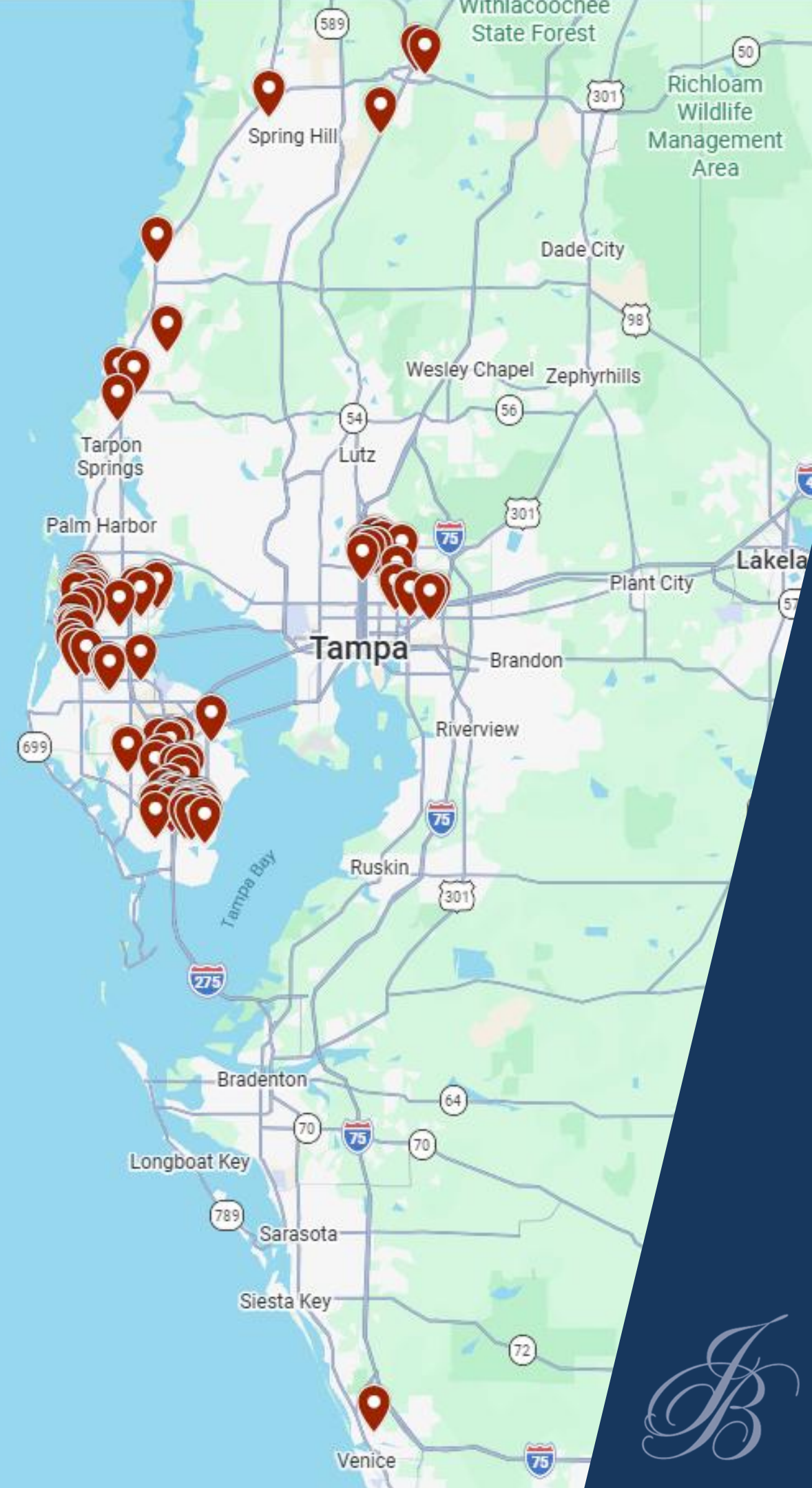


155 Unit Single Family Portfolio

Offer Price:
\$33,830,967.67

For More Information Contact:
John Burpee
727-828-9498
John@BurpeeCommercial.com



- 01 Executive Summary
- 02 Portfolio Leasable Square Footage
- 03 Proforma
- 04 Photo Gallery
- 05 Location Overview



01 Executive Summary

John Burpee & Associates is proud to present a rare opportunity to acquire a 155-unit single-family rental (SFR) portfolio strategically distributed across some of the most desirable and fastest-growing markets in West Central Florida, including Pinellas County, Pasco County, Hernando County, Hillsborough County, and Sarasota County.

