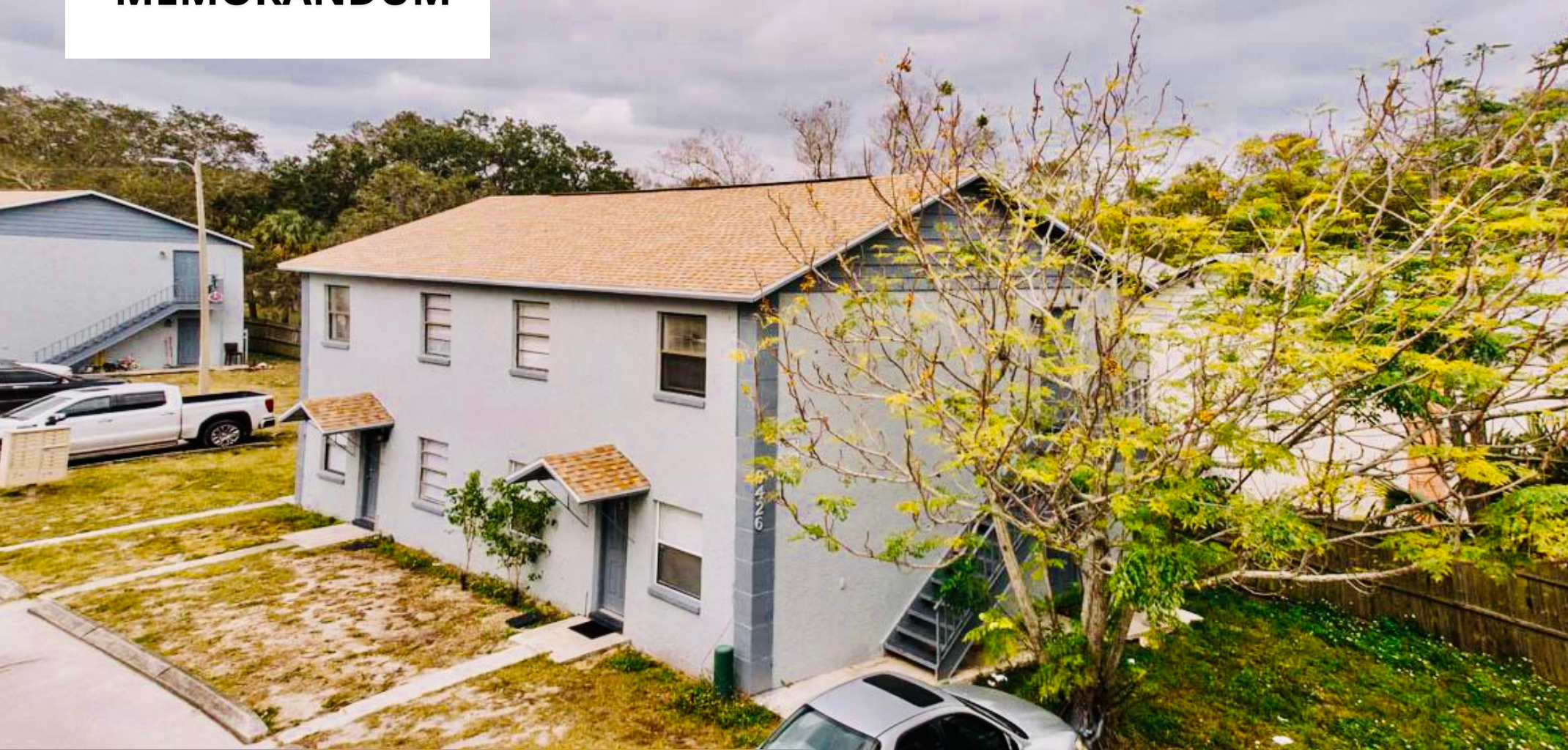


OFFERING MEMORANDUM

Tampa 16 Units Multi-Family | Tampa, FL 33617



Prepared By

Ozan Cifci | Agent

407-782-4866 | Ozancommercial@gmail.com

Details:

