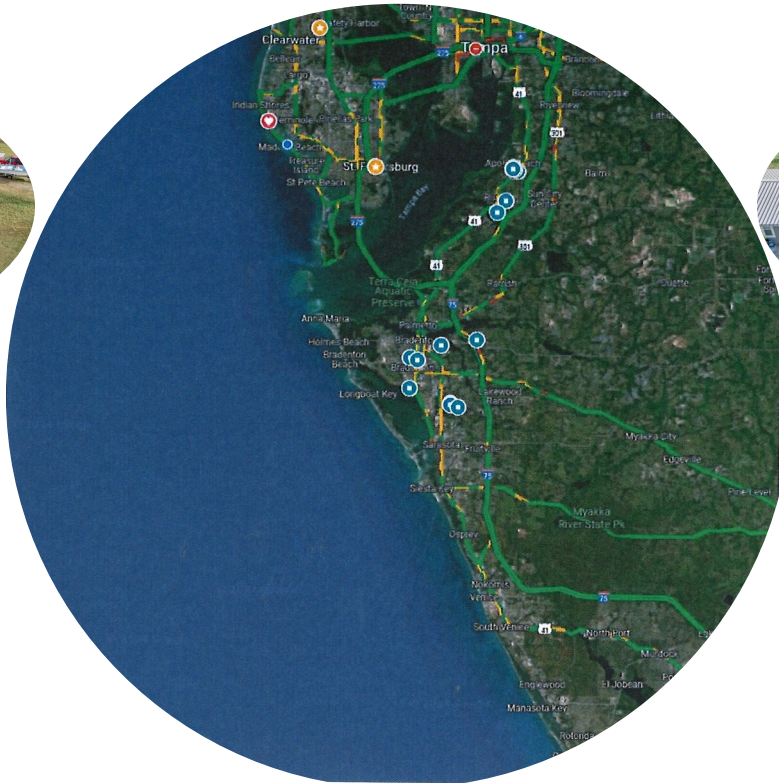
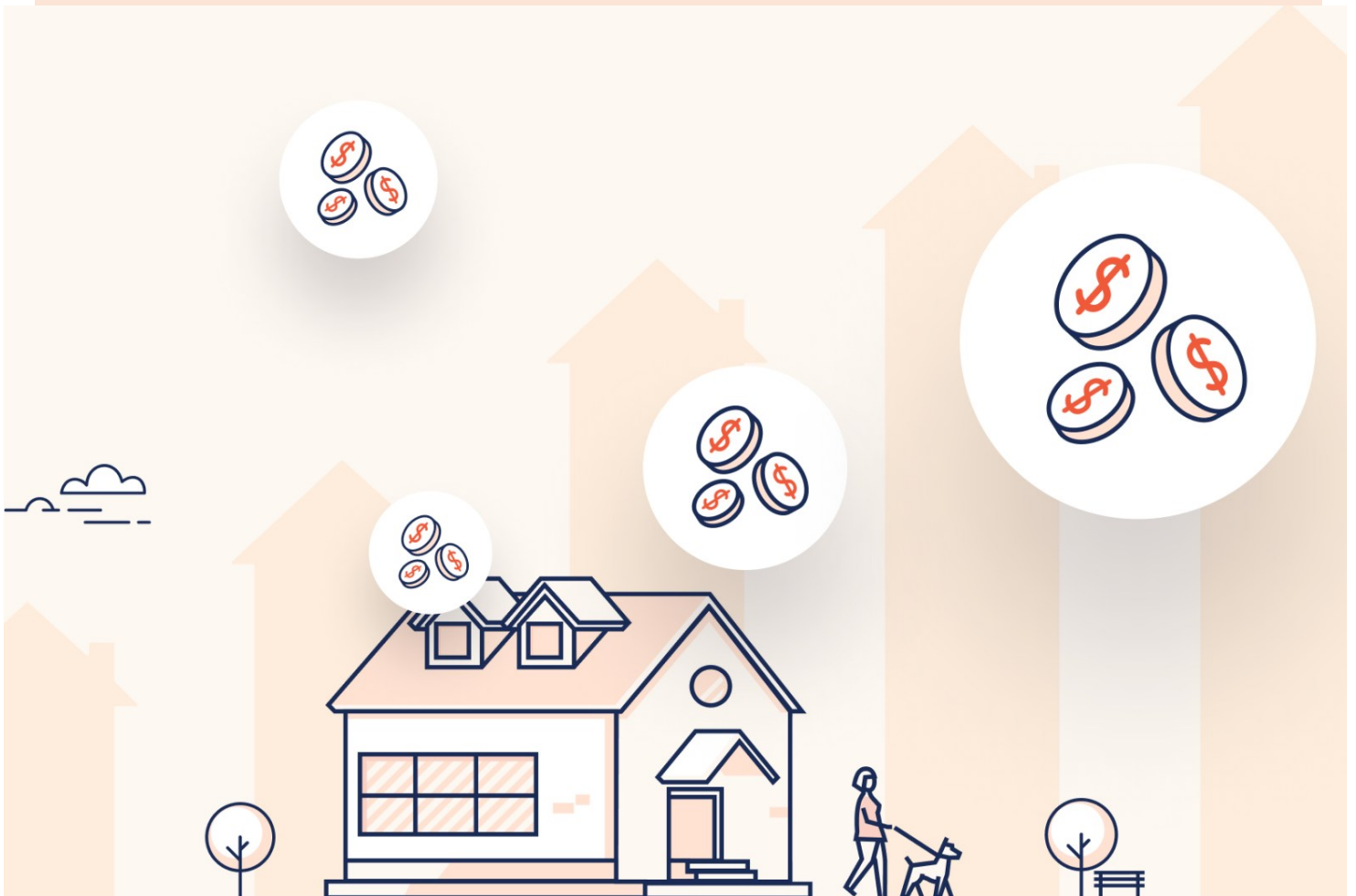


