

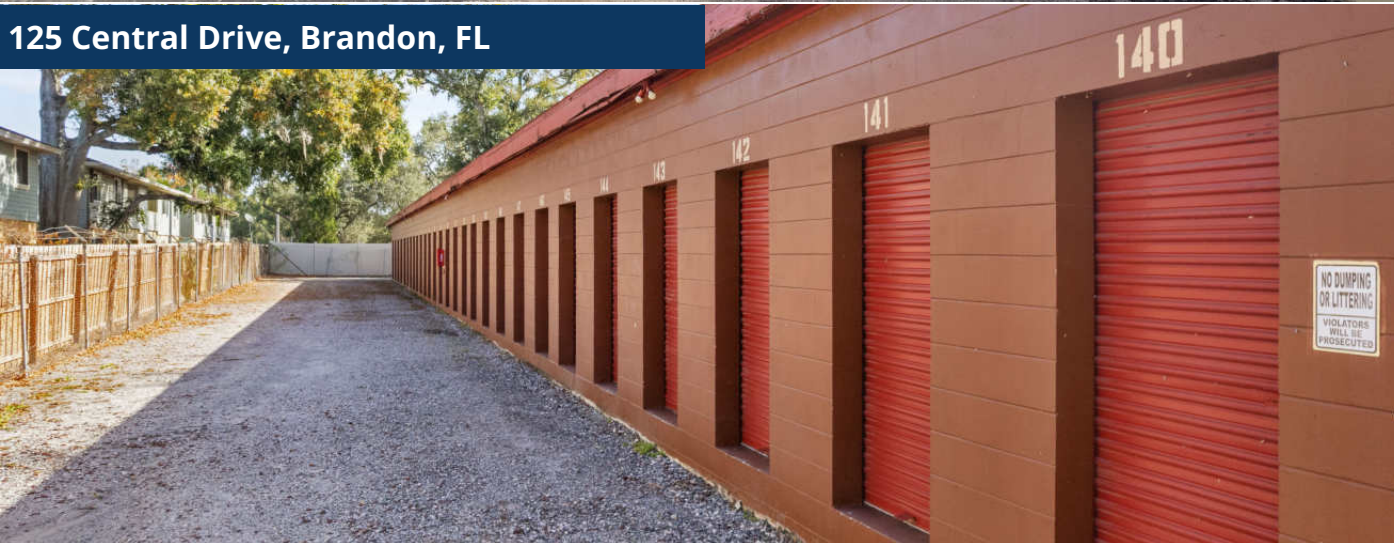
2108 Jelane Drive, Valrico, FL



SELF-STORAGE  
INVESTMENT  
OPPORTUNITY

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125 Central Drive, Brandon, FL



## Peoples Choice Portfolio (3) - Brandon, Seffner, Valrico

45,071 NRSF

372 Units

Tampa, FL MSA

1490 East Doctor Martin Luther King Junior Boulevard, Seffner, FL



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**SVA** SkyView<sup>®</sup>  
Advisors

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# Peoples Choice Portfolio (3)

## TRANSACTION GUIDELINES

The offering is being marketed exclusively by SkyView Advisors. The Seller will entertain offers for the acquisition of 100% interest in the property. The Seller will select the Buyer based on their sole and absolute discretion.

Factors included in the decision include, but not limited to:

- Offer Price
- Description of major assumptions reflected in the offer price
- The amount of earnest money deposited
- Source of purchaser's equity and debt capital
- Proposed due diligence period and subsequent closing period
- Level of due diligence completed on this offering
- List of any committee or third-party approvals required to close the transaction

Interested Buyers must address all communications, inquiries, site visit requests, and Letters of Intent to the SkyView Advisors team members shown to the right, as the representatives of the Seller. SkyView Advisors will notify prospective purchasers of a call for offers date.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. SkyView Advisors, LLC ®, is a service mark of SkyView Advisors, LLC ®, 2026 SkyView Advisors LLC ® All rights reserved.

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# EXECUTIVE SUMMARY

Peoples Choice Storage Portfolio (3) offers a prime opportunity to acquire a well-located self-storage portfolio in the Tampa, Florida market, known for its strong demand, limited competition, and growth potential.

The properties in Brandon, Valrico, and Seffner, FL, total 45,071 NRSF across 372 units. With 54.2% physical occupancy and 40.8% economic occupancy, the portfolio presents significant upside potential through lease-up.

Built in 1980, 1978, and 1979, these facilities are situated in a supply-constrained market, with only 4.63 SF per capita in a 3-mile radius. Limited competition, strong local demand, and no new supply within 3 miles of Brandon and Valrico, make this an attractive investment opportunity.

The portfolio is projected to stabilize by Year 3, with a 34.0% rental rate growth to meet market levels, bringing it to a \$1.09 per SF stabilized rate, offering significant revenue upside in the near term.

## Highlights:

- Three Owner-Operated SS Facilities Within a 3.5-Mile Radius With Lease Up & Management Value Add
- Potential To Assume Seller's Current Loan(s); ~\$2M at blended ~3.62% Rate. Plus Option For Seller To Carry Another \$1M At 4.5%
- The 3-Mile Radius Is Undersupplied at 4.61sf/cap of SS and Has No New Supply In The 3 mile Pipeline at 2 of the 3 sites
- Dense Submarket With Strong Incomes; 3 Mile Median Income is \$92,000+ and Population is 79,000+
- Population Growth of .79% Annually In The 3 Mile
- Seller Spent \$411,000 On Repairs and Remediation In 2025 To Clean Up Sites
- Tampa Bay Region, a Top Tier Migration Market. Roughly 500,000 new residents from 2020-2025

Property Name	Peoples Choice Portfolio (3) - Brandon
Peoples Choice Storage Valrico	2108 Jelane Dr, Valrico FL 33594
Peoples Choice Storage Brandon	125 Central Dr, Brandon FL 33510
Peoples Choice Storage Seffner	1490 E Dr. Martin Luther King Jr Blvd, Seffner FL 33584
County	Hillsborough
Total NRSF	45,071
Valrico NRSF	23,970
Brandon NRSF	10,851
Seffner NRSF	10,250
Total Number of Units	372
Physical Occupancy % (Area)	54.2%
Physical Occupancy % (Units)	50.5%
Economic Occupancy	40.8%
Current Ask Rate	\$0.81
Stable Ask Rate	\$1.09
Rate Growth	34.0%
Non Climate Units	325
Other Units (Office/Retail/Etc.)	7
Uncovered Parking Spaces (RV/Boat/Etc.)	39
Unit Sizes	50 SF to 1656.49 SF
# of Acres	2.59
# of Buildings	18
Year Built	1980, 1978, 1979
Zoning	CG/CN
Parcel Number(s)	A0686680000, A0856105020, A0637681000
# of Stories	1
Foundation	Concrete
Framing	Concrete Block
Exterior	Concrete Block
Roof Type	Rigid Frame/Barjoist/Blt.Up Tar & Gravel/Asphalt/Comp. Shingle
Fencing Type	Chain link
# of Entries	1
Type of Gate	Sliding
Management Software	Sitelink
Security System- # of cameras, keypads, alarms, DVD recording system, etc.)	Security System in place at all locations, cameras and gates
Flood Zone	Yes on Valrico
Signage	Signs at main entrances and on fence