The portfolio consists of a diversified mix of well-located single-family homes situated in established residential neighborhoods with strong rental demand drivers, including population growth, job expansion, and continued in-migration to the broader Tampa Bay region. These markets have demonstrated consistent occupancy levels and rental rate growth, supported by affordability constraints in the for-sale housing market and a growing renter population.

The properties benefit from geographic diversification across five counties, reducing localized risk while maintaining operational efficiency within a concentrated regional footprint. The portfolio offers investors immediate scale in a highly fragmented asset class, eliminating the time and cost associated with aggregating individual homes.

This offering provides stable in-place cash flow with upside potential through continued rental increases, operational efficiencies, and potential disposition strategies at the individual asset level. Investors may also benefit from long-term appreciation driven by sustained demand for workforce housing and limited housing supply across the region.

West Central Florida continues to be one of the most attractive real estate investment markets in the Southeast, with strong economic fundamentals, no state income tax, and ongoing corporate and population growth. The portfolio's positioning within multiple high-growth submarkets allows investors to capitalize on both income stability and long-term value creation.

With its scale, geographic diversity, and exposure to high-demand rental markets, this 155-unit SFR portfolio represents a compelling opportunity for institutional and private investors seeking to expand or establish a presence in one of Florida's most resilient and dynamic regions.

For additional information please contact John Burpee
727-828-9498 or John@BurpeeCommercial.com

Offer Price

- **\$33,830,967.67**

CAP Rate

- **6.00%**



02 Portfolio Leasable Square Footage

Pinellas County

88 Properties Totaling: 116,338 SQ FT

Hillsborough County

21 Properties Totaling: 23,944 SQ FT

Pasco County

5 Properties Totaling: 5,579 SQ FT

Hernando County

3 Properties Totaling: 3,426 SQ FT

Sarasota County

1 Property Totaling: 240 SQ FT

Total Square Footage: 149,527 SQ FT



03 Financial Analysis

Proforma



Property Name: 155 SFH Portfolio	Actual Current	
Total Units: 155		
Rental Income:		
Gross Current Market Rent:	\$ 289,586.00	
Total Current Rental Income:	\$ 3,475,032.00	
Vacancy Loss: Assume 5%	\$ 173,751.60	Current Market Vacancy
Adjusted Gross Income	\$ 3,301,280.40	
Other Income:		
Late Fee's:	\$ 28,000.00	Estimated at 15% of Portfolio
Application / Termination Income:	\$ 9,000.00	Estimated on Industry Average
Non-Refundable Pet Fee's:	\$ 4,500.00	Estimated on Industry Average
Misc Income: Administrative Fees	\$ 2,400.00	Estimated on Industry Average
Total Other Income:	\$ 43,900.00	
Total Combined Income:	\$ 3,345,180.40	
Operating Expenses:		
3rd party Management 5%	\$ 165,000.00	Third Party Local Manager
Advertising:	\$ 12,000.00	Social Media Sites
Bank Fee's & Charges	\$ 2,400.00	Credit Card & Other Fees
Lawn care: Tenants Per Leases		Tenants Responsibility
Legal fees:	\$ 4,800.00	Estimated at 4 Eviction Per Year
Pest Control	\$ 24,000.00	Quarterly Pest Control
Property Insurance: Portfolio Coverage	\$ 310,000.00	\$2,000 per unit new quote
Property Tax Current year:	\$ 366,622.34	Current Year Real Estate Taxes
Repairs & Maintenance:	\$ 232,500.00	\$1,500 Pr Unit Industry Average
Salaries: Two Full Time Maintenance	\$ 180,000.00	2 Full Time Maint
Office, Licenses mailing, Misc	\$ 2,400.00	License / Permits/ etc
Utilities: Electric, Water, Sewer & Trash:	\$ 12,000.00	Vacancy/Rehab/ Turnovers
Misc Expenses:	\$ 3,600.00	
Total Expenses:	\$ 1,315,322.34	
Net Operating Income:	\$ 2,029,858.06	
Purchase Price of Asset	\$ 33,830,967.67	
30% Downpayment	\$ 10,149,290.30	
Balance of Mortgage	\$ 23,681,677.37	
Annual Debt Service I/O @ 5.75%	\$ 1,364,800.00	
Net Cash flow After Interest Only Debt	\$ 665,058.06	
Sale Value of the Property at a 6% Cap	\$ 33,830,967.67	

