



# The 4 Seasons

## Offering Memorandum

4 Units | Tampa, FL

\$995,000

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*Fully furnished, income-producing four-unit STR portfolio in Riverside Heights, featuring four 2BR/1BA apartments, consistently rented and ideally positioned near Tampa's top attractions.*

COMPASS

# CONTACT

Kim Meredith-Hampton

**CALL NOW**

**407-448-6679**

[kim.meredith-hampton@compass.com](mailto:kim.meredith-hampton@compass.com)

213 W Warren Ave, Tampa FL 33602



3172 Sq Ft



Four 2/1 Units



Laundry Room  
in Garage



Electronic Locks





## About the Property

This turnkey short-term rental offering consists of four recently renovated 2-bedroom, 1-bath apartments in a single quadplex, collectively branded as The Four Seasons. Each unit is fully furnished and thoughtfully designed with open living layouts, sleeping flexibility, and well-equipped kitchens suited for short-term stays, prioritizing convenience and guest experience over full cooking infrastructure. Located in the highly desirable Riverside Heights neighborhood, the property benefits from strong and consistent STR demand driven by proximity to Armature Works, the Riverwalk, downtown Tampa, major sporting venues, hospitals, and entertainment districts. With proven rental performance, professional presentation, and a prime infill location, this asset offers a compelling opportunity for investors seeking stabilized STR income with minimal lift.

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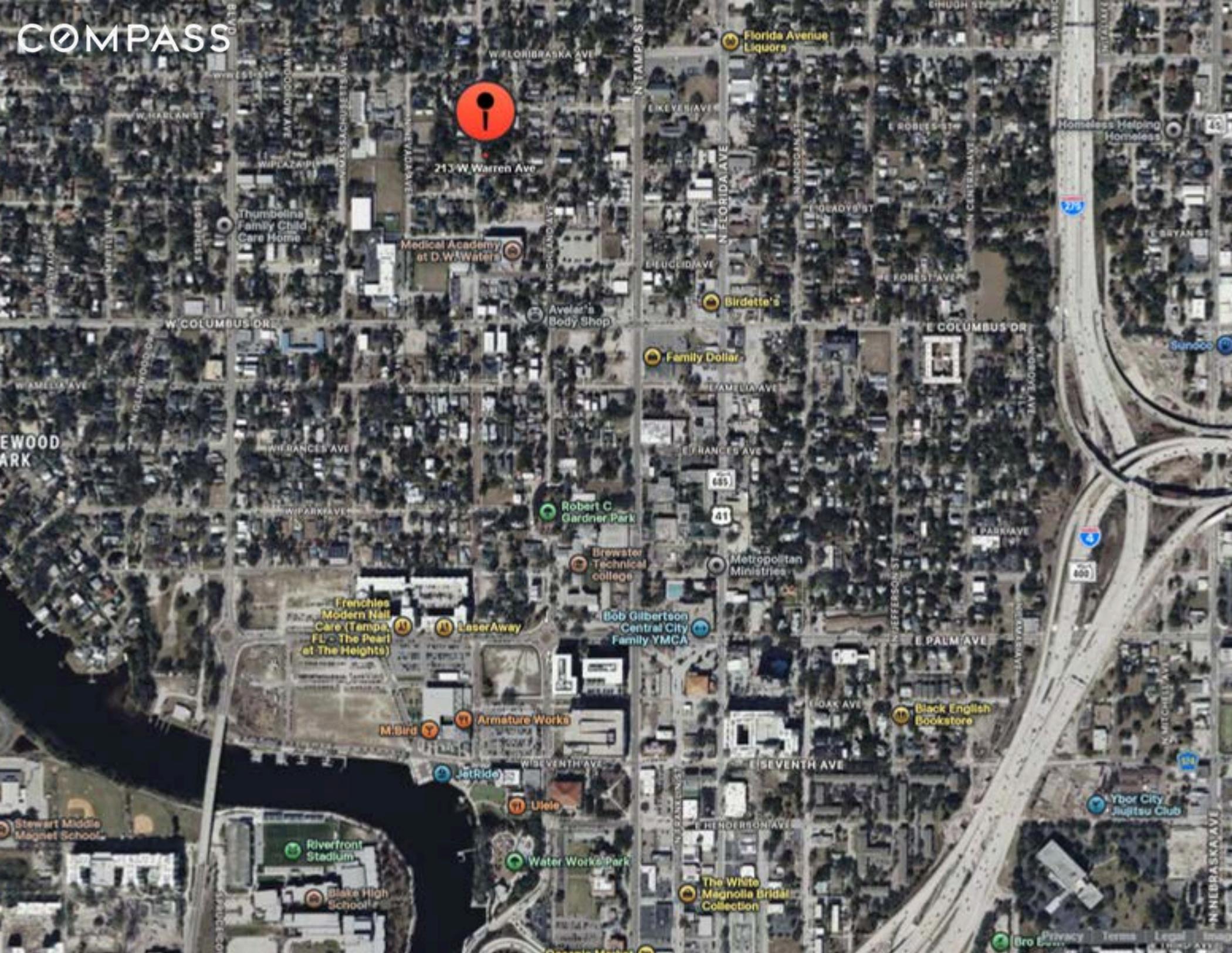
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213 W Warren Ave

Medical Academy at D.W. Waters

Robert C Gardner Park

Brewster Technical college

Frenchies Modern Nail Care (Tampa, FL - The Pearl at The Heights)