125 Central Drive, Brandon, FL



1490 East Doctor Martin Luther King Junior Boulevard, Seffner, FL

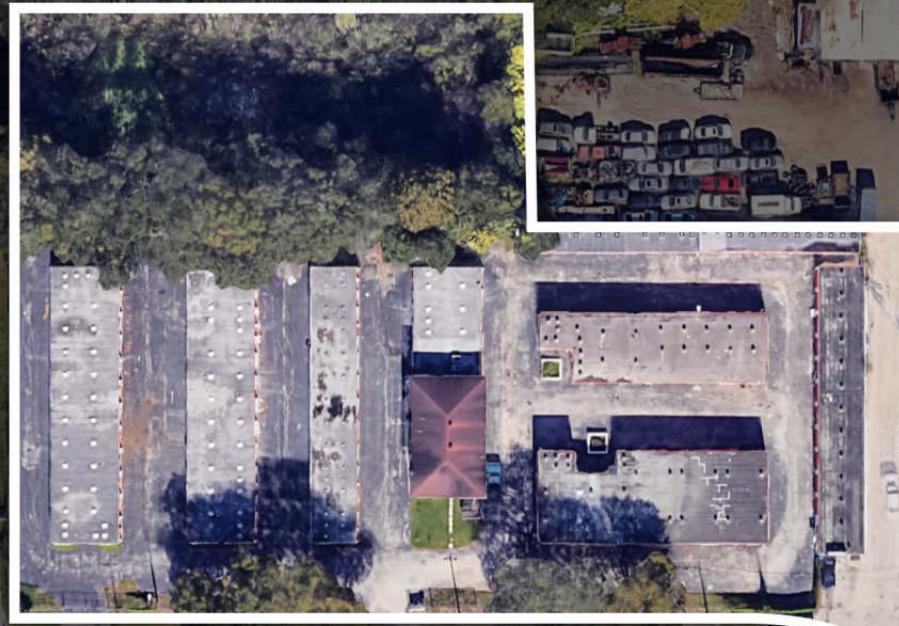


2108 Jelane Drive, Valrico, FL



**PEOPLES CHOICE PORTFOLIO**

2108 JELANE DR, VALRICO, FL 33594



N VALRICO DR

JELANE DR

**PEOPLES CHOICE PORTFOLIO**  
1490 E DR MARTIN LUTHER KING JR BLVD, SEFFNER, FL 33584



**E M.L.K. BLVD**

**PEOPLES CHOICE PORTFOLIO**

125 CENTRAL DR, BRANDON, FL 33510



**CENTRAL DR**



## Tampa, FL

Tampa, FL, located in Hillsborough County and part of the Tampa-St. Petersburg-Clearwater MSA, presents a dynamic and high-growth market for self-storage. The region benefits from strong economic activity, a growing population, and underserved self-storage market, making it an attractive location for storage investments. With a population of 79,000+ within a 3-mile radius and a median household income of \$92,000+, the market has a strong consumer base with substantial demand for self-storage services.

The self-storage sub-market is characterized by a supply-constrained environment, with only 4.61 square feet of storage space per capita within the 3-mile radius. This undersupply, combined with steady local demand, creates a compelling opportunity for self-storage providers to capture market share and meet the growing demand for storage services.

Tampa's infrastructure supports future growth, with excellent connectivity to major roads, including E Brandon Blvd and N Valrico Rd, which see significant traffic volumes. Daily vehicle counts of 57,000 (E Brandon Blvd) and 17,250 (N Valrico Rd) provide strong visibility and easy access to the properties, enhancing demand for self-storage. Additionally, ongoing residential and commercial development in the area is expected to further drive demand for self-storage, solidifying Tampa as a prime market for future investment.



### Major Industries

- Healthcare
- Transportation and Logistics
- Manufacturing
- Technology



### Major Employers

- Tampa General Hospital
- The University of South Florida
- Raymond James Financial
- Florida Power & Light



Employer	Industry	Employees	Distance
Hillsborough County Public Schools	Education	22,680	7.1 mi
University of South Florida	Education	16,000	19.0 mi
Tampa General Hospital	Healthcare	15,000	16.5 mi
Hillsborough County Government	Government	10,179	14.9 mi
Progressive Insurance	Insurance	5,000	9.0 mi
Seminole Hard Rock Hotel & Casino	Hospitality	4,500	10.5 mi
HCA Florida Brandon Hospital	Healthcare	1,500	2.6 mi



**Peoples Choice Self Storage**  
 1490 E DR MARTIN LUTHER KING JUNIOR BOULEVARD  
 SEFFNER

**Peoples Choice Self Storage**  
 2108 JELANE DRIVE  
 VALRICO

**Peoples Choice Self Storage**  
 125 CENTRAL DRIVE  
 BRANDON

**Walmart**

**Hard Rock CAFE**

**Rucker Gurrel**

**Walmart**

**SUSHI YAMA**

**BEST BUY**

**Natstricks**

**Wawa**

**Latin Grill**

**Olive Garden** **Portillo's** **Wawa**

**IKEA**

**u.le.le**

**Publix SUPER MARKETS**  
 Delivery Powered by Instacart

**THE HOME DEPOT** **Walmart**

**TEXAS ROADHOUSE**

**The Cheesecake Factory**

**Burlington**

**American Sign** **W** **Pen's STEAK HOUSE**  
**Columbus** **COOPER'S HAWK** **OE**  
**The Cheesecake Factory** **Wawa** **Yard House**