PRICE PSF: \$153.94

Price: \$2,000,000

**COMMERCIAL
PROPERTY
FOR SALE**



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407-782-4866



Orlando, Florida

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Premium Properties and it should not be made available to any other person or entity without the written consent of Premium Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Premium Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Premium Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Premium Properties has not verified, and will not verify, any of the information contained herein, nor has Premium Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Presented By:

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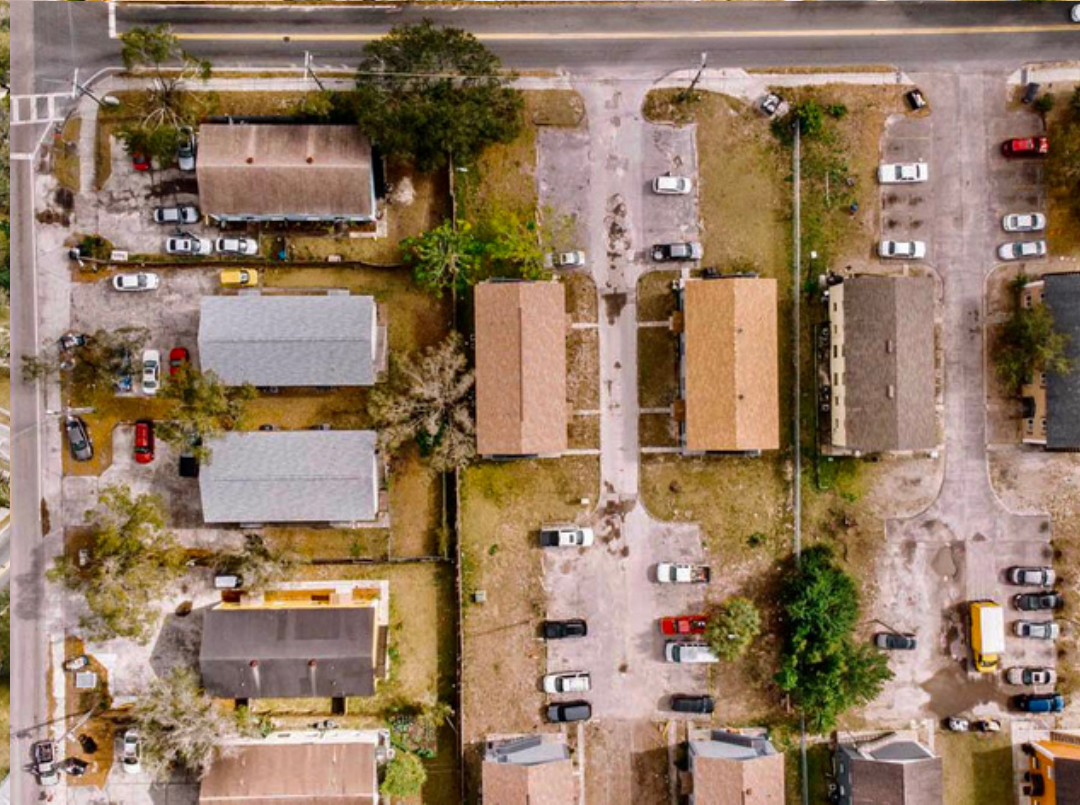
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All the information about the property conditions and financial statements needs to be verified by buyers from Seller, Premium Properties Commercial is not reliable of any information listed in this marketing package.





Executive Summary

9422, 9424, 9426, 9428 north 50th street, Tampa FL 33617
16 Units in Tampa Fl

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2020 Population	18,395	117,629	262,953
2020 Median HH Income	\$32,627	\$35,875	\$37,162
2020 Average HH Income	\$46,572	\$51,736	\$55,487