04 Photo Gallery









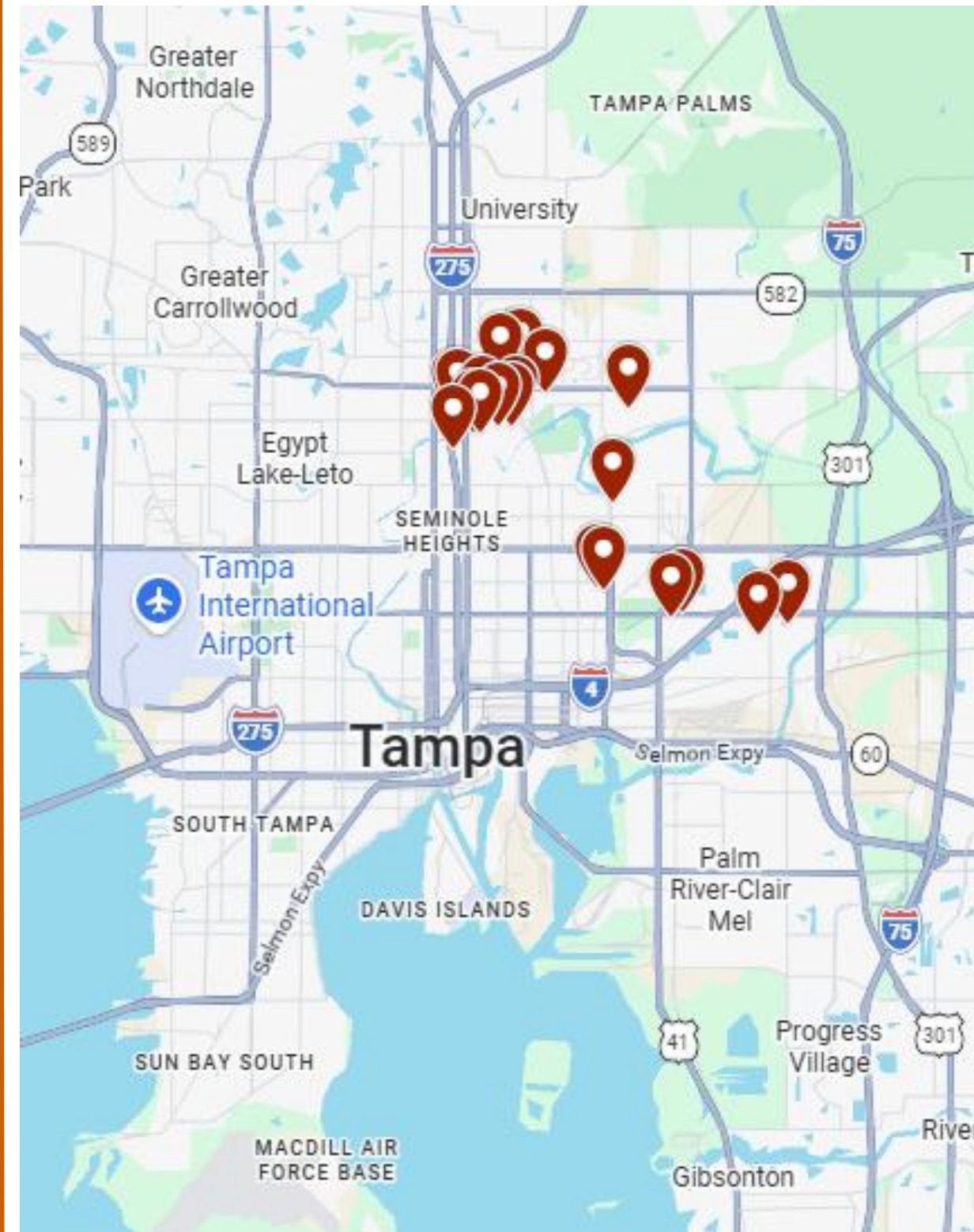
