

JUST LISTED!

OAKWOOD VILLAGE

📍 18933 Quercus Dr, Hudson, FL 34667

INVESTMENT HIGHLIGHTS

- Property Overview: 75-unit garden-style community built in 1986, situated on 11.78 acres
- Diverse Unit Mix: A blend of studio, one-, and two-bedroom floorplans appealing to a broad renter base
- In-Unit Laundry: 70% of units are equipped with washer and dryer connections
- Exceptional Leasing Performance: 98.7% pre-leased, reflecting strong demand and stabilized operations
- Reliable Resident Collections: No tenant is more than 30 days delinquent
- Recent Capital Improvements: Ownership has completed fresh exterior paint, upgraded landscaping, tree removal, fencing repairs, and upgraded concrete pads and walkways
- Attractive Going-In Yield: 6.33% tax- and insurance-adjusted cap rate
- Untapped Ancillary Income: A bulk cable and internet program offers immediate potential to grow other income
- In-Unit Laundry Upside: Installing washer/dryer machines in every unit creates an immediate revenue stream while enhancing the resident experience
- Coastal Pasco County Location: Positioned in Hudson, just minutes from the US-19 commercial corridor and Hudson's Gulf Coast beaches, marinas, and waterfront amenities
- Tampa Bay MSA Connectivity: Roughly 45 miles north of Tampa within the Tampa–St. Petersburg–Clearwater MSA, with US-19 and the nearby Suncoast Parkway providing direct access to the greater metro
- Steady Nature Coast Demand: Located along Florida's Nature Coast, a growing, affordable, retiree- and family-driven market that supports consistent rental demand
- Proximity to Employment & Healthcare: Convenient access to major area employers and healthcare providers, including HCA Florida Bayonet Point Hospital and the retail and service base along US-19

INVESTMENT DETAILS

Asking Price	\$7,800,000
Price Per Unit	\$104,000
Price Per SF	\$200
Number of Units	75
Year Built	1986





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