



TAMPA 8-UNIT APARTMENT COMPLEX

7309 & 7311 N Hutton Pl, Tampa, FL 33604

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------|--------------------------|
| Sale Price: | \$1,675,380 |
| Building Size: | 3,248 SF (Each Building) |
| Lot Size: | 0.29 Acres |
| Number of Units: | 8 |
| Zoning: | RM-24 |
| Traffic Count: | 36,500 ± Cars/Day |

PROPERTY OVERVIEW

This 8-unit apartment complex comprised of 2 adjacent quadplexes is located at 7309 & 7311 N Hutton Place, Tampa, FL. This recently renovated complex is in immaculate condition and features a new roof on both buildings, new paint, and tile floors.

PROPERTY HIGHLIGHTS

- 8-Unit, 2-Building Portfolio
- Desirable location in Temple Crest neighborhood of Tampa
- 8 units (750 ± SF per unit)
- Block construction, new roofs, 3 units newly renovated
- 100% Occupied
- Strong Cash Flow
- Conveniently located near Busch Gardens (4 min), University of South Florida (6 min), Seminole Heights (10 min), Downtown Tampa (17 min).

PROPERTY DETAILS

LOCATION INFORMATION

| | |
|------------------|--------------------------------|
| Building Name | Tampa 8-Unit Apartment Complex |
| Street Address | 7309 & 7311 N Hutton Pl |
| City, State, Zip | Tampa, FL 33604 |
| County | Hillsborough |

| | |
|---------------|--------------------------|
| Building Size | 3,248 SF (Each Building) |
| NOI | \$113,088.17 |



PROPERTY INFORMATION

| | |
|----------------------|---|
| Property Type | Multifamily |
| Property Subtype | Low-Rise/Garden |
| Zoning | RM-24 |
| Lot Size | 0.29 Acres |
| APN # | A-28-28-19-46B-000046-00008.0 , A-28-28-19-46B-000046-00007.0 |
| Lot Depth | 1,180 ft |
| Traffic Count | 36500 |
| Traffic Count Street | North 40th St |

| | |
|---------------------|--------------------------|
| Building Size | 3,248 SF (Each Building) |
| NOI | \$113,088.17 |
| Cap Rate | 6.75% |
| Building Class | C |
| Occupancy % | 100.0% |
| Tenancy | Multiple |
| Number of Floors | 2 |
| Year Built | 1981 |
| Year Last Renovated | 2025 |
| Construction Status | Existing |
| Number of Buildings | 2 |