Laser Away

Bob Gilbertson Central City Family YMCA

M. Bird

Armature Works

Jat Ride

Ulele

Water Works Park

Riverfront Stadium

Blake High School

The White Magnolia Bridal Collection

Black English Bookstore

Ybor City Jujitsu Club

Florida Avenue Liquors

Birdette's

Family Dollar

Homeless Helping Homeless

Sunoco

WOOD PARK

Stewart Middle Magnet School

# 1

## PROPERTY SUMMARY



COMPASS

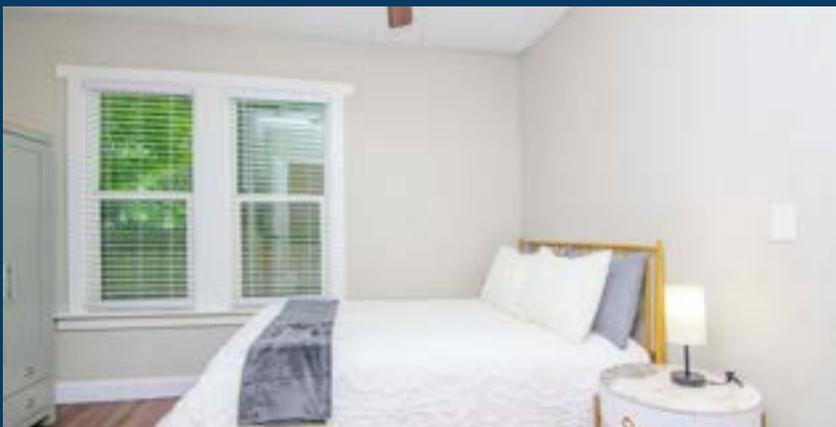


# PROPERTY OVERVIEW

Address	213 W Warren Ave, Tampa, FL 33602
Year Built	1928
Construction Type	Wood Frame
Flood Zone	X
HVAC	Central
Roof	2019
Laundry	In Garage



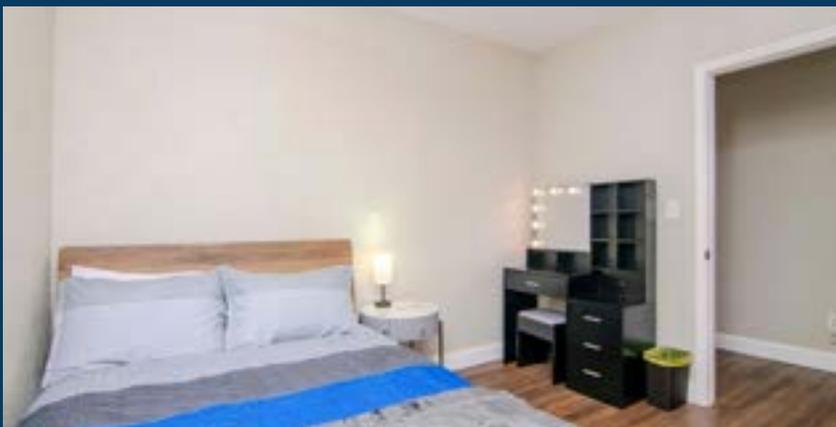
# Unit #1 Summer



Unit #2  
Fall



Unit #3  
Winter



Unit #4  
Spring



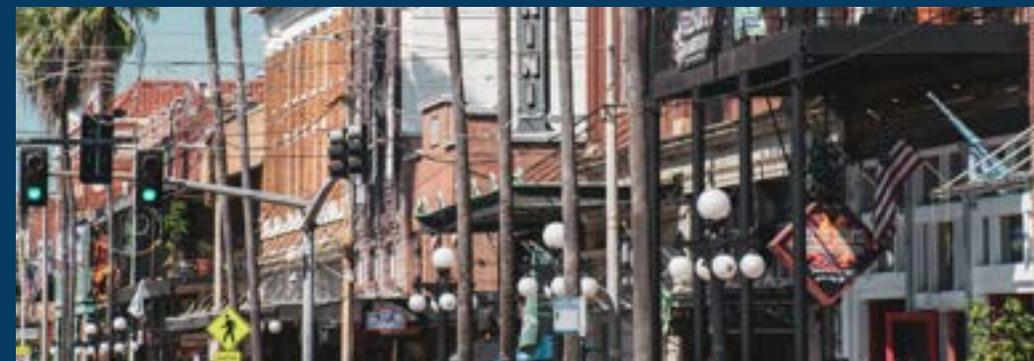
# 2

## MARKET OVERVIEW



# Discover Tampa: Culture, Entertainment & Urban Energy

Tampa is a vibrant Gulf Coast city offering a unique mix of cultural attractions, professional sports, entertainment, and year-round outdoor living. With consistent tourism, strong population growth, and a diverse economy, Tampa attracts leisure travelers, business professionals, and event-driven visitors throughout the year. Its central location and accessibility make it one of Florida's most in-demand urban destinations.



# Signature Attractions & Entertainment

Tampa is home to some of Central Florida's most recognizable attractions. Busch Gardens combines world-class roller coasters with immersive wildlife experiences, drawing millions of visitors annually. The Seminole Hard Rock Hotel & Casino serves as a major regional destination for gaming, dining, nightlife, and live entertainment.

Historic Ybor City, once the cigar capital of the world, offers a distinctive blend of culture, restaurants, nightlife, and entertainment venues, while hosting festivals and events year-round. Tampa's professional sports venues and entertainment hubs further support steady short-term rental demand driven by concerts, games, and large-scale events.



# Dining, Nightlife & Local Experiences

Tampa features a thriving culinary and nightlife scene anchored by popular destinations such as Armature Works, a riverfront food hall and social hub offering diverse dining options, bars, and community events. The city is also well known for its craft beer culture, with local favorites like Cigar City Brewing and a wide range of independent breweries and cocktail lounges throughout historic neighborhoods. From upscale dining in Hyde Park to casual waterfront spots and food halls, Tampa's food and beverage scene appeals to a broad range of visitors and supports longer average stays.



# Outdoor Living & Waterfront Amenities

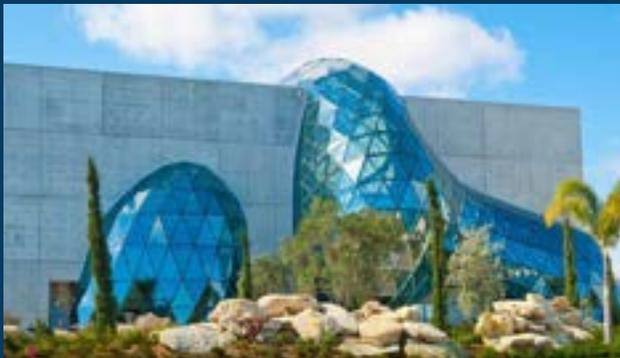
Outdoor recreation is a major draw in Tampa. The Tampa Riverwalk, a 2.6-mile waterfront promenade, connects downtown parks, museums, restaurants, and entertainment districts, offering a walkable and scenic experience along the Hillsborough River.