AREA OVERVIEW

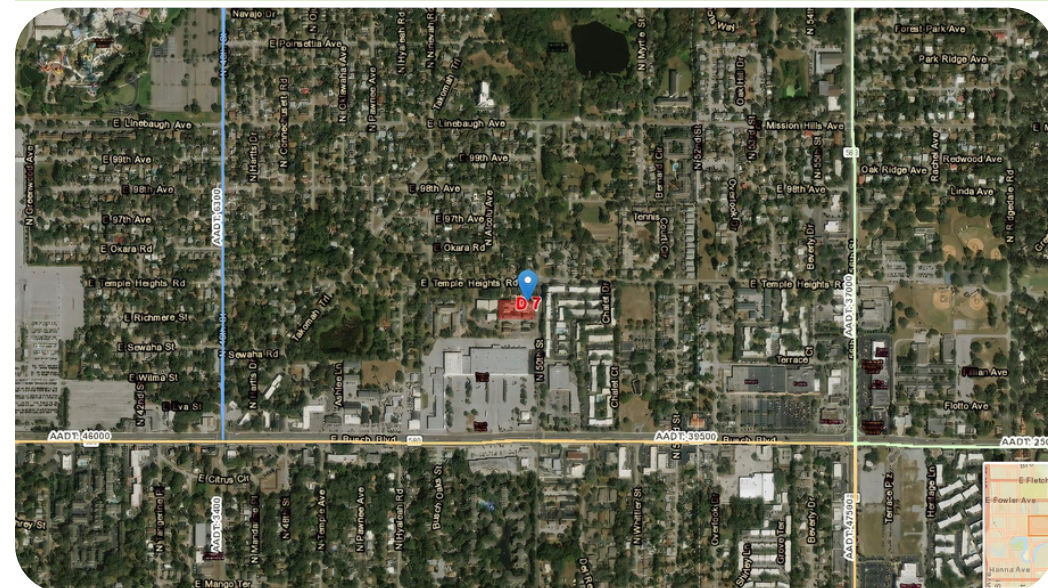
"The city of Tampa, situated on an inlet reaching far into the west coast of Florida, is the economic center of western Florida. Tampa is best known for its tourist attractions, especially Busch Gardens, where families get the thrill of an amusement park and the fun of a zoo all in one place. It is on the west coast of Florida on Tampa Bay, near the Gulf of Mexico. Tampa is the largest city in the Tampa Bay area. With an estimated population of 399,700 in 2019, Tampa is the 48th most-populous city in the U.S. and the third-largest city in Florida after Miami and Jacksonville."



OFFER HIGHLIGHTS

16 Units Apartment Complex consisting of 4 Quadruplex units with separate Tax ID numbers allowing Investors to inquire Residential Finance to purchase and sell them separately in the future. This value add opportunity Multi-Family currently has 13 tenants. Seller will complete the Landscaping and Parking Lots before the closing also rest of the 3 units will be occupied at \$1100 and sold at 100% Occupancy. Electric meters are separated and each Quads has separate water meters not each units, currently tenants pays their own electric and water+sewer included in rent, new Owners have opportunity to exclude water(each Quads) and increase the cash flow. Seller replaced the roofs of the buildings and major renovations completed inside the units, Each units has washer&dryers and Central AC system. Property located in highly traffic retail corridor walking distance to Convenience stores, service stations, minutes away from shopping centers and high demand rental location.

PROPERTY ACTUAL SITE



FINANCIAL OVERVIEW

**COMMERCIAL
PROPERTY
FOR SALE**

9422, 9424, 9426, 9428 north 50th street, Tampa FL 33617
16 Units in Tampa Fl

OFFERING SUMMARY

OFFERING PRICE	\$2,000,000
PRICE PSF	\$153.94
PRICE PER UNIT	\$125,000
OCCUPANCY	95.00 %
NOI (CURRENT)	\$109,500
NOI (Pro Forma)	\$178,460
CAP RATE (CURRENT)	5.48 %
CAP RATE (Pro Forma)	8.92 %
GRM (CURRENT)	13.07
GRM (Pro Forma)	9.06

PROPOSED FINANCING

Conventional	
LOAN TYPE	Amortized
DOWN PAYMENT	\$700,000
LOAN AMOUNT	\$1,300,000
INTEREST RATE	4.00 %
ANNUAL DEBT SERVICE	\$82,344
LOAN TO VALUE	65 %
AMORTIZATION PERIOD	25 Years

