

Properties for Sale

1 5305 N Boulevard, Tampa, FL 33603



Property Details

Price	\$7,250,000
No. Units	48
Building Size	44,275 SF
Total Lot Size	2.71 AC
Property Type	Multifamily
Property Sub-type	Apartments
Cap Rate	6.95%
No. Stories	3
Building Class	C
Year Built	1983
Status	Active

Property Notes

Sale Notes

Vibrant apartment complex located right beside Hillsborough River, convenience and up coming location with lots of potential to grow.

- Actual Rent Numbers
- Price includes 48 existing units with 8 fully furnished units; and a parcel of land to add on about 24 new units to the complex.
- We used the income and expenses from 2019 to calculate the cap rate and the complex continues to improve each month.
- All Utilities are paid by the residents
- All current rental income can be verified with leases for serious buyer.
- Open to any 1031 Exchange buyers.
- Seller can provide managing advice for three months after closing to assure new owner of continuity of performance.
- Price is more negotiable if there is no buyer agent/realtor in the transaction.

* There is a parcel of land in the complex right by the river that you can add on about 24 to 30 units depend on size and design. We have a preliminary proposal that we can give it to you also.

Property Description

- 15 two bedrooms/ two bath apartments ; 1 two bedrooms/ one bath apartment; 24 one bedroom/ one bath apartments and 8 two bedrooms/ two and half bath townhouses
- 8 fully furnished apartments
- One Leasing Office, one storage shed, Outdoor Swimming Pool, picnic area by the river
- Insuite Laundry connections in each apartment and we also rented out laundry machines for many units right now
- Individual Water and Electric meter for each apartment.
- Recently make new Building Exterior
- Parking Lot just recently been redone with brand new blacktop and stripping
- Many units have been upgraded with stainless steel appliances, new flooring, paint, window blinds, etc...
- Some Roof are not new but still usable.
- Up and trendy location, just minutes from Downtown Tampa and the International Airport

Highlights

Waterfront; Easy access to highway, downtown Tampa and international airport; individual meter for each unit

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
1+1			
2+1			
2+2			
2+3			

Photos

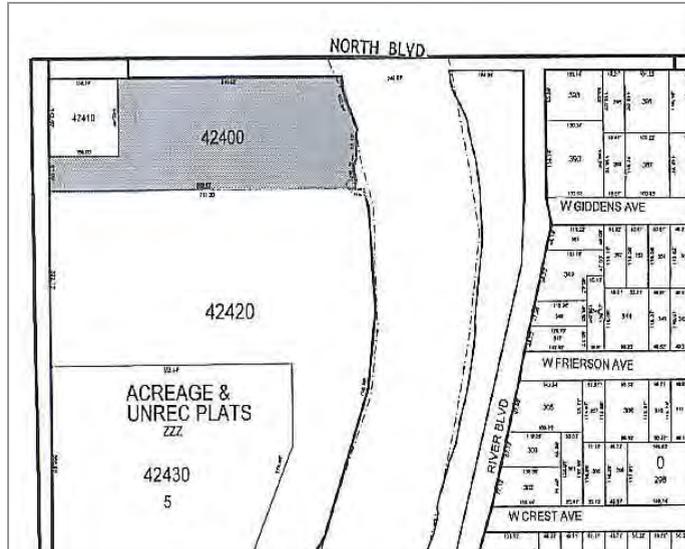








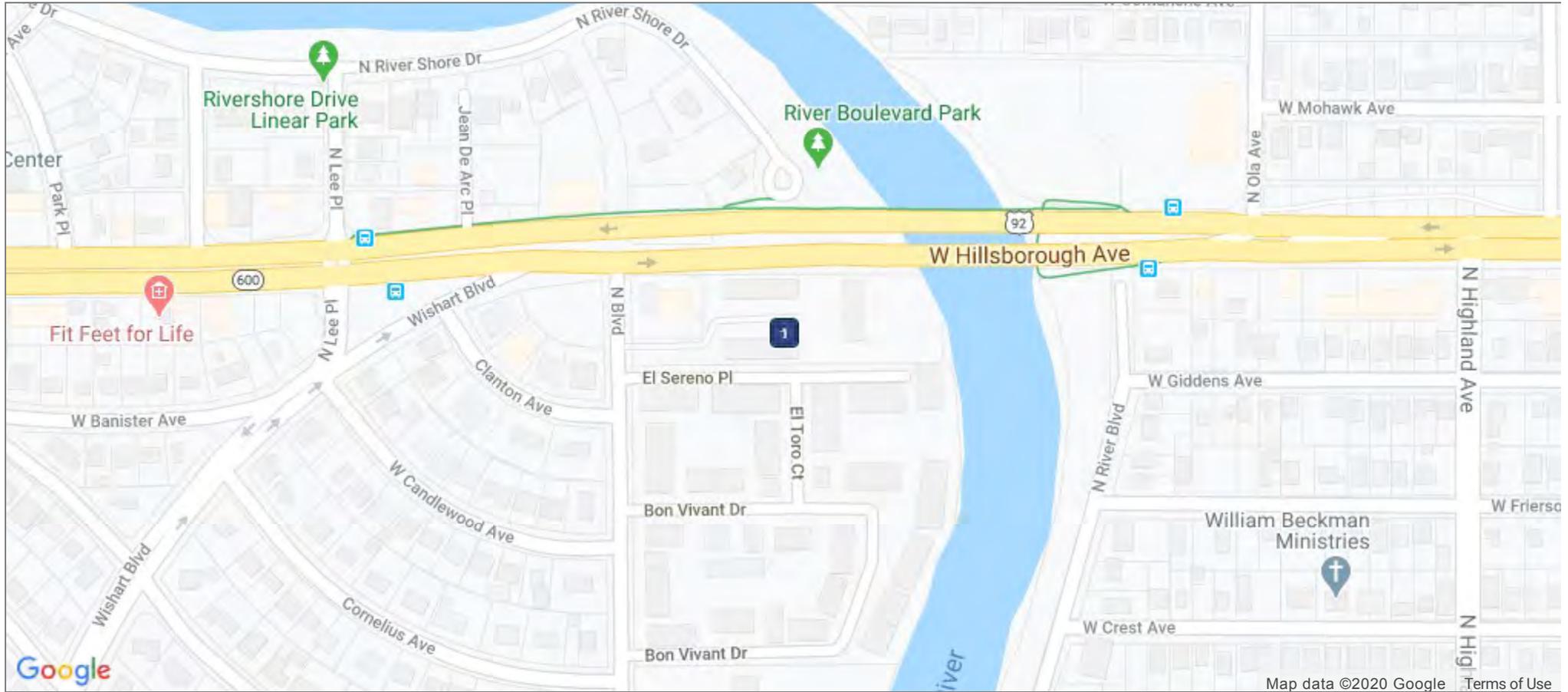








Map



1 5305 N Boulevard
Tampa, FL 33603