Boat tours, kayaking, paddleboarding, and dolphin-watching excursions are readily available throughout Tampa Bay, reinforcing the city's appeal to visitors seeking both urban energy and outdoor adventure.



# Arts, Culture & Live Events

Tampa's arts and culture scene includes renowned institutions such as the Tampa Museum of Art, the Florida Museum of Photographic Arts, and the Tampa Bay History Center. Live entertainment venues range from major arenas like Amalie Arena to historic and intimate spaces such as Tampa Theatre, The Orpheum, and outdoor amphitheaters. With frequent concerts, festivals, sporting events, and conventions, Tampa maintains strong year-round visitation that supports consistent short-term rental performance.



# Riverside Heights: Central, Connected & In-Demand

Riverside Heights is a centrally located Tampa neighborhood prized for its proximity to Armature Works, downtown, the Riverwalk, and major employment centers. Its residential character combined with quick access to highways, Tampa International Airport, hospitals, sports venues, and entertainment districts makes it especially attractive to short-term rental guests seeking convenience without sacrificing neighborhood appeal.



# TAMPA STATISTICS

## #1

Tampa ranked #1 in the U.S. for foreign business investment attractiveness in the 2025 Financial Times-Nikkei Investing in America

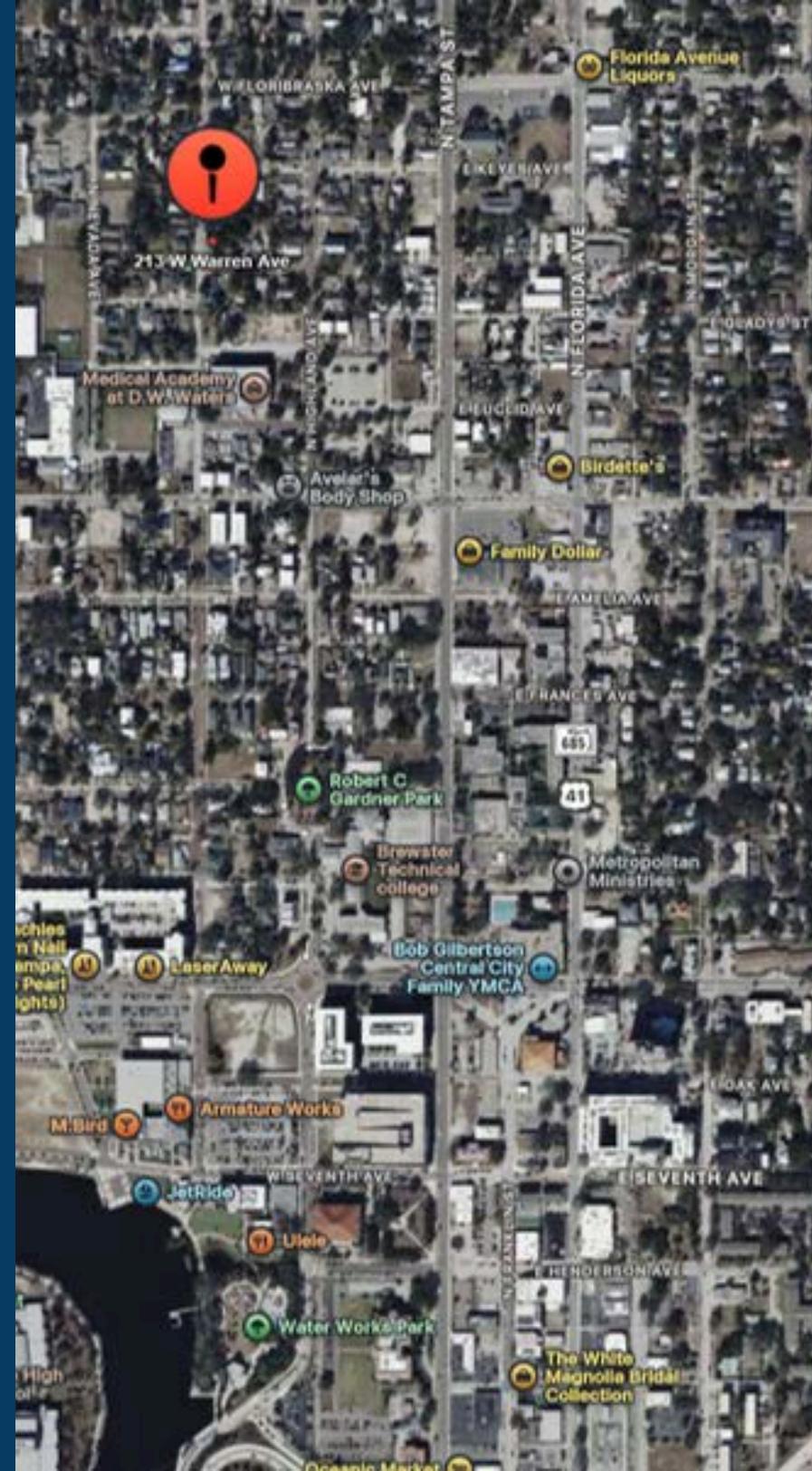
## #5

Tampa ranked in the top 5 U.S. cities for business headquarters relocation according to Site Selection Magazine

## #7

Tampa was ranked the 7th best staycation city in America in 2025 by WalletHub

Tampa ranks among the top U.S. cities for overall quality of life, diversity, and outdoor amenities in multiple national rankings