INCOME & EXPENSES

INCOME SUMMARY

| | |
|--------------|-----------|
| GROSS INCOME | \$142,320 |
|--------------|-----------|

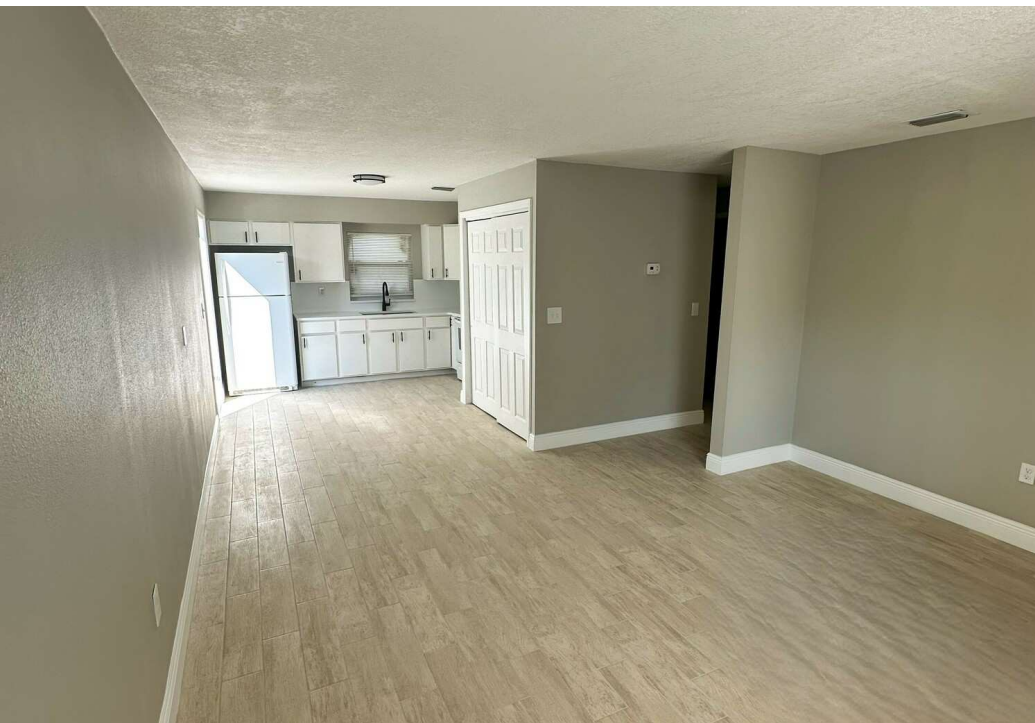
EXPENSES SUMMARY

| | |
|----------------------|-----------|
| Taxes | \$14,559 |
| Insurance | \$9,023 |
| Maintenance | \$2,500 |
| Water | \$3,150 |
| OPERATING EXPENSES | \$29,232 |
| NET OPERATING INCOME | \$113,088 |

RENT ROLL

| SUITE | BEDROOMS | BATHROOMS | SIZE SF | RENT | SECURITY DEPOSIT | LEASE START | LEASE END |
|----------|----------|-----------|----------|----------|------------------|-------------|-----------|
| 7309 A | 2 | 1 | 750 SF | \$1,600 | \$850 | 12/1/24 | 11/30/25 |
| 7309 B | 2 | 1 | 750 SF | \$1,450 | \$1,450 | 6/1/24 | 5/31/25 |
| 7309 C | 2 | 1 | 750 SF | \$1,600 | \$1,600 | 3/15/25 | 3/31/26 |
| 7309 D | 2 | 1 | 750 SF | \$1,350 | \$850 | 3/1/25 | 2/28/26 |
| 7311 A | 2 | 1 | 750 SF | \$1,500 | \$1,500 | 3/1/25 | 2/28/26 |
| 7311 B | 2 | 1 | 750 SF | \$1,350 | \$850 | 5/1/24 | 4/30/25 |
| 7311 C | 2 | 1 | 750 SF | \$1,650 | \$1,000 | 3/1/25 | 2/28/26 |
| 7311 D | 2 | 1 | 750 SF | \$1,360 | \$650 | 5/1/24 | 4/30/25 |
| TOTALS | | | 6,000 SF | \$11,860 | \$8,750 | | |
| AVERAGES | | | 750 SF | \$1,483 | \$1,094 | | |

