ceramic Tile, Wood

**Property Attached:** No

**Utilities:** Cable Connected, Street Lights, Water Connected

**Interior Feat:** Ceiling Fans(s), High Ceiling(s), Open Floorplan, Solid Surface Counters, Stone Counters

**Appliances Incl:** Disposal, Dryer, Range, Refrigerator

**Roof:** Shingle

**Property Attached:** No

**Pool:** None

**FoundationDetails:** Crawlspace

**Spa YN:** No

**Porch and Patio Features:** Front Porch

**Ext Construction:** Brick

**Exterior Features:** Irrigation System, Outdoor Grill

**Security Features:** Fire Alarm, Security System

**Pet Restrictions:** Must be approved by landlord

**List Agent:** Gregory Margliano  
**Agent ID:** 261523314  
**Agent Pager/Cell:** 813-857-5339  
**List Agent E-mail:**  
greg.margliano@compass.com  
**Agent Fax:** 646-606-3293  
**List Office:** COMPASS FLORIDA, LLC  
**Office Fax:** 646-606-3293  
**Listing Type:** Exclusion/Variable Comsn  
**List Date:** 03/28/2022  
**Financing Avail:** Cash,Conventional  
**Off-Market:** 03/31/2022  
**Original Price:** \$1,499,000.00  
**Disclosures:** Seller Property Disclosure  
**Showing Instructions:** Call Listing Agent, Do Not Contact Tenants, No Sign  
**Realtor Remarks:** Seller requires an offer before showings to minimize disrupting tenants.

**Days to Cont:** 3  
**Days to Closed:** 36  
**Single Agent:** 2.5%-\$395  
**Non-Rep:** 2.5%-\$395  
**Trans Broker:** 2.5%-\$395  
**Dual Variable Compensation Y/N:** Yes

**Selling/Lse Agent:** Vincent Zeoli  
**Sell/Lse Office:** COLDWELL BANKER REALTY  
**Sell Office ID:** 639501  
**Terms:** Cash  
**Sold Date:** 05/03/2022  
**Sold Price:** \$1,450,000.00  
**SP/LP Ratio:** 0.97

**Directions:** From Rome Ave head South on Bayshore Blvd. Make right on Howard then make 1st left onto Palm Dr to property.



**County:** Hillsborough  
**Annual Net income:** \$76,800.00  
**Total Num Bldg:** 2  
**Total Units:** 4  
**Property Type:** Residential Income  
**Property Style:** Duplex  
**New Construction:** No  
**Garage:** No  
**Carpport:** No

**MlsStatus:** Sold  
**Backups Requested:** Yes  
**List Price:** \$1,849,000  
**LP/SqFt:** \$464.69  
**Sold Date:** 03/22/2022  
**Sold Price:** \$1,600,000  
**SP/SqFt:** \$402.11  
**Year Built:** 1920  
**Special Sale Provision:** None  
**ADOM:** 8  
**CDOM:** 8

Gorgeous Hyde Park property. Almost 1/4-acre corner lot (.24) located near Hyde Park Village, Bayshore and Kate Jackson Park. The property includes four rental units and two structures. Fantastic opportunity for investors, builders and developers to build one or potentially two new homes on this beautiful, oversized lot. A must-see. Survey attached.

**Legal Desc:** LINGERLONG N 1/2 OF LOT 10 AND LOT 11 BLOCK 6

**Ownership:** Fee Simple

**Tax ID:** A-26-29-18-4U2-000006-00010.0

**Taxes:** \$15,666.00

**Tax Year:** 2021

**CDD:** No

**Homestead:** No

**Other Exemptions:** No

**Flood Zone:** X

**SE/TP/RG:** -29-18

**Lot:** 10

**Lot Size SqFt:** 10,692

**Lot Size Acres:** 0.24

**Lot Dimensions:** 132x81.3

**Zoning:** RS-50

**Census Tract:** 61.01

**Planned Unit Dev:** No

**Total Units:** 4

**A/C:** Central Air

**Heat/Fuel:** Central

**Sewer:** Public Sewer

**Water:** Public

**Property Attached:** No

**Utilities:** Public

**Interior Feat:** L Dining, Master Bedroom Main Floor

**Roof:** Shingle

**FoundationDetails:** Slab

**Ext Construction:** Block, Wood Frame

**Exterior Features:** Awning(s), Balcony, Rain Gutters, Sidewalk

**SqFt Heated Source:** Owner

**Fireplace:** No

**Property Attached:** No

**Pool:** None

**Spa YN:** No

**List Agent:** Jill Weinstein

**Agent ID:** 261536370

**Agent Pager/Cell:** 813-205-2999

**List Agent E-mail:**

jnweinstein9@gmail.com

**List Office:** PREMIER SOTHEBYS INTL REALTY

**Listing Type:** Exclusive Right To Sell

**List Date:** 01/10/2022

**Financing Avail:** Cash,Conventional

**Off-Market:** 01/18/2022

**Original Price:** \$1,849,000.00

**Disclosures:** Lead Paint

**Showing Instructions:** 24 Hour Notice, Appointment Only, Call Before Showing, Call Listing Agent, Pet On Premises, See Remarks

**Realtor Remarks:** List Agent is Owner. Please contact agent/owner with questions. Please do not disturb tenants. Proof of funds required prior to showing. Included in property, 2 structures, total 4 units with individual addresses.