# 3

## RENTAL AND SALES ANALYSIS



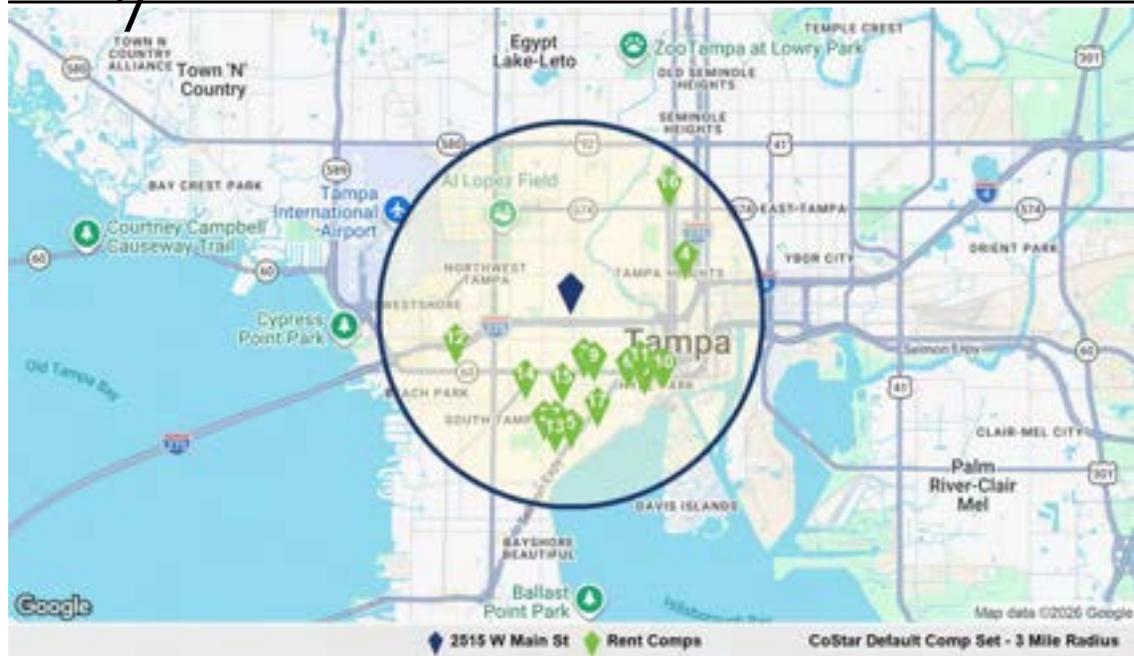


# Rent Comparables Summary

2515 W Main St

No. Rent Comps	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
<b>1</b>	<b>\$1,706</b>	<b>\$2.37</b>	<b>6.5%</b>

## RENT COMPLETIONS



## RENT COMPS SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units Studio	5	7	8	8
Units One Bedroom	0	0	0	4
Units Two Bedroom	0	4	5	8
Units Three Bedroom	0	3	0	8
Units	0	0	0	1

Property Attributes	Low	Average	Median	High
Year Built Number of	190	193	192	2022
Floors Average Unit	0.1	4.1	4.2	2
Size SF Vacancy Rate	378	873	750	1,133
	1.6	6.5	8.1	13.0
Star Rating	★★★☆☆	★★★★★ 2.3	★★★★☆	★★★★★



# Rent Comparables Summary

2515 W Main St

Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
			Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
1 326 Plant 326 S Plant Ave Casa Feliz 3006 W	★ ★ ★ ★ ★	1905	5	740	-	\$2,495	-	-	\$3.37
2 Estrella St 205-207 S Westland Ave	★ ★ ★ ★ ★	2022	8	1,000	-	-	\$3,252	-	\$3.25
3	★ ★ ★ ★ ★	1909	6	1,042	-	-	\$3,150	-	\$3.02
4 2301 N Jefferson St	★ ★ ★ ★ ★	1924	8	378	-	\$919	-	-	\$3.00
5 Bay Villa Place 1407 S Bay Villa Pl 315 S	★ ★ ★ ★ ★	1928	8	1,050	-	-	\$3,117	-	\$2.97
6 Delaware Ave	★ ★ ★ ★ ★	1924	8	750	\$1,896	\$803	-	-	\$2.53
7 Villa Estrella Apartments 2801 W	★ ★ ★ ★ ★	1927	8	975	-	-	\$2,357	-	\$2.42
8 Estrella St Olivia Flats 611 W De Leon St	★ ★ ★ ★ ★	1910	8	626	-	\$1,502	-	-	\$2.40
9 Melville 224 S Melville Ave	★ ★ ★ ★ ★	1924	8	740	-	\$1,418	-	-	\$1.92
10 Beach Flats Apartments 211 W Beach Pl	★ ★ ★ ★ ★	1900	6	1,133	-	-	\$1,930	\$3,162	\$1.88
11 213 S Fielding Ave	★ ★ ★ ★ ★	1919	5	750	-	\$1,305	-	-	\$1.74
12 4209 W North A St	★ ★ ★ ★ ★	1985	6	665	-	\$887	-	-	\$1.33
13 San Isidro 2803-2805 W San Isidro St 608 S Lincoln	★ ★ ★ ★ ★	1927	8	1,120	-	-	\$1,451	-	\$1.30
14	★ ★ ★ ★ ★	1966	7	-	-	\$593	\$1,024	-	-
15 2608 W Swann Ave	★ ★ ★ ★ ★	1951	6	-	-	\$847	\$1,087	-	-
16 Seminole Apartments 3918 N Arlington Ave Hyde Park	★ ★ ★ ★ ★	1925	6	-	\$669	\$737	-	\$1,109	-
17 Apartment Buil... 1909 W Dekle Ave	★ ★ ★ ★ ★	1924	8	-	-	\$1,183	-	-	-
2515 W Main St	★ ★ ★ ★ ★	1927	4	-	-	-	-	-	-