**NAKED FARMER**

**COSTCO WHOLESALE**

**Chick-fil&**

**Dave** **TOPGOLF**

Riverview

Boyette Rd

Lake Magdalene

Cooper Rd

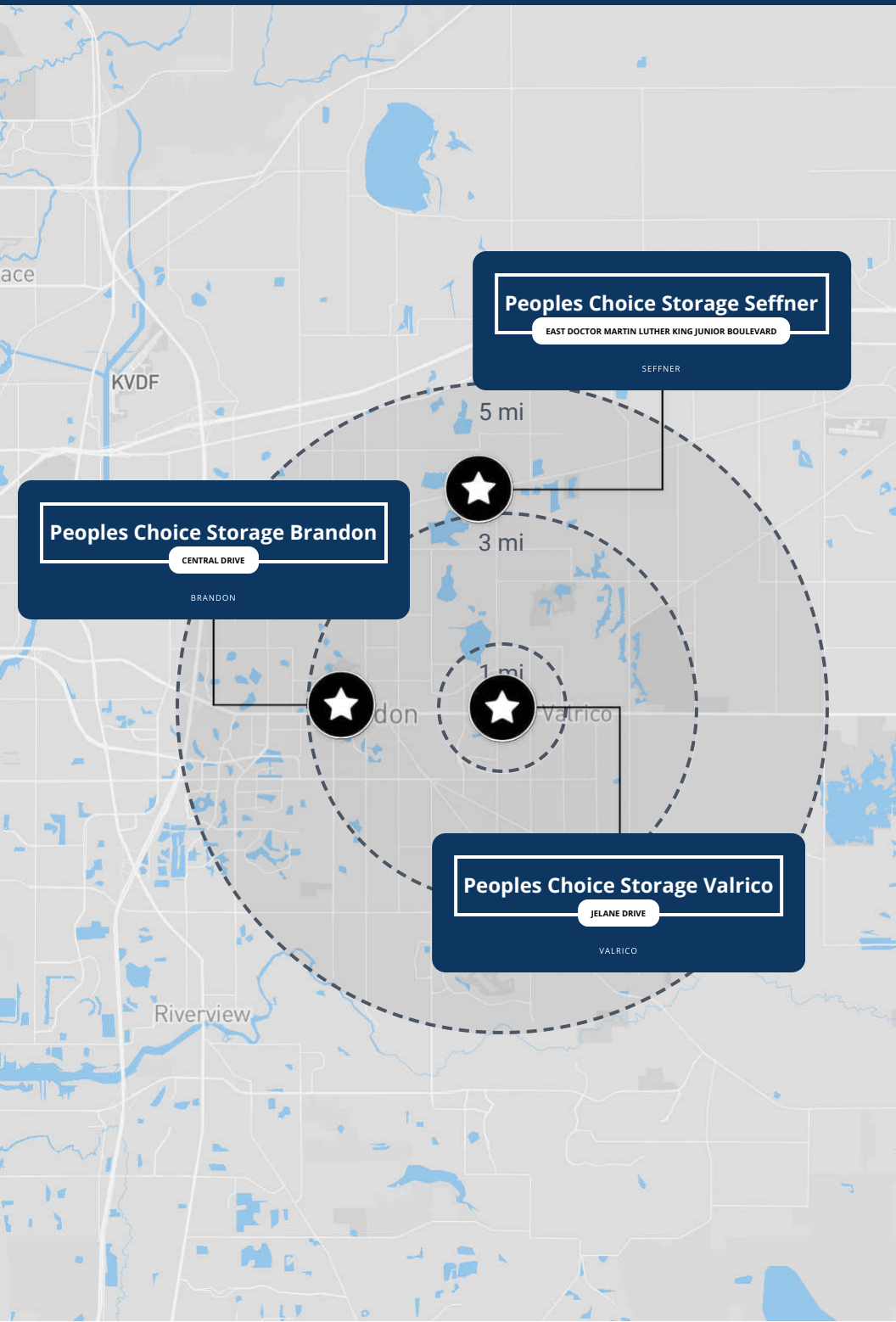
Taylor Rd

Tampa

London

Valrico

Tamiami



**Peoples Choice Storage Seffner**  
EAST DOCTOR MARTIN LUTHER KING JUNIOR BOULEVARD  
SEFFNER

**Peoples Choice Storage Brandon**  
CENTRAL DRIVE  
BRANDON

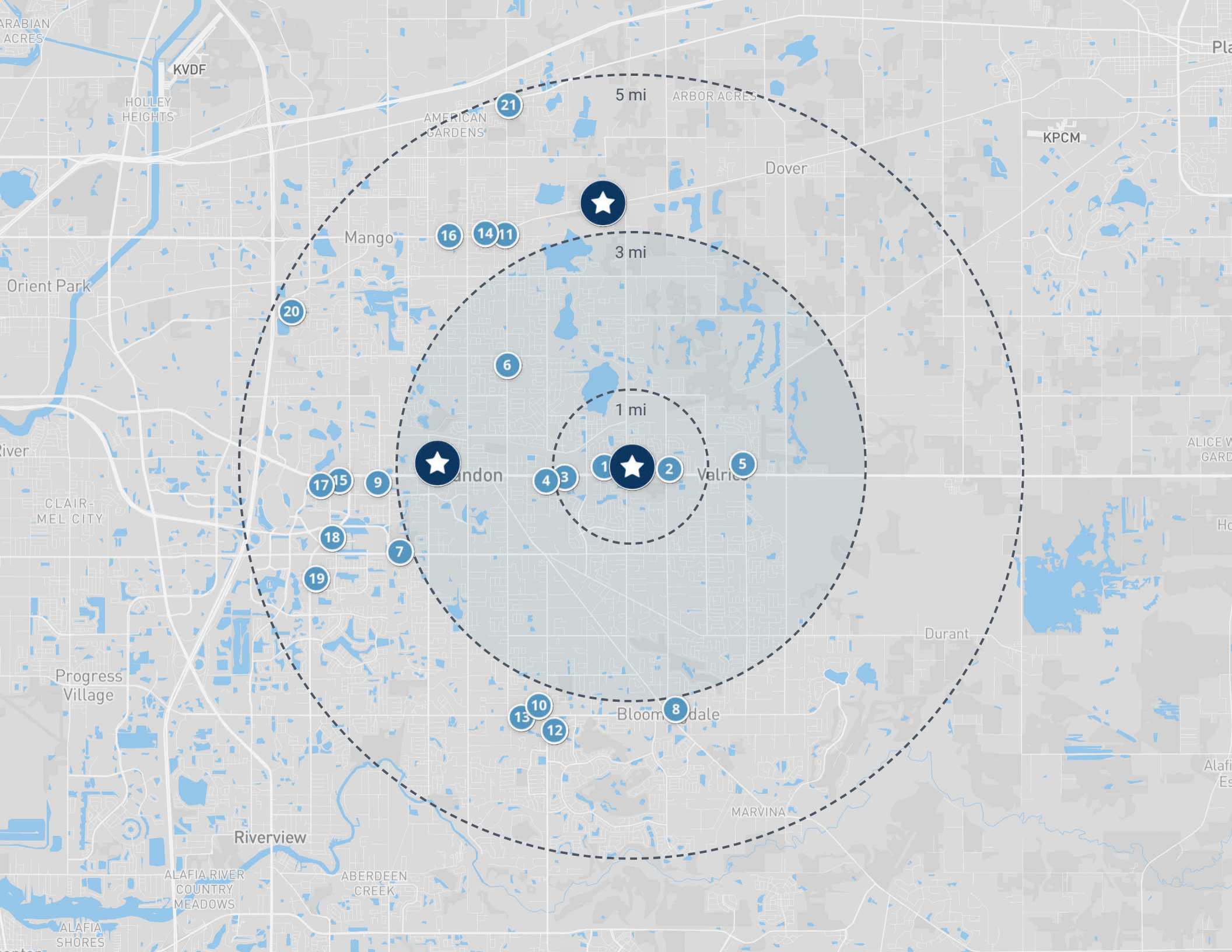
**Peoples Choice Storage Valrico**  
JELANE DRIVE  
VALRICO

POPULATION	1 MILE	3 MILES	5 MILES	National
2010 Population	11,120	69,998	170,355	-
2020 Population	11,909	76,880	182,072	-
2025 Population	12,048	79,374	187,899	-
2030 Population	12,377	82,548	196,148	-
2010-2020 Annual Growth Rate	0.69%	0.94%	0.67%	0.74%
2020-2025 Annual Growth Rate	0.22%	0.61%	0.60%	0.59%
2025-2030 Annual Growth Rate	0.54%	0.79%	0.86%	0.17%
2025 Median Age	44.0	42.5	40.4	38.1

INCOME	1 MILE	3 MILES	5 MILES	National
2025 Median Household Income	\$80,621	\$92,087	\$87,372	\$81,778
2025 Average Household Income	\$107,382	\$117,096	\$113,845	\$120,689
2025 Per Capita Income	\$41,076	\$43,034	\$42,226	\$47,101
2025-2030 Median Annual Growth Rate	2.86%	3.02%	3.05%	-0.08%
2025-2030 Average Annual Growth Rate	2.75%	2.60%	2.40%	-0.26%
2025-2030 Per Capita Annual Growth Rate	2.83%	2.70%	2.51%	-0.02%

HOUSING	1 MILE	3 MILES	5 MILES	National
2025 Total Homes	4,879	30,389	72,707	-
2025 Owner Occupied Homes	3,639	22,526	48,372	-
2025 Renter Occupied Homes	1,039	6,636	21,296	-
2025 Vacant Homes	201	1,227	3,039	-
% of Owner Occupied Homes	74.6%	74.1%	66.5%	56.3%
% of Renter Occupied Homes	21.3%	21.8%	29.3%	33.7%
% of Vacant Homes	4.1%	4.0%	4.2%	10.0%
Owner-Occupied Median Home Value			\$399,831	\$370,578