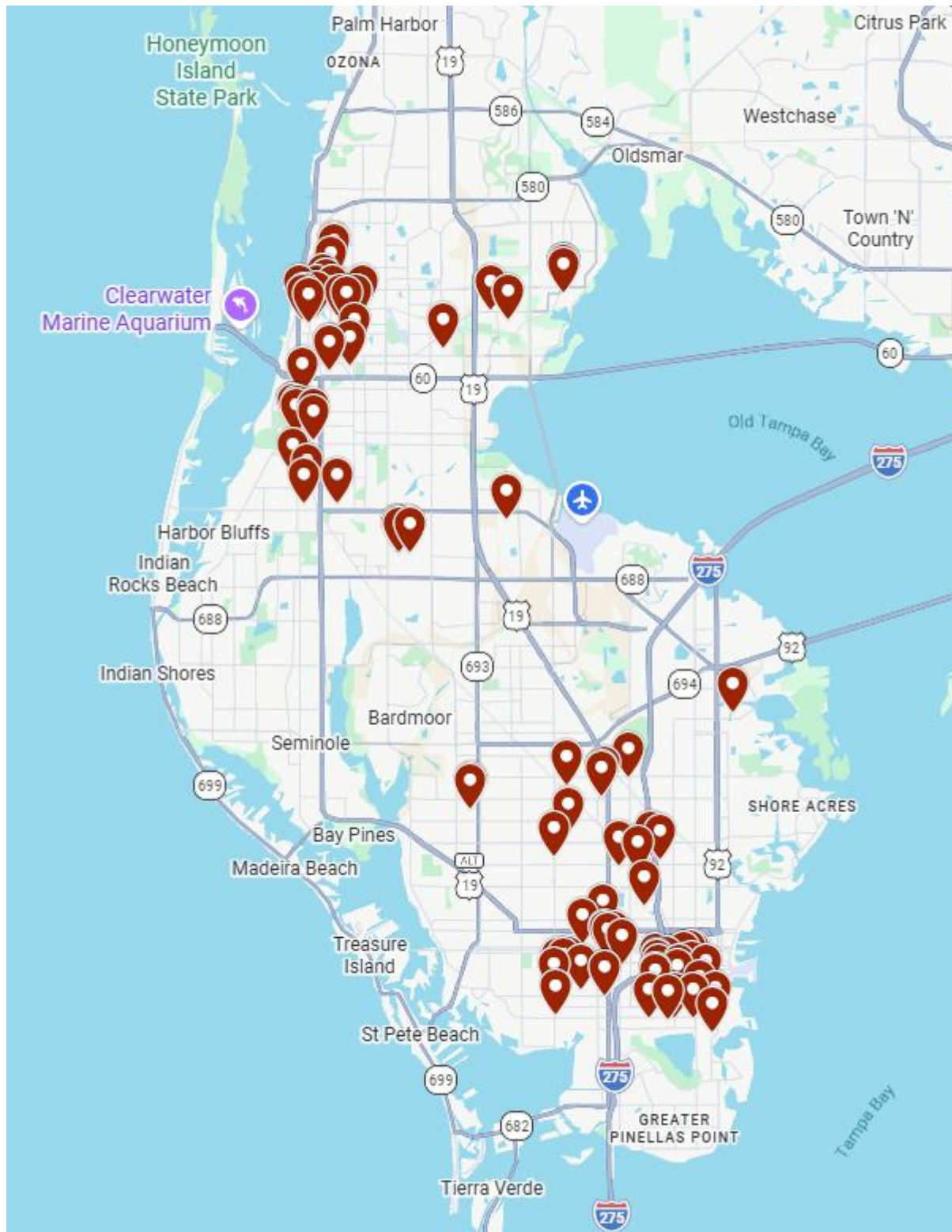