# Rent Comparables Summary

2515 W Main St

Property Name/Address	Total Units	Vacancy		Availability		Asking Rent		Effective Rent		Concessions
		Units	%	Units	%	Per Unit	Per SF	Per Unit	Per SF	
1 326 Plant 326 S Plant Ave Casa Feliz 3006 W	5	0	0.0%	1	20.0%	\$2,495	\$3.37	\$2,474	\$3.34	0.9%
2 Estrella St 205-207 S Westland Ave	8	0	0.0%	0	0.0%	\$3,252	\$3.25	\$3,239	\$3.24	0.4%
3	6	0	0.0%	1	16.7%	\$3,150	\$3.02	\$3,123	\$3.00	0.9%
4 2301 N Jefferson St	8	1	12.5%	2	25.0%	\$919	\$3.00	\$912	\$2.98	0.8%
5 Bay Villa Place 1407 S Bay Villa Pl 315 S	8	1	12.5%	0	0.0%	\$3,117	\$2.97	\$3,091	\$2.94	0.9%
6 Delaware Ave	8	1	12.5%	1	12.5%	\$1,349	\$2.53	\$1,336	\$2.50	1.0%
7 Villa Estrella Apartments 2801 W	8	0	0.0%	0	0.0%	\$2,357	\$2.42	\$2,348	\$2.41	0.4%
8 Estrella St Olivia Flats 611 W De Leon St	8	1	12.5%	0	0.0%	\$1,502	\$2.40	\$1,489	\$2.38	0.9%
9 Melville 224 S Melville Ave	8	0	0.0%	0	0.0%	\$1,418	\$1.92	\$1,411	\$1.91	0.5%
10 Beach Flats Apartments 211 W Beach Pl	6	0	0.0%	0	0.0%	\$2,135	\$1.88	\$2,117	\$1.87	0.9%
11 213 S Fielding Ave	5	0	0.0%	0	0.0%	\$1,305	\$1.74	\$1,299	\$1.73	0.4%
12 4209 W North A St	6	0	0.0%	0	0.0%	\$887	\$1.33	\$880	\$1.32	0.9%
13 San Isidro 2803-2805 W San Isidro St 2515 W Main	8	1	12.5%	0	0.0%	\$1,451	\$1.30	\$1,439	\$1.28	0.8%
14 St	4	0	0.0%	0	0.0%	-	-	-	-	-
15 608 S Lincoln	7	1	14.3%	0	0.0%	\$654	-	\$649	-	-
16 2608 W Swann Ave	6	0	0.0%	0	0.0%	\$887	-	\$884	-	-
17 Seminole Apartments 3918 N Arlington Ave Hyde Park	6	0	0.0%	0	0.0%	\$776	-	\$770	-	-
18 Apartment Buil... 1909 W Dekle Ave	8	1	12.5%	0	0.0%	\$1,183	-	\$1,173	-	-



# Rent Comparables Photo Comparison

2515 W Main St



**1** 326 Plant [↻](#)  
326 S Plant Ave  
5 Units / 2 Stories Rent/SF  
\$3.37, Vacancy 0% Owner: -  
★★★★★



**2** Casa Feliz [↻](#)  
3006 W Estrella St  
8 Units / 2 Stories Rent/SF  
\$3.25, Vacancy 0% Owner: Dahl Properties  
★★★★★



**3** [↻](#)  
205-207 S Westland Ave  
6 Units / 2 Stories Rent/SF  
\$3.02, Vacancy 0% Owner: -  
★★★★★



**4** [↻](#)  
2301 N Jefferson St  
8 Units / 1 Story Rent/SF  
\$3.00, Vacancy 12.5% Owner: -  
★★★★★



**5** Bay Villa Place [↻](#)  
1407 S Bay Villa Pl  
8 Units / 2 Stories Rent/SF  
\$2.97, Vacancy 12.5% Owner: Copperline Partners  
★★★★★



**6** [↻](#)  
315 S Delaware Ave  
8 Units / 2 Stories Rent/SF  
\$2.53, Vacancy 12.5% Owner: Kronsoble Sasso Renovations  
★★★★★



**7** Villa Estrella Apartments [↻](#)  
2801 W Estrella St  
8 Units / 2 Stories Rent/SF  
\$2.42, Vacancy 0% Owner: Dahl Properties  
★★★★★



**8** Olivia Flats [↻](#)  
611 W De Leon St  
8 Units / 2 Stories Rent/SF  
\$2.40, Vacancy 12.5% Owner: Kyla Galvan; McKinley, Inc.  
★★★★★



**9** Melville [↻](#)  
224 S Melville Ave  
8 Units / 2 Stories Rent/SF  
\$1.92, Vacancy 0% Owner: Copperline Partners  
★★★★★



# Rent Comparables Photo Comparison

2515 W Main St



**10 Beach Flats Apartments**

211 W Beach Pl  
6 Units / 2 Stories Rent/SF  
\$1.88, Vacancy 0% Owner: Christopher Wells

★★★★★



**11**

213 S Fielding Ave  
5 Units / 2 Stories Rent/SF  
\$1.74, Vacancy 0% Owner: Palori Holdings Llc

★★★★★



**12**

4209 W North A St  
6 Units / 2 Stories Rent/SF  
\$1.33, Vacancy 0% Owner: Gregory Day

★★★★★



**13 San Isido**

2803-2805 W San Isidro St  
8 Units / 2 Stories Rent/SF  
\$1.30, Vacancy 12.5% Owner: Arnold Bruce