						Population		
						1 Mile	3 Mile	5 Mile
						12,048	79,374	187,899
						Storage NRSF		
ID	Property Name	Property Address	Distance	Year Built	1 Mile	3 Mile	5 Mile	
★	<b>Peoples Choice Storage Valrico</b>	<b>2108 Jelane Dr, Valrico FL 33594</b>	-	<b>1978</b>	<b>23,970</b>			
1	Extra Space	1830 E State Road 60, Valrico, FL 33594	0.34	2019	81,750			
2	Public Storage	2504 State Rd 60, Valrico, FL 33594	0.49	2009	69,309			
3	U-Haul Moving & Storage of Brandon	1111 E Brandon Blvd, Brandon, FL 33511	0.89	2023	30,398			
4	Public Storage	1007 E Brandon Blvd, Brandon, FL 33511	1.01	1997		118,022		
5	Mulrennan Storage Station	114 N Mulrennan Rd, Valrico, FL 33594	1.42	1986		19,125		
6	Kingsway Mini Storage	1281 Kingsway Rd, Brandon, FL 33510	2.12	1990		14,236		
7	<b>Peoples Choice Storage Brandon</b>	<b>125 Central Drive, Brandon, FL 33510</b>	<b>2.48</b>	<b>1980</b>		<b>10,851</b>		
8	Public Storage	1010 W Lumsden Road, Brandon, FL 33511	3.11	1999			73,704	
9	Extra Space	2402 Bloomingdale Ave, Valrico, FL 33596	3.19	2000			49,285	
10	Public Storage	1351 West Brandon Blvd, Brandon, FL 33511	3.20	1987			92,603	
11	Bloomingdale Self Storage	912 East Bloomingdale Ave, Brandon, FL 33511	3.26	1999			44,766	
12	Safeguard Self Storage at Hillsborough - Seffner	1615 South Kingsway Road, Seffner, FL 33584	3.35	2022			40,035	
13	<b>Peoples Choice Storage Seffner</b>	<b>1490 East Dr Martin Luther King Junior Boulevard, Seffner, FL 33584</b>	<b>3.37</b>	<b>1979</b>			<b>10,250</b>	
14	Public Storage	1035 Starwood Ave, Valrico, FL 33596	3.45	2000			57,636	
15	Extra Space	607 E Bloomingdale Ave, Brandon, FL 33511	3.48	2014			66,922	
16	Extra Space	311 W Dr Martin Luther King Jr Blvd, Seffner, FL 33584	3.49	2000			41,063	
17	Extra Space	1759 W Brandon Blvd, Brandon, FL 33511	3.71	1980			69,000	
18	CubeSmart Self Storage of Seffner	915 W Dr Martin Luther King Jr Blvd, Seffner, FL 33584	3.74	1984			32,762	
19	iStorage - Providence Rd	203 Providence Rd, Brandon, FL 33511	3.78	1978			55,049	
20	Extra Space	707 Providence Rd, Brandon, FL 33511	3.92	1998			55,895	
21	Public Storage	1155 Providence Road, Brandon, FL 33511	4.29	1998			86,271	
22	MyPlace Self-Storage - Brandon	2711 Broadway Center Blvd, Brandon, FL 33510	4.73	2020			72,682	
23	Store Space Self Storage - Seffner	905 N Kingsway Rd, Seffner, FL 33584	4.84	N/A			41,598	
<b>Total Existing Supply</b>					<b>205,427</b>	<b>367,661</b>	<b>1,257,182</b>	
<b>Sqft per person</b>					<b>17.05</b>	<b>4.63</b>	<b>6.69</b>	