ADDITIONAL PHOTOS



AERIAL

Hillsborough River

AERIAL

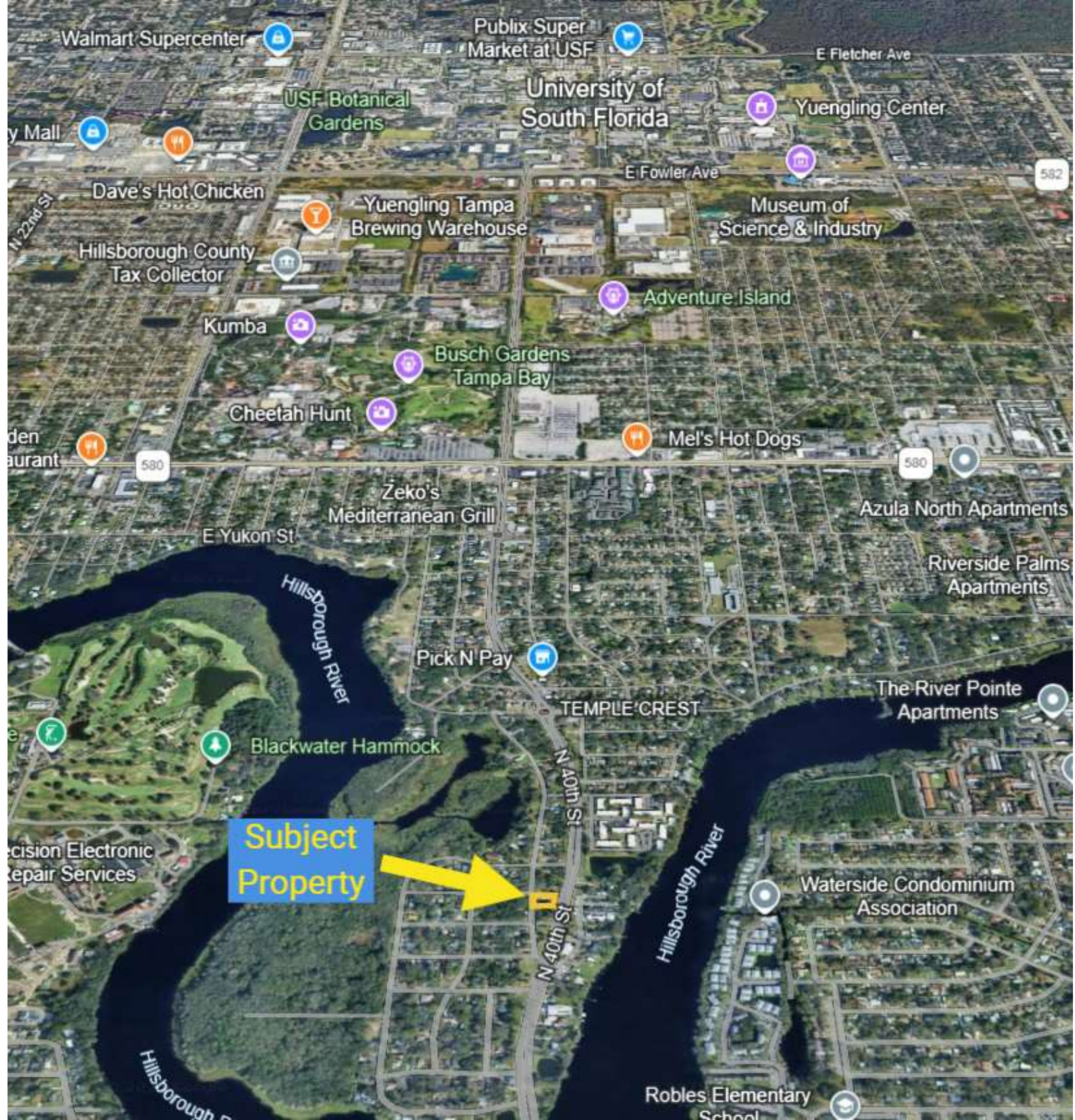
Busch
Gardens

UNIVERSITY of
SOUTH FLORIDA

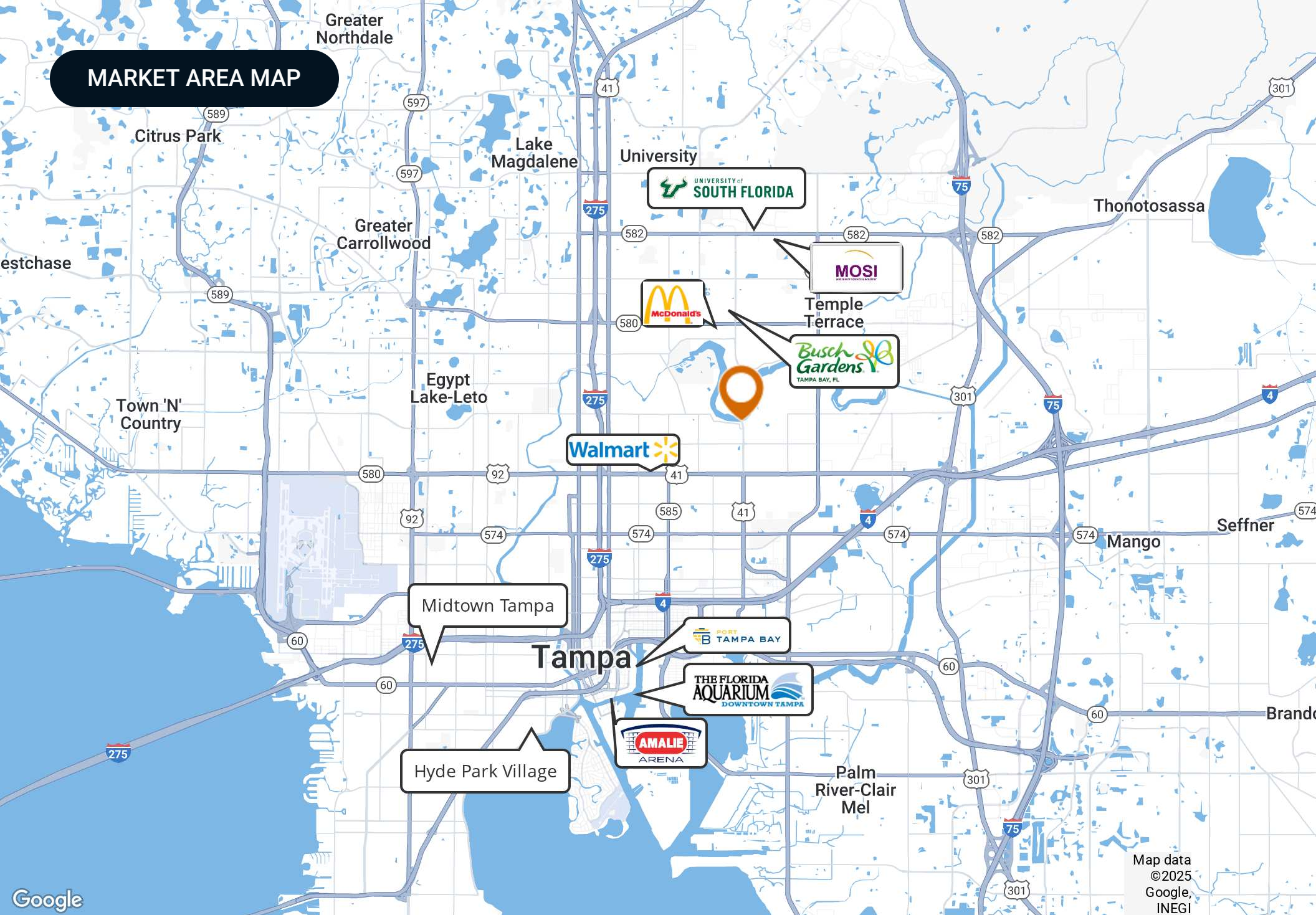
MOSI
KEEP DISCOVERING

36,500 ±
Cars/Day

N 40th St



MARKET AREA MAP



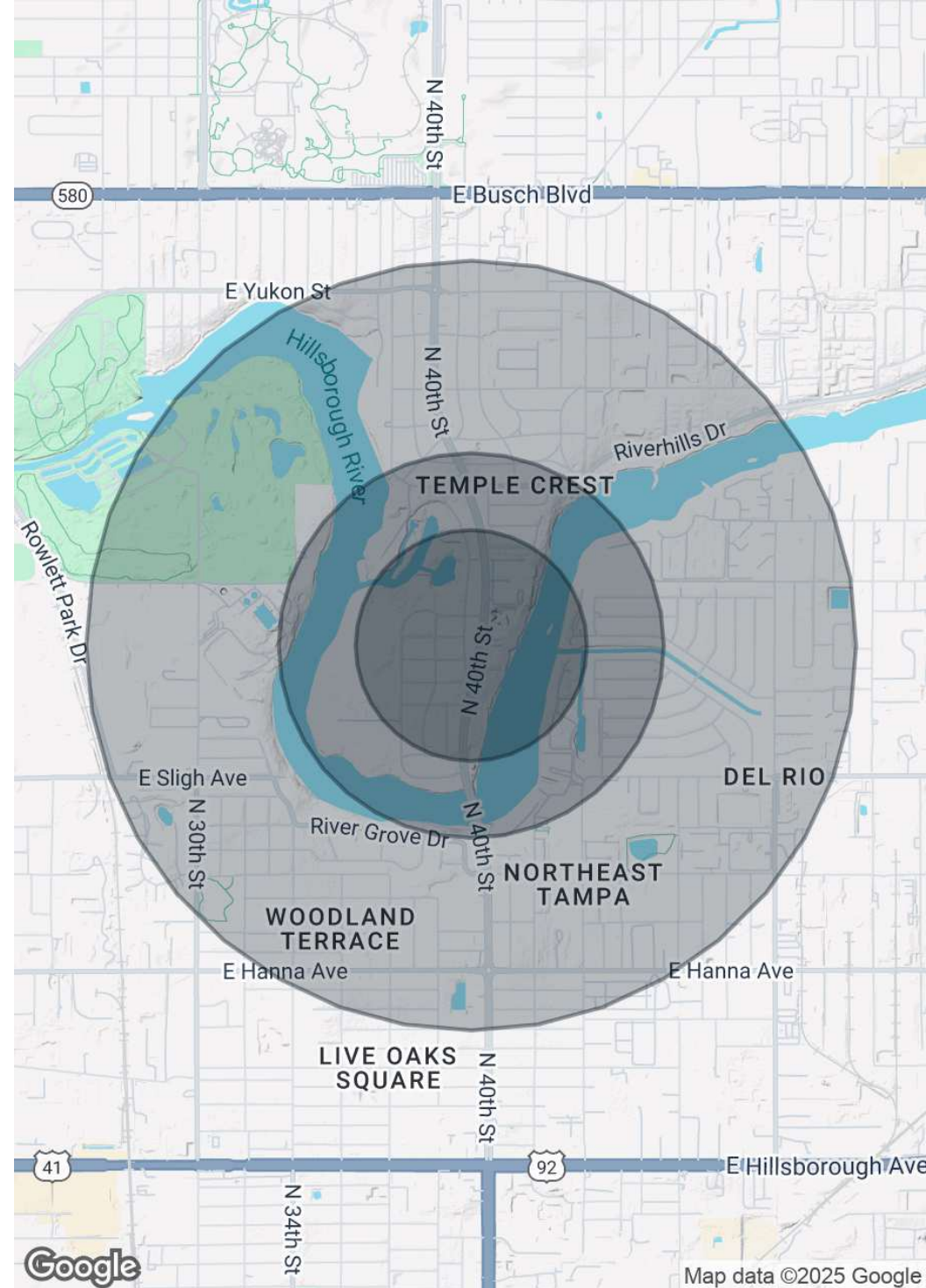
Map data
©2025
Google,
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,255 | 2,881 | 14,347 |
| Average Age | 40 | 39 | 39 |
| Average Age (Male) | 39 | 38 | 37 |
| Average Age (Female) | 41 | 41 | 40 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 475 | 1,084 | 5,603 |
| # of Persons per HH | 2.6 | 2.7 | 2.6 |
| Average HH Income | \$56,550 | \$55,679 | \$57,059 |
| Average House Value | \$244,589 | \$241,372 | \$238,399 |

Demographics data derived from AlphaMap





HILLSBOROUGH COUNTY FLORIDA



| | | | |
|--------------------|---------------|-------------------|---|
| Founded | 1834 | Density | 1,400.5 (2019) |
| County Seat | Tampa | Population | 1,521,410 (2023) |
| Area | 1,051 sq. mi. | Website | hillsboroughcounty.org |

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



TAMPA HILLSBOROUGH COUNTY

| | |
|------------------------|---|
| Founded | 1855 |
| Population | 396,324 (2023) |
| Area | 170.6 sq mi |
| Website | tampagov.net |
| Major Employers | Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida |

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

ADVISOR BIOGRAPHY



TRACE LINDER

Associate Advisor

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PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

ADVISOR BIOGRAPHY



SID BHATT, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



For more information visit www.saundersrealestate.com

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