★★★★★



**14**

608 S Lincoln  
7 Units / 2 Stories Rent/SF  
-, Vacancy 14.3% Owner: Broad Street Advisors

★★★★★



**15**

2608 W Swann Ave  
6 Units / 2 Stories Rent/SF -, Vacancy 0% Owner: Shahar Shabat

★★★★★



**16 Seminole Apartments**

3918 N Arlington Ave  
6 Units / 1 Story Rent/SF  
-, Vacancy 0% Owner: Florida Real Estate Assoc.

★★★★★



**17 Hyde Park Apartment Buildi...**

1909 W Dekle Ave  
8 Units / 2 Stories Rent/SF  
-, Vacancy 12.5% Owner: -

★★★★★



**Subject Property**

2515 W Main St  
4 Units / 2 Stories Rent/SF -, Vacancy 0% Owner: Constantin Olari

★★★★★



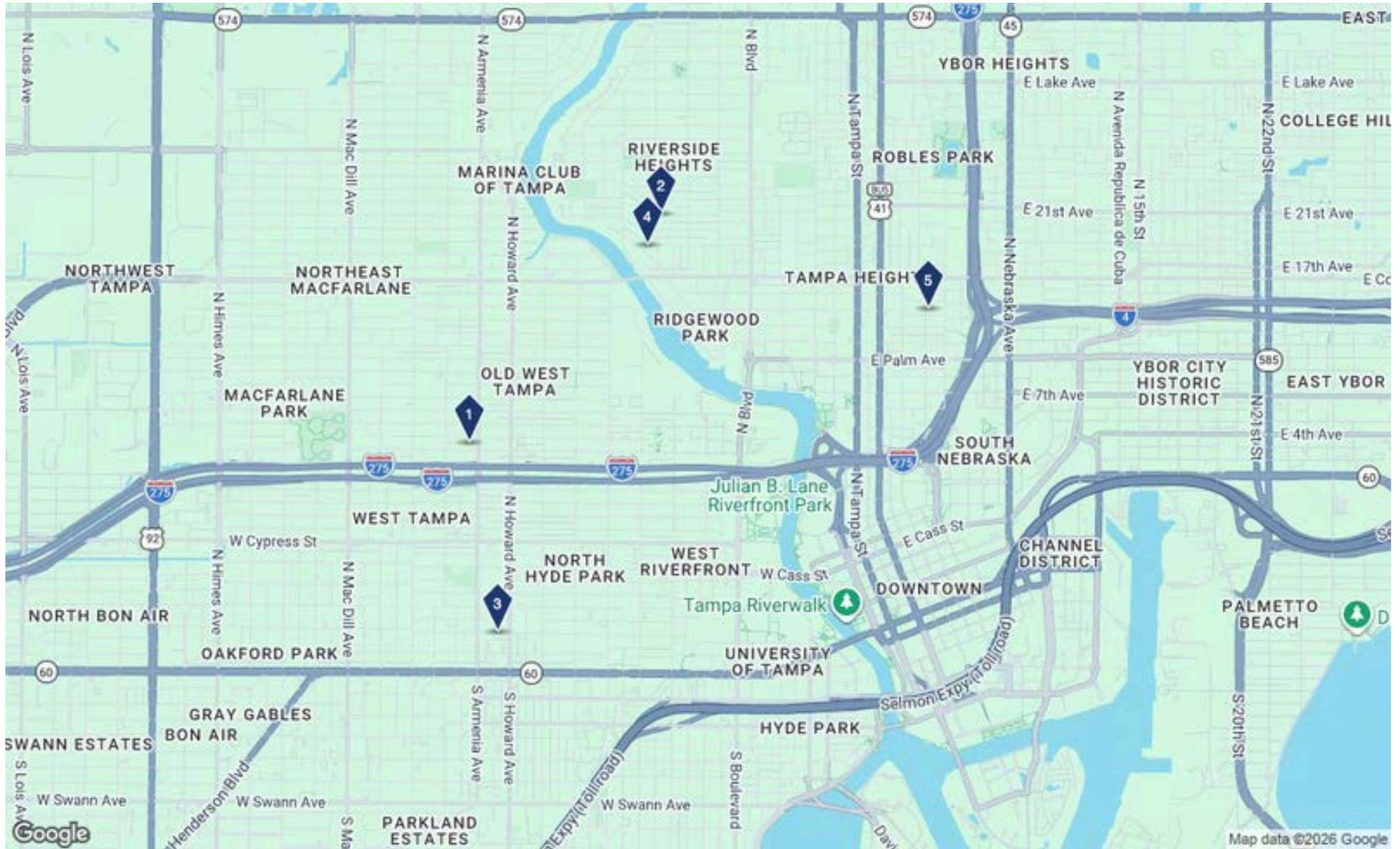
# Short Term Rental Analysis

**Short Term Rent Comps: \$12,000 - \$15,780 monthly = \$144,000 - \$189,340 annually**

- Per 2/1 \$3,834 monthly = \$46,005 annually x4
- \$182 ADR & 69% Occ. Rate
- BnB Calc
  
- Per 2/1 \$3,945 monthly = \$47,335 annually x4
- \$181 ADR & 72% Occ. Rate
- Airbtics
  
- Per 2/1 \$3,000 monthly = \$36,000 annually x4
- \$143 ADR & 69% Occ. Rate
- AirDNA

This property has strong potential for increased income, especially for a hands-on owner or house-hack buyer. For those of you wanting to take advantage of the changes to the Big Beautiful Bill, this could possibly allow you to use Cost Segregation and Bonus Depreciation in year one. When you materially participate, the advantages can be huge, and is a great way to get that huge tax relief in 2026!!!

# ◆ Sales Comparables





# 2515 W Main St

Tampa, Florida 33607 (Hillsborough County) - MacFarlane Submarket



Apartments

## Property Summary

Units	4
Built	1927
Stories	2
Market Segment	All
Commercial Asking Rent	Withheld
Parking Spaces	11 Surface Spaces



## Property Details

Land Area	0.11 AC (4,900 SF)	Units Per Area	36/AC
Building FAR	0.58	Construction Type	Wood Frame
Number of Buildings	1	Zoning	RM-16/RM-16 - RESIDENTIAL
Parcel	A-15-29-18-4PQ-000047-00021.0		

## Amenities

### Unit Amenities

- Air Conditioning
- Deck
- Heating
- Range
- Views
- Built-In Bookshelves
- Dishwasher
- High Speed Internet Access
- Refrigerator
- Vinyl Flooring
- Cable Ready
- Double Pane Windows
- Large Bedrooms
- Storage Space
- Walk-In Closets
- Ceiling Fans
- Granite Countertops
- Microwave
- Tub/Shower
- Washer/Dryer

### Site Amenities

- Air Conditioning
- Storage Space
- Furnished Units Available
- Laundry Facilities
- Smoke Detector

## Unit Mix

Beds	Models		Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	-	2	50.0	-	-	-	-	-	-	-
2	1	-	2	%	-	-	-	-	-	-	-
				50.0							
<b>Totals</b>	<b>Average SF</b>		<b>Units</b>	<b>Mix %</b>	<b>Units</b>	<b>Percent</b>	<b>Per Unit</b>	<b>Per SF</b>	<b>Per Unit</b>	<b>Per SF</b>	<b>%</b>
All 1 Beds	-		2	50.0%	-	-	-	-	-	-	-
All 2 Beds	-		2	50.0%	-	-	-	-	-	-	-
<b>Totals</b>	-		<b>4</b>	<b>100%</b>	-	-	-	-	-	-	-