**Days to Cont:** 8

**Days to Closed:** 71

**Single Agent:** 2.5%

**Non-Rep:** \$0

**Trans Broker:** 2.5%

**Dual Variable Compensation Y/N:** No

**Selling/Lse Agent:** Stacey Borsik Niebles

**Sell/Lse Office:** SMITH & ASSOCIATES REAL ESTATE

**Sell Office ID:** 616100

**Terms:** Conventional

**Sold Date:** 03/22/2022

**Sold Price:** \$1,600,000.00

**SP/LP Ratio:** 0.87

**Directions:** Take Rome Avenue to west on Bristol Avenue. Property located at 1806 W Bristol Avenue and 902 West Fremont.



# OREGON MULTI

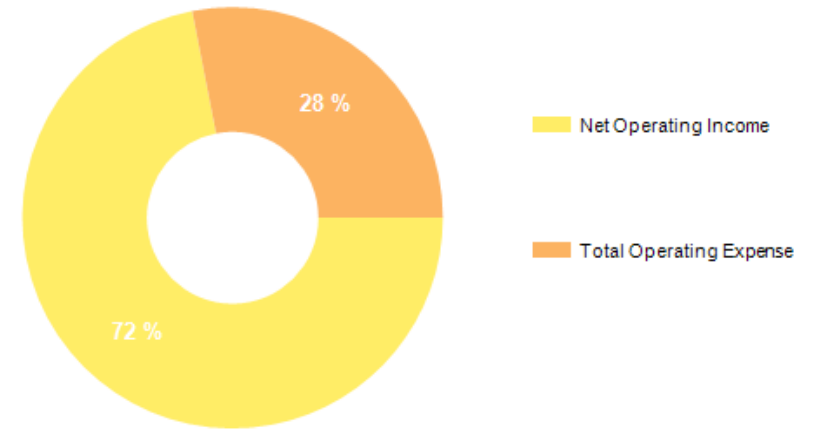
Financial Analysis

Income & Expense Analysis

05

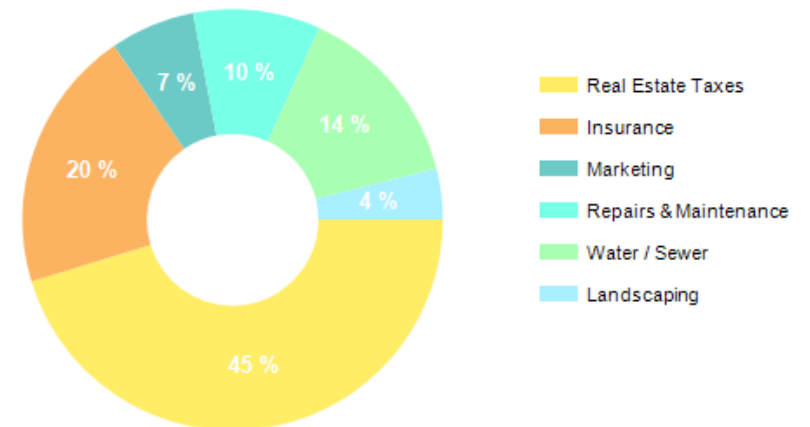
## REVENUE ALLOCATION PRO FORMA

INCOME	PRO FORMA	
Gross Potential Rent	\$111,600	
<b>Gross Potential Income</b>	<b>\$111,600</b>	
General Vacancy	-\$2,232	2.0 %
<b>Effective Gross Income</b>	<b>\$109,368</b>	
Less Expenses	\$30,700	28.07 %
<b>Net Operating Income</b>	<b>\$78,668</b>	



EXPENSES	PRO FORMA	Per Unit
Real Estate Taxes	\$13,900	\$4,633
Insurance	\$6,200	\$2,067
Marketing	\$2,000	\$667
Repairs & Maintenance	\$3,000	\$1,000
Water / Sewer	\$4,400	\$1,467
Landscaping	\$1,200	\$400
<b>Total Operating Expense</b>	<b>\$30,700</b>	<b>\$10,233</b>
Expense / SF	\$9.31	
% of EGI	28.07 %	

## DISTRIBUTION OF EXPENSES PRO FORMA



Oregon Multi

# McBRIDE KELLY & ASSOCIATES

*Exclusively Marketed by:*

**Brian McBride**  
(813) 493-0507  
Nikki@mkarealty.com

R E A L T Y