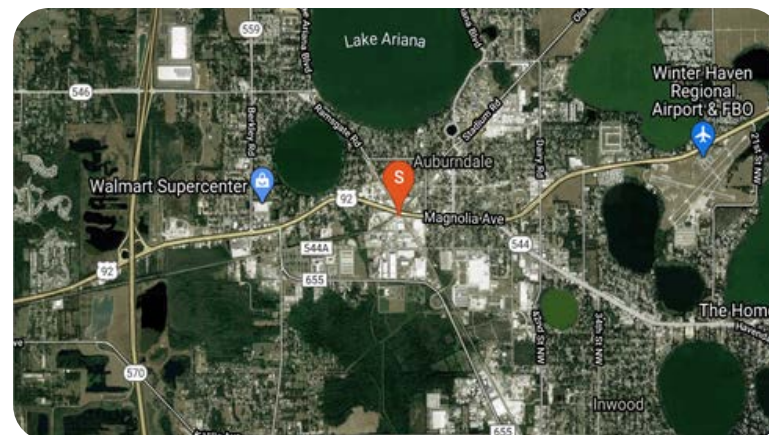


PROPERTY INFORMATION

ADDRESS	9426 north 50th street Tampa FL 33617
COUNTY	Hillsborough
MARKET	TAMPA
SUBMARKET	TAMPA
BUILDING SF	12,992 SF
LAND SF	38,872
NUMBER OF UNITS	16
YEAR BUILT	1982
YEAR RENOVATED	2020

PROPERTY FEATURES

NUMBER OF UNITS	16
BUILDING SF	12,992
LAND SF	38,872
LAND ACRES	0.88
YEAR BUILT	1982
YEAR RENOVATED	2020
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	4
WASHER/DRYER	In Unit





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Orlando, Florida

MEET THE AGENT



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I have been in the Real Estate services Business in Orlando area for many successful years and specialize in the Dr. Phillips, Windermere and Celebration areas. I'm also a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment properties. I am the perfect fit to help you buy or sell in Residential, Commercial and Businesses Real Estate in Orlando. I'm currently Manager of our Dr. Phillips Branch at Premium Properties R.E. Services where we are happy to provide excellent Real Estate services to our valued customers.

I provide assistance to Investors, Owners User buyers, tenants and Landlords inquiring services to lease, purchase or land development projects for their Retail, Industrial, Multi-Family and Medical Offices. I can assist them for Financial & Market Analysis, value add opportunities, market research and Professional Marketing Solutions for the listings with advance marketing techniques and negotiation skills to facilitate transactions.

Commercial – Whether it's a shopping mall, a small office building or a restaurant space, I'm your commercial property specialist. Contact me for your commercial property needs in the Orlando, Wintergarden, and Windermere real estate markets.

Multi-family – Investors are great clients for me. Multi-family properties are a very unique market. The detailed return on investment and valuation calculations investors need to evaluate properties for rental are second nature to me.

PROFESSIONAL PROFILE

- GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012
- Sisli Technical School Electric and Electronic - Istanbul Turkey 2003
- Previously employed at Stiles Machinery as Electronic Technician
- Acquired Real Estate Sales Associates since 2014
- Member of Orlando Regional Realtor Association (ORRA)
- Member of Florida Association of Realtors (FAR)
- Member of National Association of Realtors (NAR)
- Member of Business Brokers of Florida (BBF)
- Member of Certified Commercial Investment Member (CCIM)
- Certification Completion of CI 101 Financial Analysis Class of CCIM (2020)
- Certification Completion of CI 102 Market Analysis Class of CCIM (2020)
- Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium Properties R.E Services Branch Manager of Dr Phillips Orlando Office since 2017. Assisting Agents to prepare contracts, negotiate in transactions, analyzing properties Financial and Market Aspects.
- Scheduling trainings and sales meetings, motivating the team and recruiting new Sales Associates during continuing of Leasing and Selling Commercial Real Estates and Businesses