Estimate Unit Mix as of February 14, 2026



### Previous Sale

Sale Date	4/22/2025	Sale Type	Investment
Sale Price	\$915,000	Comp Status	Research Complete
Comp ID	7141506	Actual Cap Rate	9.5%

### Transportation

Parking Details	11 Surface Spaces
Traffic Volume	8,124 on W Main St (2025); 10,716 on W Chestnut St (2025); 8,246 on N Tampania Ave (2025); 4,537 on N Armenia Ave (2025); 9,394 on N Saint Peter Ave (2025); 11,081 on N Saint Peter Ave (2020); 203,254 on N Howard Ave (2025); 18,026 on W Union St (2025); 189,090 on N Armenia Ave (2025); 13,784 on W Laurel St (2025)
Commuter Rail	Tampa  5 min drive
Airport	Tampa International 11 min drive St Pete-Clearwater International 28 min drive
Walk Score ®	Very Walkable (85)
Transit Score ®	Some Transit (32)

### Contacts

Type	Name	Location	Phone
Recorded Owner	Constantin Olari	FL 33611	360-9272 (248)
True Owner	Constantin Olari	Tampa, FL 33611	360-9272





# 922 W West St - Riverside Heights 4 Unit

Tampa, Florida 33602 (Hillsborough County) - Riverside Submarket



Apartments

## Property Summary

Units	4
Built/Renovated	1925/2018
Stories	2
Market Segment	All
Commercial Asking Rent	Withheld



## Property Details

Land Area	0.17 AC (7,405 SF)	Average Unit Size	800 SF
Building FAR	0.44	Construction Type	Wood Frame
Number of Buildings	1	Zoning	RS-50
Units Per Area	24/AC		
Parcel	A-11-29-18-4QE-000015-00011.0		

## Amenities

Unit Amenities

- Air Conditioning
- Ceiling Fans
- Dining Room
- Family Room

Site Amenities

- Air Conditioning

## Unit Mix

Beds	Models		Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	800	4	100%	-	-	-	-	-	-	-
<b>Totals</b>		<b>Average SF</b>	<b>Units</b>	<b>Mix %</b>	<b>Units</b>	<b>Percent</b>	<b>Per Unit</b>	<b>Per SF</b>	<b>Per Unit</b>	<b>Per SF</b>	<b>%</b>
All 1 Beds		800	4	100%	-	-	-	-	-	-	-
<b>Totals</b>		<b>800</b>	<b>4</b>	<b>100%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Estimate Unit Mix as of February 14, 2026

## Previous Sale

Sale Date	10/14/2025	Sale Type	Investment
Sale Price	\$1,000,000	Comp Status	Research Complete
Comp ID	7372862		



## Transportation

Traffic Volume	29,522 on N Riverside Dr (2025); 29,979 on N Riverside Dr (2024); 18,438 on Royal Ct (2025); 9,814 on W Warren Ave (2025); 11,248 on W Columbus Dr (2025); 9,517 on W Fribley St (2025); 21,446 on N Albany Ave (2025); 9,837 on W Fribley St (2025); 3,578 on W St Conrad St (2025); 18,934 on Massachusetts Ave (2025)	
Commuter Rail		7 min drive
Airport	Tampa International	13 min drive
	St Pete-Clearwater International	32 min drive
Walk Score®	Somewhat Walkable (50)	
Transit Score®	Some Transit (37)	

## Contacts

Type	Name	Location	Phone
True Owner	Federico Baron	Lutz, FL 33548	(813) 443-4664





### 2308 W North B St

Tampa, Florida 33609 (Hillsborough County) - North Hyde Park Submarket



Apartments

#### Property Summary

Units	4
Built	1994
Stories	2
Commercial Asking Rent	Withheld



#### Property Details

Land Area	0.22 AC (9,680 SF)	Units Per Area	18/AC
Building FAR	0.54	Zoning	RM-24
Parcel	A-23-29-18-4J3-000003-00004.0		

#### Unit Mix

		Models		Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%	
2	1	-	4	100%	-	-	-	-	-	-	-	
<b>Totals</b>		<b>Average SF</b>	<b>Units</b>	<b>Mix %</b>	<b>Units</b>	<b>Percent</b>	<b>Per Unit</b>	<b>Per SF</b>	<b>Per Unit</b>	<b>Per SF</b>	<b>%</b>	
All 2 Beds		-	4	100%	-	-	-	-	-	-	-	
<b>Totals</b>		<b>-</b>	<b>4</b>	<b>100%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

Estimate Unit Mix as of February 14, 2026

#### Previous Sale

Sale Date	12/23/202	Sale Type	Investment
Sale Price	5	Comp Status	Research Complete
Comp ID	\$1,200,000		
	7501658		

#### Transportation

Traffic Volume	36,881 on S Moody Ave (2025); 16,276 on W Carmen St (2025); 32,533 on N Westland Ave (2025); 12,303 on W Cleveland St (2025); 3,352 on N Howard Ave (2025); 5,159 on W Lemon St (2025); 8,453 on S Moody Ave (2025); 17,604 on W Cleveland St (2025); 19,230 on State St (2025); 11,958 on S Howard Ave (2025)		
Commuter Rail	Tampa		6 min drive
	Tampa International		12 min drive
Airport	St Pete-Clearwater International		30 min drive
Walk Score®	Walkers Paradise (90)		
Transit Score®	Some Transit (35)		





Property Summary

Units	4
Built	1935
Stories	2
Commercial Asking Rent	Withheld



Property Details

Land Area	0.16 AC (6,892 SF)	Units Per Area	25/AC
Building FAR	0.50	Average Unit Size	856 SF
Number of Buildings	1	Zoning	RS-50
Parcel	A-11-29-18-4QE-000019-00028.0		

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions	
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%	
1	1	856	4	100%	-	-	-	-	-	-	-	
<b>Totals</b>			<b>Average SF</b>	<b>Units</b>	<b>Mix %</b>	<b>Units</b>	<b>Percent</b>	<b>Per Unit</b>	<b>Per SF</b>	<b>Per Unit</b>	<b>Per SF</b>	<b>%</b>
All 1 Beds			856	4	100%	-	-	-	-	-	-	-
<b>Totals</b>			<b>856</b>	<b>4</b>	<b>100%</b>	-	-	-	-	-	-	-