KVDF

HOLLEY HEIGHTS

AMERICAN GARDENS

5 mi

ARBOR ACRES

KPCM

Dover

Mango

3 mi

Orient Park

20

6

1 mi

river

CLAIR-MEL CITY

London

4

1

2

Valrie

5

ALICE W GARD

Ho

Durant

Progress Village

19

18

9

17

15

7

13

10

12

Bloomdale

8

Riverview

MARVINA

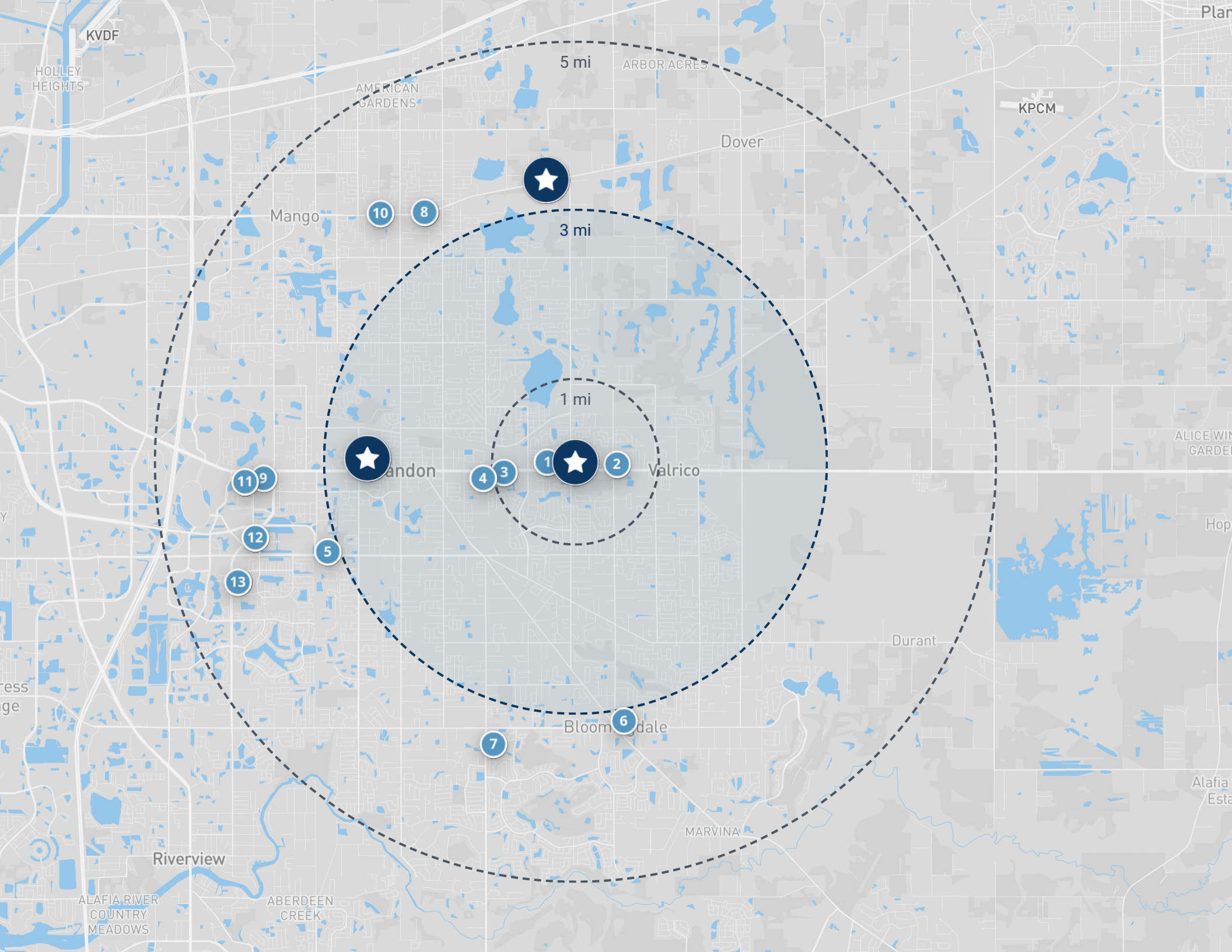
ALAFIA RIVER COUNTRY MEADOWS

ABERDEEN CREEK

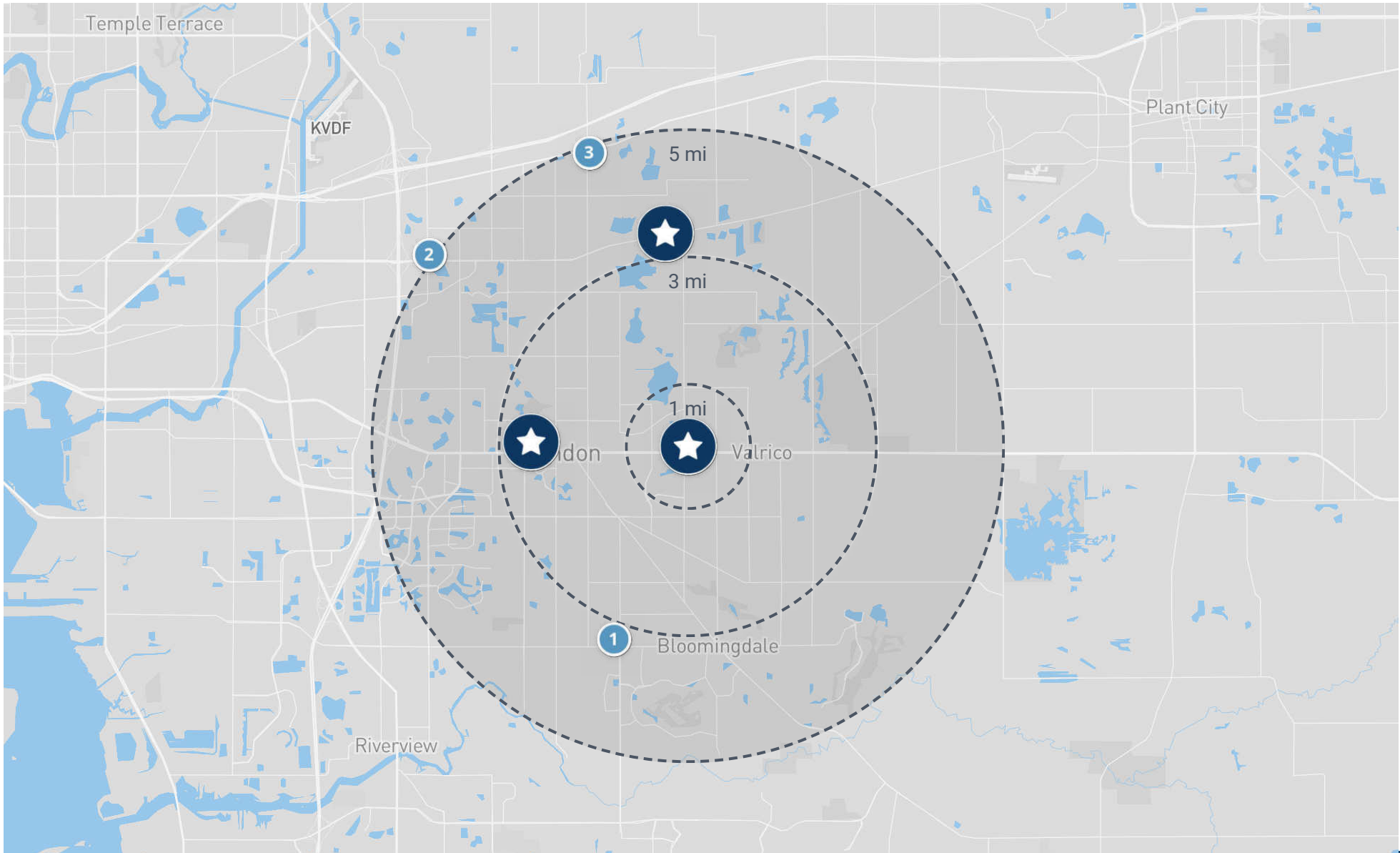
ALAFIA SHORES

Alafia Es

ID	Property Name	Property Address	Distance	Year Built	Drive Up					
					5x10	10x10	10x15	10x20	10x25	10x30
★	Peoples Choice Storage Valrico	2108 Jelane Dr, Valrico FL 33594	-	1978	\$25	\$100	-	\$160	-	-
★	Peoples Choice Storage Brandon	125 Central Drive, Brandon, FL 33510	2.48	1980	-	-	-	\$205	-	-
★	Peoples Choice Storage Seffner	1490 East Dr Martin Luther King Junior Boulevard, Seffner, FL 33584	3.37	1979	\$40	\$60	\$135	\$145	-	-
1	Extra Space	1830 E State Road 60, Valrico, FL 33594	0.34	2019	-	-	\$197	-	-	\$348
2	Public Storage	2504 State Rd 60, Valrico, FL 33594	0.49	2009	-	-	\$139	\$152	\$169	\$200
3	U-Haul Moving & Storage of Brandon	1111 E Brandon Blvd, Brandon, FL 33511	0.89	2023	-	\$130	-	-	-	-
4	Public Storage	1007 E Brandon Blvd, Brandon, FL 33511	1.01	1997	\$35	\$57	\$100	-	\$181	\$207
5	Public Storage	1010 W Lumsden Road, Brandon, FL 33511	3.11	1999	\$66	\$86	-	\$243	-	\$280
6	Extra Space	2402 Bloomingdale Ave, Valrico, FL 33596	3.19	2000	-	\$173	\$233	\$279	-	-
7	Public Storage	1035 Starwood Ave, Valrico, FL 33596	3.45	2000	\$63	\$118	\$206	\$248	-	-
8	Extra Space	311 W Dr Martin Luther King Jr Blvd, Seffner, FL 33584	3.49	2000	-	-	\$179	-	\$251	-
9	Extra Space	1759 W Brandon Blvd, Brandon, FL 33511	3.71	1980	\$57	\$86	\$152	\$193	-	\$274
10	CubeSmart Self Storage of Seffner	915 W Dr Martin Luther King Jr Blvd, Seffner, FL 33584	3.74	1984	-	\$153	\$187	\$223	-	-
11	iStorage - Providence Rd	203 Providence Rd, Brandon, FL 33511	3.78	1978	\$39	\$85	-	\$160	-	-
12	Extra Space	707 Providence Rd, Brandon, FL 33511	3.92	1998	\$70	-	-	\$274	\$319	-
13	Public Storage	1155 Providence Road, Brandon, FL 33511	4.29	1998	\$48	\$128	\$130	\$147	\$145	\$200
<b>Competitor Average:</b>					<b>\$52</b>	<b>\$108</b>	<b>\$166</b>	<b>\$206</b>	<b>\$213</b>	<b>\$252</b>
<b>Percentage Growth to Reach Market:</b>					<b>109%</b>	<b>8%</b>	<b>23%</b>	<b>29%</b>	<b>-</b>	<b>-</b>



ID	Name	Address	NRSF	Status	Type	Distance (miles)	Estimated Completion Date
1	Bloomington Self Storage	912 E Bloomington Ave, Brandon, FL 33511	15,607	In Construction	Addition/Expansion	3.27	03/29/2027
2	Store Space Self Storage	905 N Kingsway Rd, Seffner, FL 33584	62,820	In Construction	New Building	4.84	07/01/2027
3	Secure Storage	4041 Williams Rd, Tampa, FL 33610	83,575	In Construction	New Building	4.95	05/30/2027





Unit Mix Summary

Unit Type	Total Units	Occ Units	NRSF	Occ NRSF	Occ % Units	Occ % SF	Avg Unit Size	Potential Monthly Rent	Potential Monthly Rent/SF	Potential Annual Rent	Potential Annual Rent/SF	Actual Monthly Rent	Actual Monthly Rent/Occ SF	Actual Annual Rent	Actual Annual Rent/Occ SF	% of Total SF
Drive Up - Brandon	121	66	8,306	4,848	55%	58%	69 Sqft	\$4,929	\$0.59	\$59,148	\$7.12	\$4,426	\$0.91	\$53,112	\$10.96	18%
Drive Up - Valrico	120	30	19,920	7,480	25%	38%	166 Sqft	\$15,715	\$0.79	\$188,580	\$9.47	\$4,061	\$0.54	\$48,732	\$6.51	44%
Drive Up - Seffner	84	57	10,250	7,950	68%	78%	122 Sqft	\$7,576	\$0.74	\$90,912	\$8.87	\$6,345	\$0.80	\$76,140	\$9.58	23%
Office - Valrico	4	0	1,450	0	0%	0%	363 Sqft	\$1,644	\$1.13	\$19,728	\$13.61	\$0	\$0	\$0	\$0	3%
Apartment - Brandon	2	2	2,545	2,545	100%	100%	1,272 Sqft	\$2,400	\$0.94	\$28,800	\$11.32	\$2,400	\$0.94	\$28,800	\$11.32	6%
Apartment - Valrico	1	1	1,600	1,600	100%	100%	1,600 Sqft	\$1,300	\$0.81	\$15,600	\$9.75	\$1,300	\$0.81	\$15,600	\$9.75	4%
Uncovered Parking - Valrico/Seffner	31	27	6,200	5,400	87%	87%	-	\$2,021	\$0.33	\$24,252	\$3.91	\$1,779	\$0.33	\$21,348	\$3.95	0%
Uncovered Parking - Brandon	8	5	1,600	1,000	63%	63%	-	\$536	\$0.34	\$6,432	\$4.02	\$305	\$0.31	\$3,660	\$3.66	0%
<b>Total</b>	<b>372</b>	<b>188</b>	<b>45,071</b>	<b>24,423</b>	<b>51%</b>	<b>54%</b>	<b>135 Sqft</b>	<b>\$36,621</b>	<b>\$0.81</b>	<b>\$439,452</b>	<b>\$9.75</b>	<b>\$20,616</b>	<b>\$0.84</b>	<b>\$247,392</b>	<b>\$10.13</b>	