23 Property Portfolio

Available for Investment Consideration



We invite you to consider an investment in a curated portfolio of 23 single-family homes across the South Shore of Hillsborough going down to Manatee County and beyond. These properties present an exceptional opportunity to participate in one of Florida's fastest-growing and most resilient real estate markets through a proven portfolio of properties. Established tenants, long-term rentals, well maintained properties and even greater potential provide good returns and even greater potential for the future.





The Tampa Bay region continues to experience steady population increases, robust economic development, and sustained demand for quality housing—factors that have historically driven strong long-term appreciation. Over the past decade, Tampa Bay home values have delivered near double-digit annual gains during peak growth periods, and despite recent market normalization, the region remains positioned for healthy advancement, with projected appreciation of approximately 20% to 35% over the next five to seven years. These properties benefit from proximity to top-rated schools, employment centers, and recreational and waterfront amenities, enhancing their rental appeal to families, and retirees seeking stability and quality of life. This portfolio also offers diversification across desirable neighborhoods and provides flexibility for hands-on or third-party management, value-add improvements, and potential Air BnB considerations where permitted. Together, these strengths form a compelling investment foundation—pairing predictable cash flow with long-term equity growth in one of the most vibrant housing markets in the Southeast.

Local Advantages

Investing in single-family homes in the Tampa Bay, Florida market offers several advantages:

1. Higher Appreciation Potential:

- o Homes in desirable neighborhoods within Tampa Bay, such as areas with good schools, proximity to waterfront and amenities, tend to appreciate well over time. The region's growing population and economic development contribute to increasing property values.

2. Diversification of Investment:

- o Purchasing multiple single-family homes allows for diversification across different neighborhoods and suburbs within the Tampa Bay area. This spreads risk and can mitigate the impact of localized market fluctuations.

3. Flexibility in Management:

- o Each home can be managed individually, giving you the flexibility to personally oversee maintenance, tenant selection, and rental rates. Alternatively, you can hire property management services to handle these tasks.

4. Appeal to Different Tenant Markets:

- o Single-family homes often attract families, professionals, and retirees who prefer the privacy, space, and amenities these properties offer over apartments. This broad appeal can reduce vacancy rates and ensure a consistent rental income stream.

5. Potential for Short-term Rentals (Airbnb):

- o In certain areas of Tampa Bay, particularly near tourist attractions or business districts, single-family homes can be rented out as short-term vacation rentals through platforms like Airbnb. This can potentially yield higher rental income compared to long-term leasing.

6. Stable Long-term Investment:

- o Real estate in Tampa Bay historically has shown resilience and stability, benefiting from a diverse economy, strong tourism industry, and a growing population. This stability enhances the long-term investment prospects of single-family homes.