Estimate Unit Mix as of February 14, 2026

Previous Sale

Sale Date	6/15/2025	Sale Type	Investment
Sale Price	\$1,035,000	Comp Status	Research Complete
Comp ID	7290157		

Transportation

Traffic Volume	29,522 on N Riverside Dr (2025); 29,979 on N Riverside Dr (2024); 18,438 on Royal Ct (2025); 21,446 on N Albany Ave (2025); 3,578 on W St Conrad St (2025); 9,814 on W Warren Ave (2025); 11,248 on W Columbus Dr (2025); 16,124 on W Abdella St (2025); 10,880 on W Ross Ave (2025); 18,934 on Massachusetts Ave (2025)	
Commuter Rail		6 min drive
Airport	Tampa International	12 min drive
	St Pete-Clearwater International	24 min drive
Walk Score®	Somewhat Walkable (53)	





Property Summary

Units	8
Built	1924
Stories	1
Elevators	Walk Up
Market Segment	All
Vacancy %	12.5
Asking Rent Per Unit	\$919
Commercial Asking Rent	Withheld
Parking Spaces	8 Surface Spaces



Property Details

Land Area	0.06 AC (2,614 SF)	Units Per Area	133/AC
Building FAR	1.40	Construction Type	Wood Frame
Number of Buildings	1	Zoning	RM-24
Parcel	A-13-29-18-4XK-000001-00007.1		

Amenities

Unit Amenities

- Air Conditioning
- Refrigerator
- Grill
- Tub/Shower
- Loft Layout
- Yard
- Range

Site Amenities

- Air Conditioning
- Grill

Unit Mix

Models		Counts			Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	-	4	50.0	-	-	\$703	-	\$698	-	0.7%
1	1	378	4	%	2	50.0%	\$1,135	\$3.00	\$1,127	\$2.98	0.7%
			50.0								
Totals	Average SF		Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	378		8	100%	2	25.0%	\$919	\$3.00	\$912	\$2.98	0.7%
<b>Totals</b>	<b>378</b>		<b>8</b>	<b>100%</b>	<b>2</b>	<b>25.0%</b>	<b>\$919</b>	<b>\$3.00</b>	<b>\$912</b>	<b>\$2.98</b>	<b>0.7%</b>

Estimate Unit Mix as of February 17, 2026

Previous Sale

Sale Date	11/20/2025	Sale Type	Investment
Sale Price	\$940,000	Comp Status	Research Complete
Comp ID	7416576	Actual Cap Rate	3.0%



## Transportation

Parking Details	8 Surface Spaces
Traffic Volume	12,557 on N Jefferson St (2025); 30,460 on N Grove Ave (2020); 9,695 on E PkAve (2025); 9,608 on E Frances Ave (2025); 27,454 on E Columbus Dr (2025); 12,554 on N Lamar Ave (2025); 55,750 on E Palm Ave (2025); 92,903 on E 14th Ave (2020); 87,500 on E 14th Ave (2021); 88,538 on E 14th Ave (2024)
Commuter Rail	4 min drive
Airport	Tampa International 15 min drive St Pete-Clearwater International 32 min drive
Walk Score®	Very Walkable (76)
Transit Score®	Good Transit (55)



# 4

## FINANCIAL ANALYSIS



# 12 Month Rolling Financials

	Mar 25 - Feb 26 12 Month Totals
<b>BOOKING REVENUE</b>	\$ 98,094.82
Management Fee	\$ (14,927.24)
CC Fees	\$ (470.02)
Travel Agent Commission	\$ (5,143.58)
<b>Total Income</b>	\$ 77,553.98
<b>EXPENSES</b>	
Electronic Lock Subscription Fee	\$ (1,641.68)
Maintenance	\$ (14,546.04)
Property Taxes	\$ (7,568.28)
Insurance	\$ (7,105.00)
Water	\$ (1,378.01)
Gas	\$ (1,020.02)
Electric	\$ (5,548.31)
Internet	\$ (1,500.00)
<b>Total Expenses</b>	\$ (40,307.34)
<b>OWNER PAYOUT</b>	\$ 37,246.64
<b>TOTAL NIGHTS BOOKED (all units)</b>	1,094
<b>AVERAGE DAILY RATE</b>	\$89.67

# Repairs

Date	Vendor	Unit #	Description	Cost
9/22/2025	Titan Plumbing	All	Repaired Damaged Sewage Vent Stack to Roof	\$ 2,898.00
4/17/2025	Titan Plumbing	1	Toilet Repair	\$ 489.00
9/14/2025	Titan Plumbing	1	Smoke Detection for sewage gas	\$ 450.00
4/7/2025	T-Services	1	back stair repaired and painted	\$ 280.00
7/31/2025	T-Services	1	Repair of rotted back Porch Flooring	\$ 878.00
7/5/2025	T-Services	1 & 2	Water Damage Repair	\$ 660.00
5/28/2025	Massey Services	All	Termite Tenting and Fumigation	\$ 5,460.00
1/6/2026	Anti-Pesto	All	Pest Control - Roaches	\$ 349.00
2/15/2026	SunCoast Appliances	All	New Washing Machine	\$ 650.00
				\$ 12,114.00

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CUSTOMER  
REVIEWS



# CUSTOMER REVIEWS

AMANDA



We enjoyed our stay here! It is close enough to walk to some good spots while still being far enough way for privacy. We stayed for a while so the property having laundry was very convenient. I would definitely come back and recommend staying here to friends.

COLIN



We loved this spot, situated in a quiet and beautiful neighborhood, all while less than a 15 min walk to Heights Market Place/Armature Works. We also requested a later checkout due to our flight times and they were extremely accommodating. Would absolutely return!

GUADALUPE



The unit was very spacious and clean. We could walk to some restaurants that were a few blocks away and enjoy the river walk. The only thing that would make this place perfect would be a full length mirror! We would stay again.

NYKKI



Perfect little place for a weekend get away. Beds were comfortable. Home was very clean. The bathroom amenities were appreciated. Communication was excellent. Great little neighborhood, friendly people every morning stopped to say Hello, many walking dogs or riding bikes.