Unit Mix Individual

Unit Type	Unit Size	Unit SF	Total Units	Occ Units	NRSF	Occ NRSF	Asking Rate	Potential Monthly Rent	Potential Monthly Rent/SF	Potential Annual Rent	Potential Annual Rent/SF	Actual Monthly Rent	Actual Monthly Rent/Occ SF	Actual Annual Rent	Actual Annual Rent/Occ SF	% of Total SF
Apartment - Brandon	14.9x59.6	888	1	1	888	888	\$700	\$700	\$0.79	\$8,400	\$9.46	\$700	\$0.79	\$8,400	\$9.46	2.0%
Apartment - Brandon	40.7x40.7	1,656	1	1	1,656	1,656	\$1,700	\$1,700	\$1.03	\$20,400	\$12.32	\$1,700	\$1.03	\$20,400	\$12.32	3.7%
Uncovered Parking - Brandon	10x20	200	8	5	1,600	1,000	\$67	\$536	\$0.34	\$6,432	\$4.02	\$305	\$0.31	\$3,660	\$3.66	0.0%
Drive Up - Brandon	5x12	60	80	35	4,800	2,100	\$29	\$2,320	\$0.48	\$27,840	\$5.80	\$1,976	\$0.94	\$23,712	\$11.29	10.6%
Drive Up - Brandon	5x14	70	27	18	1,890	1,260	\$41	\$1,107	\$0.59	\$13,284	\$7.03	\$1,001	\$0.79	\$12,012	\$9.53	4.2%
Drive Up - Brandon	8x12	96	10	10	960	960	\$91	\$910	\$0.95	\$10,920	\$11.38	\$961	\$1.00	\$11,532	\$12.01	2.1%
Drive Up - Brandon	8x16	128	2	1	256	128	\$91	\$182	\$0.71	\$2,184	\$8.53	\$91	\$0.71	\$1,092	\$8.53	0.6%
Drive Up - Brandon	10x20	200	2	2	400	400	\$205	\$410	\$1.03	\$4,920	\$12.30	\$397	\$0.99	\$4,764	\$11.91	0.9%
Apartment - Valrico	1600x1	1,600	1	1	1,600	1,600	\$1,300	\$1,300	\$0.81	\$15,600	\$9.75	\$1,300	\$0.81	\$15,600	\$9.75	3.5%
Drive Up - Valrico	9x20	180	1	0	180	0	\$130	\$130	\$0.72	\$1,560	\$8.67	\$0	\$0	\$0	\$0	0.4%
Office - Valrico	10x15	150	1	0	150	0	\$265	\$265	\$1.77	\$3,180	\$21.20	\$0	\$0	\$0	\$0	0.3%
Office - Valrico	20x20	400	1	0	400	0	\$280	\$280	\$0.70	\$3,360	\$8.40	\$0	\$0	\$0	\$0	0.9%
Office - Valrico	20x20	400	1	0	400	0	\$450	\$450	\$1.13	\$5,400	\$13.50	\$0	\$0	\$0	\$0	0.9%
Office - Valrico	25x20	500	1	0	500	0	\$649	\$649	\$1.30	\$7,788	\$15.58	\$0	\$0	\$0	\$0	1.1%
Uncovered Parking - Valrico/Seffner	10x20	200	1	1	200	200	\$71	\$71	\$0.36	\$852	\$4.26	\$66	\$0.33	\$792	\$3.96	0.0%
Drive Up - Valrico	5x10	50	8	0	400	0	\$25	\$200	\$0.50	\$2,400	\$6.00	\$0	\$0	\$0	\$0	0.9%
Drive Up - Valrico	8x10	80	12	4	960	320	\$40	\$480	\$0.50	\$5,760	\$6.00	\$146	\$0.46	\$1,752	\$5.48	2.1%
Drive Up - Valrico	10x10	100	39	4	3,900	400	\$100	\$3,900	\$1.00	\$46,800	\$12.00	\$182	\$0.46	\$2,184	\$5.46	8.7%
Drive Up - Valrico	9x20	180	11	2	1,980	360	\$130	\$1,430	\$0.72	\$17,160	\$8.67	\$192	\$0.53	\$2,304	\$6.40	4.4%
Drive Up - Valrico	10x20	200	34	12	6,800	2,400	\$160	\$5,440	\$0.80	\$65,280	\$9.60	\$1,156	\$0.48	\$13,872	\$5.78	15.1%
Drive Up - Valrico	20x20	400	9	7	3,600	2,800	\$303	\$2,727	\$0.76	\$32,724	\$9.09	\$1,735	\$0.62	\$20,820	\$7.44	8.0%
Drive Up - Valrico	15x30	450	1	0	450	0	\$279	\$279	\$0.62	\$3,348	\$7.44	\$0	\$0	\$0	\$0	1.0%
Drive Up - Valrico	30x40	1,200	1	1	1,200	1,200	\$694	\$694	\$0.58	\$8,328	\$6.94	\$650	\$0.54	\$7,800	\$6.50	2.7%

Unit Mix Individual

Unit Type	Unit Size	Unit SF	Total Units	Occ Units	NRSF	Occ NRSF	Asking Rate	Potential Monthly Rent	Potential Monthly Rent/SF	Potential Annual Rent	Potential Annual Rent/SF	Actual Monthly Rent	Actual Monthly Rent/Occ SF	Actual Annual Rent	Actual Annual Rent/Occ SF	% of Total SF
Drive Up - Seffner	5x10	50	1	0	50	0	\$32	\$32	\$0.64	\$384	\$7.68	\$0	0	\$0	0	0.1%
Uncovered Parking - Valrico/Seffner	10x20	200	30	26	6,000	5,200	\$65	\$1,950	\$0.33	\$23,400	\$3.90	\$1,713	\$0.33	\$20,556	\$3.95	0.0%
Drive Up - Seffner	5x10	50	41	24	2,050	1,200	\$40	\$1,640	\$0.80	\$19,680	\$9.60	\$1,180	\$0.98	\$14,160	\$11.80	4.5%
Drive Up - Seffner	10x10	100	14	10	1,400	1,000	\$60	\$840	\$0.60	\$10,080	\$7.20	\$897	\$0.90	\$10,764	\$10.76	3.1%
Drive Up - Seffner	15x10	150	1	1	150	150	\$135	\$135	\$0.90	\$1,620	\$10.80	\$32	\$0.21	\$384	\$2.56	0.3%
Drive Up - Seffner	10x20	200	24	19	4,800	3,800	\$145	\$3,480	\$0.73	\$41,760	\$8.70	\$2,838	\$0.75	\$34,056	\$8.96	10.6%
Drive Up - Seffner	20x30	600	3	3	1,800	1,800	\$483	\$1,449	\$0.81	\$17,388	\$9.66	\$1,398	\$0.78	\$16,776	\$9.32	4.0%
<b>Total</b>			<b>372</b>	<b>188</b>	<b>45,071</b>	<b>24,423</b>		<b>\$36,621</b>	<b>\$0.81</b>	<b>\$439,452</b>	<b>\$9.75</b>	<b>\$20,616</b>	<b>\$0.84</b>	<b>\$247,392</b>	<b>\$10.13</b>	