7. Tax Benefits and Equity Growth:

- o Owning multiple single-family homes allows you to benefit from tax deductions related to property taxes, and depreciation. Additionally, as property values increase, equity in each home grows, providing opportunities for refinancing or leveraging for future investments.

8. Potential for Renovation and Value-Add Opportunities:

- o Single-family homes often provide opportunities for renovations and upgrades that can increase property value and rental income. This flexibility allows you to optimize your investment returns over time and on your schedule piecemeal as opposed to disrupting an entire apartment building.

In conclusion, investing in single-family homes in the Tampa Bay, Florida market offers advantages such as higher appreciation potential, diversification, management flexibility, appeal to diverse tenant markets, potential for short-term rentals, stability, tax benefits, equity growth, and value-add opportunities through renovations. These factors make single-family homes an attractive option for investors seeking stable and potentially lucrative real estate opportunities in the Tampa Bay area.

Portfolio Snapshot

- **Single Family Homes** **23**
- **Portfolio Basis** **\$8,500,000**
- **Annual Gross Rents** **\$745,766**
- **Annual Expenses** **\$181,709**
- **Net Operating Income** **\$545,413**
- **Going In CAP Rate** **6.4%**

Appreciation	Years	Ending Value	Cumulative NOI	Total Return	ROI
3%	5	9,853,830	3,131,359	4,485,189	52.8%
3%	7	10,453,930	4,519,365	6,473,293	76.2%
4%	5	10,341,553	3,131,359	4,972,909	58.5%
4%	7	11,185,421	4,519,365	7,204,785	84.8%
5%	5	10,848,392	3,131,359	5,479,752	64.5%
5%	7	11,960,352	4,519,365	7,979,718	93.9%

Summary of Findings

5-Year Outcomes

- Total return ranges from **\$4.49M to \$5.48M**, depending on appreciation rate.
- ROI (unlevered) ranges from **52.8% to 64.5%**.
- Cumulative NOI alone adds **~\$3.13M** over 5 years.

7-Year Outcomes

- Total return ranges from **\$6.47M to \$7.98M**.
- ROI ranges from **76.2% to 93.9%**.
- Cumulative NOI rises to **~\$4.52M** over 7 years.

This information has been secured from sources believed to be reliable. CENTURY 21 Beggins Enterprises nor its Agents make no representations or warranties, implied or expressed to the validity or accuracy of the information. Buyer must do their own due diligence and verify all information and bears all risk for any inaccuracies. 2025 CENTURY 21 Beggins Enterprises

DOES THIS PORTFOLIO OFFER MORE POTENTIAL? CONSIDER A COST SEGREGATION ANALYSIS

In connection with the acquisition of a real estate portfolio with an aggregate purchase price of **\$8,500,000**, the Company may elect to perform a cost segregation analysis to accelerate depreciation deductions in accordance with applicable U.S. federal income tax laws.

Cost segregation is an IRS-recognized methodology that reclassifies certain components of a building and related improvements into shorter-lived asset categories, allowing depreciation deductions to be taken earlier than under standard 39-year depreciation. This strategy affects the **timing**, but not the total amount, of depreciation over the life of the property.



Property Basis Allocation

- ◇ **Total Purchase Price:** \$8,500,000
- ◇ **Allocated and Tax Assessed Land Value (Non-Depreciable):** \$1,371,000
- ◇ **Estimated Depreciable Basis (Improvements):** \$7,129,000

Only qualifying improvements are depreciable for federal income tax purposes. Land is not depreciable.

Applicable Tax Law

Cost segregation is supported by existing provisions of the Internal Revenue Code (the “Code”) and IRS guidance, including:

- ◇ **Code §167** – Depreciation of property used in a trade or business or held for the production of income
- ◇ **Code §168 (MACRS)** – Applicable recovery periods and depreciation methods
- ◇ **Code §168(k) (Bonus Depreciation)** – Accelerated depreciation for qualifying property with recovery periods of 20 years or less, subject to statutory phase-downs
- ◇ **Tax Cuts and Jobs Act of 2017** – Expanded eligibility for bonus depreciation
- ◇ **IRS Cost Segregation Audit Techniques Guide** – Recognizes cost segregation as an accepted methodology when properly documented

Bonus depreciation remains available under current law, subject to reduction based on the year assets are placed in service.