SB

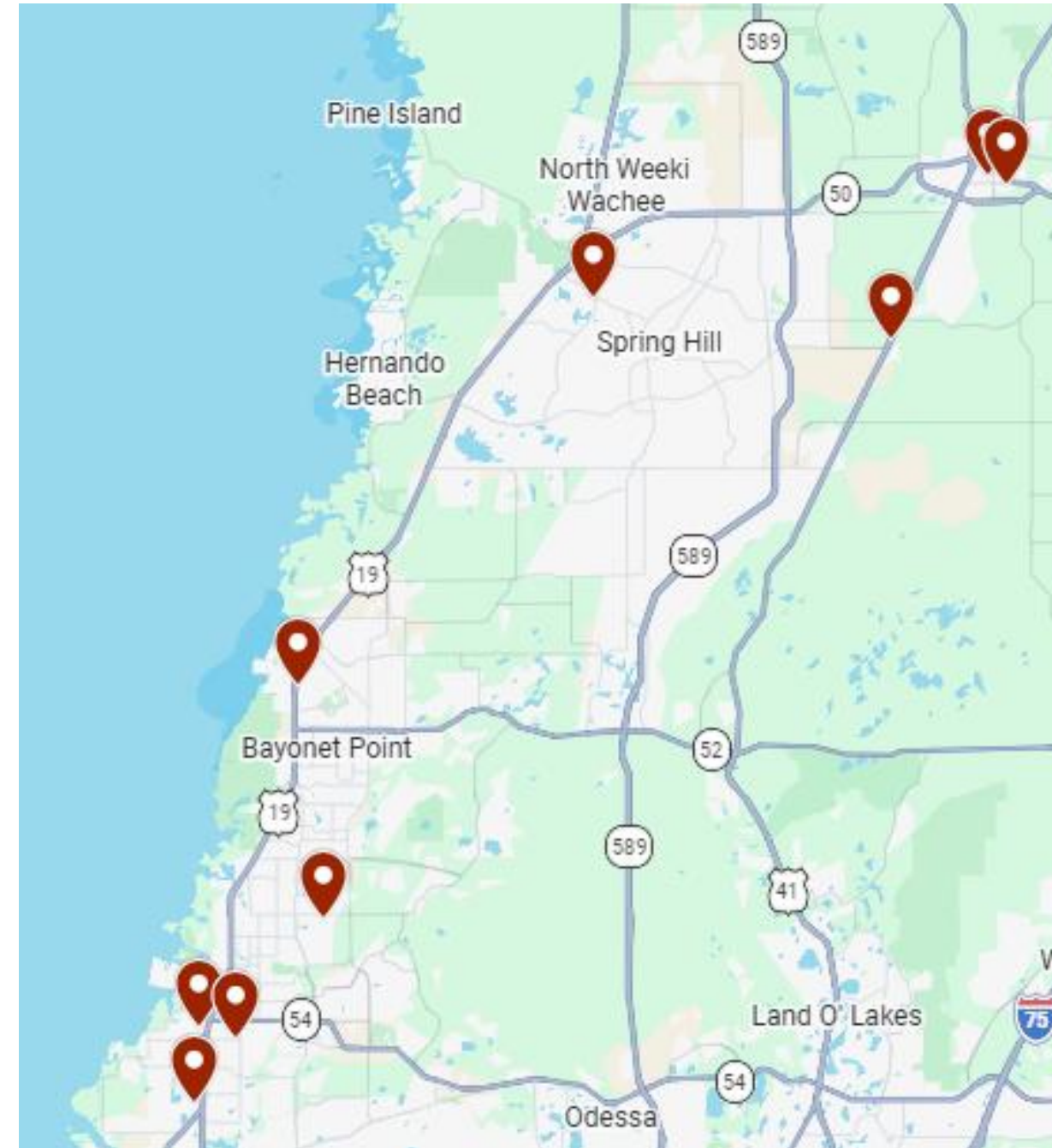
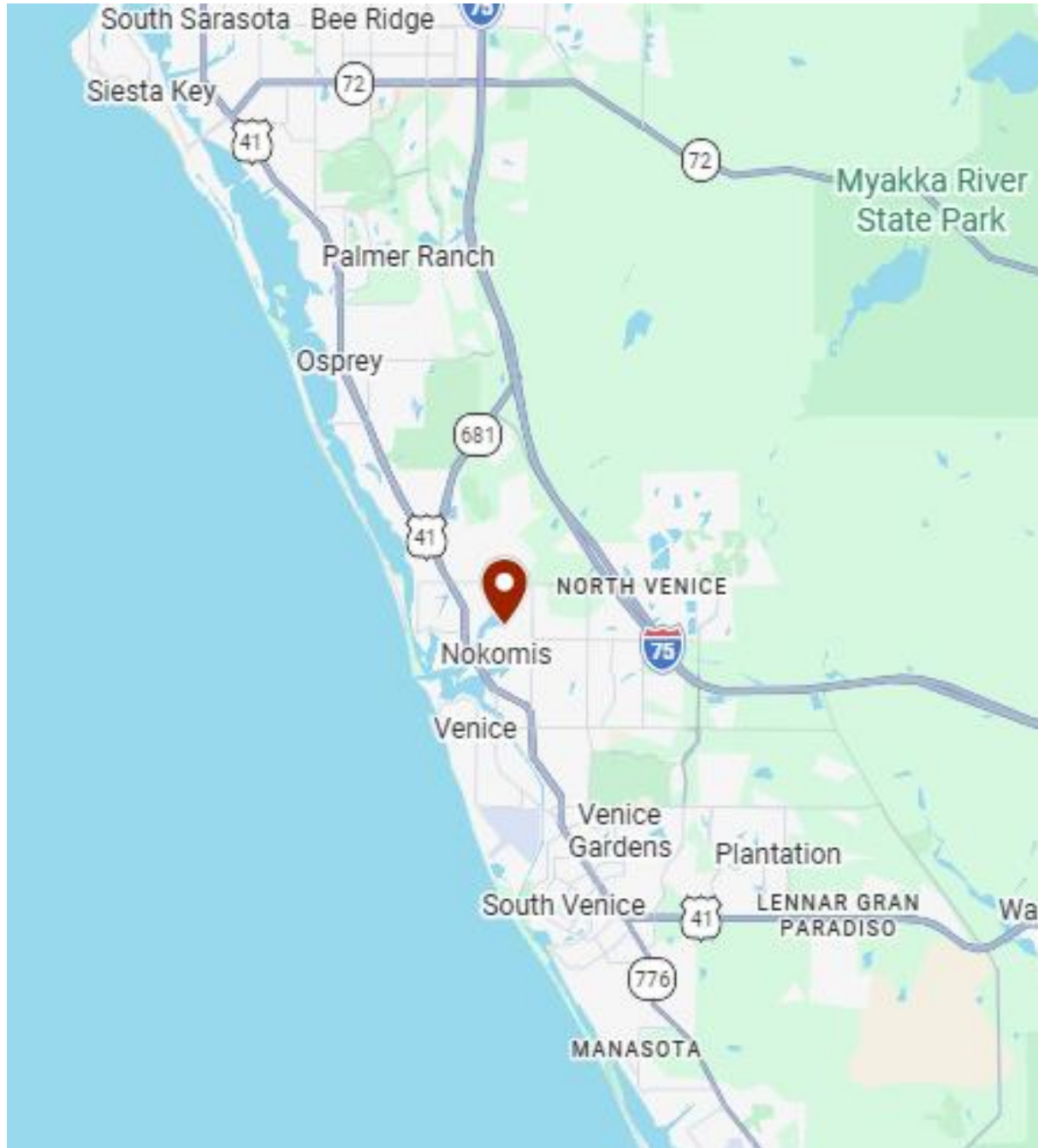


05 Location Overview





05 Location Overview





John Burpee & Associates
Commercial Real Estate Brokers, Inc.

John Burpee, Broker
Cell: 727-235-1992
Office: 727-828-9498
John@BurpeeCommercial.com

Kayla Martindale
Assistant to John Burpee
Kmartindale@BurpeeCommercial.com
727-828-9498

BurpeeCommercial.com