Revenue	Current T-12 Revenue	Per SF	% GPR	Current T-12 Revenue	Per SF	% GPR	Yr 3 Pro Forma Revenue	Per SF	% GPR
Gross Potential Rent	\$439,452	\$9.75		\$439,452	\$9.75		\$588,691	\$13.06	
Retail Sales	\$266	\$0.01		\$266	\$0.01		\$2,391	\$0.05	
Admin Fees	\$2,150	\$0.05		\$2,150	\$0.05		\$5,180	\$0.11	
Truck Rental Income	\$0	\$0.00		\$0	\$0.00		\$0	\$0.00	
Late & NSF Fees	\$2,869	\$0.06		\$2,869	\$0.06		\$5,180	\$0.11	
Misc. Income	\$0	\$0.00		\$0	\$0.00		\$0	\$0.00	
Tenant Insurance Income	\$7,342	\$0.16		\$7,342	\$0.16		\$23,528	\$0.52	
Sales Tax Income	\$0	\$0.00		\$0	\$0.00		\$0	\$0.00	
<b>Gross Potential Income</b>	<b>\$452,079</b>	<b>\$10.03</b>	<b>102.9%</b>	<b>\$452,079</b>	<b>\$10.03</b>	<b>102.9%</b>	<b>\$624,971</b>	<b>\$13.87</b>	<b>106.2%</b>
Vacancy	(\$259,982)	(\$5.77)	-59.2%	(\$259,982)	(\$5.77)	-59.2%	(\$64,756)	(\$1.44)	-11.0%
Bad Debt	\$0	\$0.00	0.0%	\$0	\$0.00	0.0%	(\$2,943)	(\$0.07)	-0.5%
Rent Concessions	\$0	\$0.00	0.0%	\$0	\$0.00	0.0%	(\$2,943)	(\$0.07)	-0.5%
COGS	(\$211)	(\$0.00)	0.0%	(\$211)	(\$0.00)	0.0%	(\$1,195)	(\$0.03)	-0.2%
Sales Tax Paid	\$0	\$0.00	0.0%	\$0	\$0.00	0.0%	\$0	\$0.00	0.0%
<b>Net Rental Income</b>	<b>\$179,471</b>	<b>\$3.98</b>	<b>40.8%</b>	<b>\$179,471</b>	<b>\$3.98</b>	<b>40.8%</b>	<b>\$518,048</b>	<b>\$11.49</b>	<b>88.0%</b>
<b>Net Ancillary Income</b>	<b>\$12,416</b>	<b>\$0.28</b>	<b>2.8%</b>	<b>\$12,416</b>	<b>\$0.28</b>	<b>2.8%</b>	<b>\$35,085</b>	<b>\$0.78</b>	<b>6.0%</b>
<b>Effective Gross Income</b>	<b>\$191,886</b>	<b>\$4.26</b>	<b>43.7%</b>	<b>\$191,886</b>	<b>\$4.26</b>	<b>43.7%</b>	<b>\$553,133</b>	<b>\$12.27</b>	<b>94.0%</b>
Monthly EGI	\$15,991			\$15,991			\$46,094		
<b>Operating Expenses</b>	<b>Current Expense</b>	<b>Per SF</b>	<b>% EGI</b>	<b>Adjusted Expense</b>	<b>Per SF</b>	<b>% EGI</b>	<b>Yr 3 Pro Forma Expenses</b>	<b>Per SF</b>	<b>% EGI</b>
Onsite Payroll	\$30,838	\$0.68		\$12,000	\$0.27		\$12,734	\$0.28	
Repairs & Maintenance	\$28,833	\$0.64		\$18,028	\$0.40		\$19,132	\$0.42	
General & Administrative	\$963	\$0.02		\$9,014	\$0.20		\$9,566	\$0.21	
Advertising & Promotion	\$25,402	\$0.56		\$25,402	\$0.56		\$13,521	\$0.30	
Bank Charges	\$5,720	\$0.13		\$2,399	\$0.05		\$6,914	\$0.15	
Professional Fees	\$10,613	\$0.24		\$2,500	\$0.06		\$2,653	\$0.06	
Telephone/Internet	\$5,529	\$0.12		\$5,529	\$0.12		\$5,868	\$0.13	
Misc. Expenses	\$0	\$0.00		\$0	\$0.00		\$0	\$0.00	
<b>Total Controllable Expenses</b>	<b>\$107,899</b>	<b>\$2.39</b>	<b>56.2%</b>	<b>\$74,872</b>	<b>\$1.66</b>	<b>39.0%</b>	<b>\$70,388</b>	<b>\$1.56</b>	<b>12.7%</b>
<b>Non Controllable Expenses</b>									
Management Fees	\$32,194	\$0.71		\$9,594	\$0.21	5.0%	\$27,657	\$0.61	5.0%
Real Estate Taxes	\$37,509	\$0.83		\$37,509	\$0.83		\$52,219	\$1.16	
Utilities	\$9,840	\$0.22		\$9,840	\$0.22		\$10,443	\$0.23	
Insurance	\$31,641	\$0.70		\$31,641	\$0.70		\$33,578	\$0.75	
<b>Total Non-Controllable Expenses</b>	<b>\$111,184</b>	<b>\$2.47</b>	<b>57.9%</b>	<b>\$88,585</b>	<b>\$1.97</b>	<b>46.2%</b>	<b>\$123,896</b>	<b>\$2.75</b>	<b>22.4%</b>
<b>Total Expenses</b>	<b>\$219,084</b>	<b>\$4.86</b>	<b>114.2%</b>	<b>\$163,457</b>	<b>\$3.63</b>	<b>85.2%</b>	<b>\$194,284</b>	<b>\$4.31</b>	<b>35.1%</b>
<b>Net Operating Income</b>	<b>(\$27,197)</b>	<b>(\$0.60)</b>	<b>-14.2%</b>	<b>\$28,430</b>	<b>\$0.63</b>	<b>14.8%</b>	<b>\$358,848</b>	<b>\$7.96</b>	<b>64.9%</b>
Cap Ex Reserves	\$0	\$0.00		\$4,507	\$0.10		\$4,507	\$0.10	
<b>NOI After Cap Ex</b>	<b>(\$27,197)</b>	<b>(\$0.60)</b>	<b>-14.2%</b>	<b>\$23,922</b>	<b>\$0.53</b>	<b>12.5%</b>	<b>\$354,341</b>	<b>\$7.86</b>	<b>64.1%</b>