Investor Considerations and Risks

If a cost segregation study is performed, certain assets may be reclassified into **5-year, 7-year, or 15-year** recovery periods, potentially increasing depreciation deductions allocated to investors during earlier years of ownership. Actual tax benefits depend on each investor’s individual tax circumstances, including passive activity loss limitations, at-risk rules, and applicable federal, state, and local taxes.

There can be no assurance that a cost segregation study will be performed, that anticipated tax benefits will be realized, or that current tax laws will remain unchanged. The Internal Revenue Service may challenge depreciation classifications or methodologies.

Tax Disclaimer

This excerpt is provided for informational purposes only and does not constitute tax, legal, or accounting advice. **All depreciation calculations and tax reporting should be prepared, reviewed, and verified by each investor’s independent certified public accountant (CPA) or tax advisor.** Investors should not rely on illustrative or projected tax outcomes when making an investment decision and should review all tax-related disclosures contained elsewhere in this Memorandum.

Rental Worksheet

Property Name: Southshore & Manatee

PORTFOLIO

Addresses located in	
Number of Units: SFH Properties	
Revenues	
Current Rent	
Gross Rental Income	
Other Income	
Reimbursements	
Total Other Income	
Economic Loss	
Vacancy Loss	
Total Economic Loss	
Effective Gross Income	
Operating Expenses	
Property Insurance (32,962 HSF)	
Electric & Fuel Oil	
Landscaping/Pest Control	
Maintenance/Repairs	
HOA Fees	
Management Fees	
Real Estate Taxes	
Water/Sewer/Trash	
Total Operating Expenses	
Net Operating Income	
Additional Information	
Monthly Rent	
Number of Units	
Total HSF of all units	
Average HSF	
Total Lot Size of all units	

Hillsborough, Manatee, Sarasota	
---------------------------------	--

23

Annual	\$745,766
	\$745,766
NA	\$0
	\$0
2.5%	\$18,644
	\$18,644
	\$727,122
1.50/sf	\$49,443
Tenant Pd	\$0
Tenant Pd	\$0
2.00%	\$14,915
Yearly	\$2,808
3.00%	\$21,814
2025 Pd	\$92,729
Tenant Pd	\$0
	\$181,709
	\$545,413
for	PORTFOLIO
	\$62,148
	23
	32,962
	1,433
	182,845

Buyers are responsible for independently verifying all information. No responsibility is assumed, offered or implied by CENTURY 21 Beggins Enterprises or its agents.

This information has been secured from sources believed to be reliable. CENTURY 21 Beggins Enterprises nor its Agents make no representations or warranties, implied or expressed to the validity or accuracy of the information. Buyer must do their own due diligence and verify all information and bears all risk for any inaccuracies. 2025 CENTURY 21 Beggins Enterprises

For more information..

Confidentiality, Non-Disclosure Agreement

The undersigned acknowledges that upon receipt of any and all information provided, both written and orally regarding the business operation and properties known as Southshore Residential Portfolio at Addresses, to be disclosed, and with financial information to be disclosed, the information contained therein will remain confidential. The undersigned agrees not to disclose any of the information contained therein to any party without the prior written consent of the Owner/Seller. In the event the recipient is a partnership, trust or corporation, the provisions of this agreement relating to access to and disclosure of confidential information shall apply to all partners, officers, directors, employees, accountants, attorneys, members and agents of Recipient, and Recipient shall be responsible for ensuring the compliance of all such parties with the terms hereof. Upon the request of the seller(s) return any information together with the undersigned's written confirmation that the undersigned has complied with the provisions hereof and has returned all copies of this information will be provided.

The undersigned further agrees to direct all communication regarding this Portfolio to CENTURY 21 Beggins Enterprises and will, as needed and requested, provide valid Proof of Funds in the amount of the Portfolio considered. The undersigned further agree that under no circumstances will they contact the tenants directly unless accompanied by Seller's agent or given written permission by Agent or Owner. Parties agree that no Buyer Agent compensation is offered by the Seller.

As well, the undersigned acknowledges that the contents of the information are presented without representation or warranty of the Agent or CENTURY 21 Beggins Ent., expressed or implied, as to the accuracy of any information, presentations, comments, opinions or conclusions contained therein.

Date: _____

Authorized Signature: _____

Title: _____

Company: _____

Street Address: _____

City: _____ State _____ Zip _____

Email: _____ Phone: _____