	Year 1	Year 2	Stable Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<i>GPR Growth</i>	34%	0%	0%	3%	3%	3%	3%	3%	3%	3%
<i>GPR/SF</i>	\$13.06	\$13.06	\$13.06	\$13.45	\$13.86	\$14.27	\$14.70	\$15.14	\$15.60	\$16.06
Gross Potential Rent	\$588,691	\$588,691	\$588,691	\$606,351	\$624,542	\$643,278	\$662,577	\$682,454	\$702,928	\$724,015
Retail Sales	\$2,254	\$2,321	\$2,391	\$2,462	\$2,536	\$2,612	\$2,691	\$2,772	\$2,855	\$2,940
Admin Fees	\$3,532	\$4,710	\$5,180	\$5,336	\$5,496	\$5,661	\$5,831	\$6,006	\$6,186	\$6,371
Truck Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Late Fees	\$3,532	\$4,710	\$5,180	\$5,336	\$5,496	\$5,661	\$5,831	\$6,006	\$6,186	\$6,371
Misc Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tenant Insurance	\$20,460	\$23,528	\$23,528	\$23,528	\$23,528	\$23,528	\$23,528	\$23,528	\$23,528	\$23,528
Sales Tax Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Gross Potential Income</b>	<b>\$618,468</b>	<b>\$623,959</b>	<b>\$624,971</b>	<b>\$643,014</b>	<b>\$661,599</b>	<b>\$680,741</b>	<b>\$700,457</b>	<b>\$720,765</b>	<b>\$741,682</b>	<b>\$763,227</b>
<i>Vacancy</i>	39.0%	19.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%
<i>Bad Debt</i>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
<i>Rent Concessions</i>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
<i>COGS</i>	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Vacancy	-\$229,589	-\$111,851	-\$64,756	-\$66,699	-\$68,700	-\$70,761	-\$72,883	-\$75,070	-\$77,322	-\$79,642
Bad Debt	-\$2,943	-\$2,943	-\$2,943	-\$3,032	-\$3,123	-\$3,216	-\$3,313	-\$3,412	-\$3,515	-\$3,620
Rent Concessions	-\$2,943	-\$2,943	-\$2,943	-\$3,032	-\$3,123	-\$3,216	-\$3,313	-\$3,412	-\$3,515	-\$3,620
COGS	-\$1,127	-\$1,161	-\$1,195	-\$1,231	-\$1,268	-\$1,306	-\$1,345	-\$1,386	-\$1,427	-\$1,470
Sales Tax Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Rental Income</b>	<b>\$353,214</b>	<b>\$470,953</b>	<b>\$518,048</b>	<b>\$533,589</b>	<b>\$549,597</b>	<b>\$566,085</b>	<b>\$583,067</b>	<b>\$600,559</b>	<b>\$618,576</b>	<b>\$637,134</b>
<b>Net Ancillary Income</b>	<b>\$28,651</b>	<b>\$34,108</b>	<b>\$35,085</b>	<b>\$35,431</b>	<b>\$35,789</b>	<b>\$36,156</b>	<b>\$36,535</b>	<b>\$36,925</b>	<b>\$37,327</b>	<b>\$37,741</b>
<b>Effective Gross Income</b>	<b>\$381,865</b>	<b>\$505,061</b>	<b>\$553,133</b>	<b>\$569,021</b>	<b>\$585,386</b>	<b>\$602,241</b>	<b>\$619,603</b>	<b>\$637,485</b>	<b>\$655,904</b>	<b>\$674,875</b>
<i>Expense Growth</i>	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
On-Site Payroll	\$12,240	\$12,485	\$12,734	\$12,989	\$13,249	\$13,514	\$13,784	\$14,060	\$14,341	\$14,628
Repairs & Maintenance	\$18,389	\$18,757	\$19,132	\$19,514	\$19,905	\$20,303	\$20,709	\$21,123	\$21,545	\$21,976
General & Administrative	\$9,194	\$9,378	\$9,566	\$9,757	\$9,952	\$10,151	\$10,354	\$10,561	\$10,773	\$10,988
Advertising & Promotion	\$25,910	\$26,428	\$13,521	\$13,792	\$14,067	\$14,349	\$14,636	\$14,928	\$15,227	\$15,532
Bank Charges	\$4,773	\$6,313	\$6,914	\$7,113	\$7,317	\$7,528	\$7,745	\$7,969	\$8,199	\$8,436
Professional Fees	\$2,550	\$2,601	\$2,653	\$2,706	\$2,760	\$2,815	\$2,872	\$2,929	\$2,988	\$3,047
Telephone/Internet	\$5,640	\$5,753	\$5,868	\$5,985	\$6,105	\$6,227	\$6,351	\$6,478	\$6,608	\$6,740
Misc Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$19,093	\$25,253	\$27,657	\$28,451	\$29,269	\$30,112	\$30,980	\$31,874	\$32,795	\$33,744
Real Estate Taxes	\$50,192	\$51,195	\$52,219	\$53,264	\$54,329	\$55,416	\$56,524	\$57,654	\$58,807	\$59,984
Utilities	\$10,037	\$10,238	\$10,443	\$10,652	\$10,865	\$11,082	\$11,304	\$11,530	\$11,760	\$11,995
Insurance	\$32,274	\$32,919	\$33,578	\$34,249	\$34,934	\$35,633	\$36,345	\$37,072	\$37,814	\$38,570
<b>Total Operating Expenses</b>	<b>\$190,292</b>	<b>\$201,320</b>	<b>\$194,284</b>	<b>\$198,471</b>	<b>\$202,752</b>	<b>\$207,129</b>	<b>\$211,604</b>	<b>\$216,179</b>	<b>\$220,857</b>	<b>\$225,640</b>
<i>Expense Ratio</i>	49.8%	39.9%	35.1%	34.9%	34.6%	34.4%	34.2%	33.9%	33.7%	33.4%
<b>NOI</b>	<b>\$191,573</b>	<b>\$303,740</b>	<b>\$358,848</b>	<b>\$370,549</b>	<b>\$382,633</b>	<b>\$395,112</b>	<b>\$407,999</b>	<b>\$421,306</b>	<b>\$435,046</b>	<b>\$449,235</b>
CapEx Reserves	\$4,507	\$4,507	\$4,507	\$4,507	\$4,507	\$4,507	\$4,507	\$4,507	\$4,507	\$4,507
<b>NOI After Cap Ex</b>	<b>\$187,066</b>	<b>\$299,233</b>	<b>\$354,341</b>	<b>\$366,042</b>	<b>\$378,126</b>	<b>\$390,605</b>	<b>\$403,491</b>	<b>\$416,798</b>	<b>\$430,539</b>	<b>\$444,728</b>

<b>Revenue</b>	
<b>Gross Potential Rent</b>	Gross potential rent reflects a 34% increase by stabilization at a rate of \$13.06.
<b>Retail Sales</b>	Retail sales are based on \$0.05 per SF.
<b>Admin Fees</b>	Admin Fees are based on 1.0% of net rental income.
<b>Late &amp; NSF Fees</b>	
	Late & NSF Fees are based on 1.0% of net rental income.
<b>Tenant Insurance Income</b>	
	Tenant insurance is based on years 1, 2 and 3 penetration of 80%, 80% and 80%, respectively, at \$8 net per policy per month.
<b>Vacancy</b>	Economic vacancy is based on 39%, 19% and 11%, of GPR in years 1, 2 and 3, respectively.
<b>Bad Debt</b>	Bad debt is based on 0.5% of GPR.
<b>Rent Concessions</b>	Rent concessions is based on 0.5% of GPR.
<b>COGS</b>	COGS is based on 50% of retail sales.
<b>Effective Gross Income</b>	Current EGI is based on trailing 12 months as of 12/31/2025.
<b>Controlable Expenses</b>	
<b>Onsite Payroll</b>	Payroll has been normalized to market standards.
<b>Repairs &amp; Maintenance</b>	Repairs and maintenance has been normalized to market standards.
<b>General &amp; Administrative</b>	General and administrative has been normalized to market standards.
<b>Advertising &amp; Promotion</b>	Advertising and promotion has been normalized to market standards when stable.
<b>Bank Charges</b>	Bank charges are 1.25% of the EGI.
<b>Professional Fees</b>	Professional fees have been normalized to market standards.
<b>Non-Controlable Expenses</b>	
<b>Management Fees</b>	Management fees are 5% of EGI.
<b>10 Year Cash Flow</b>	
<b>Gross Potential Rent</b>	GPR reflects \$13.06/SF in Year 3
<b>Gross Potential Rent Increase</b>	GPR increase of 34% by year 3, 3% thereafter
<b>Expenses</b>	Expenses grow by 2% each year.
<b>Cap Ex Reserve</b>	Cap Ex reserve is set to \$.10 per SF.
<b>Additional Notes</b>	
<b>Staff Breakdown</b>	One manager at Valrico
<b>Admin Fee</b>	In Place
<b>Late Fee Policy</b>	In Place
<b>Reassessment Information</b>	Hillsborough County Reassesses every year



2108 Jelane Drive, Valrico, FL



125 Central Drive, Brandon, FL



1490 East Doctor Martin Luther King Junior Boulevard, Seffner, FL



## PEOPLES CHOICE PORTFOLIO - BRANDON

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### ABOUT SKYVIEW

SkyView Advisors is a national commercial real estate investment services firm, dedicated to pioneering technology and redefining industry standards. Our technology-first approach and commitment to developing talent establishes SkyView as a leader in the commercial real estate sector. By transcending traditional brick-and-mortar models, we deliver a seamless, frictionless experience that ensures elite execution at every step of the way.