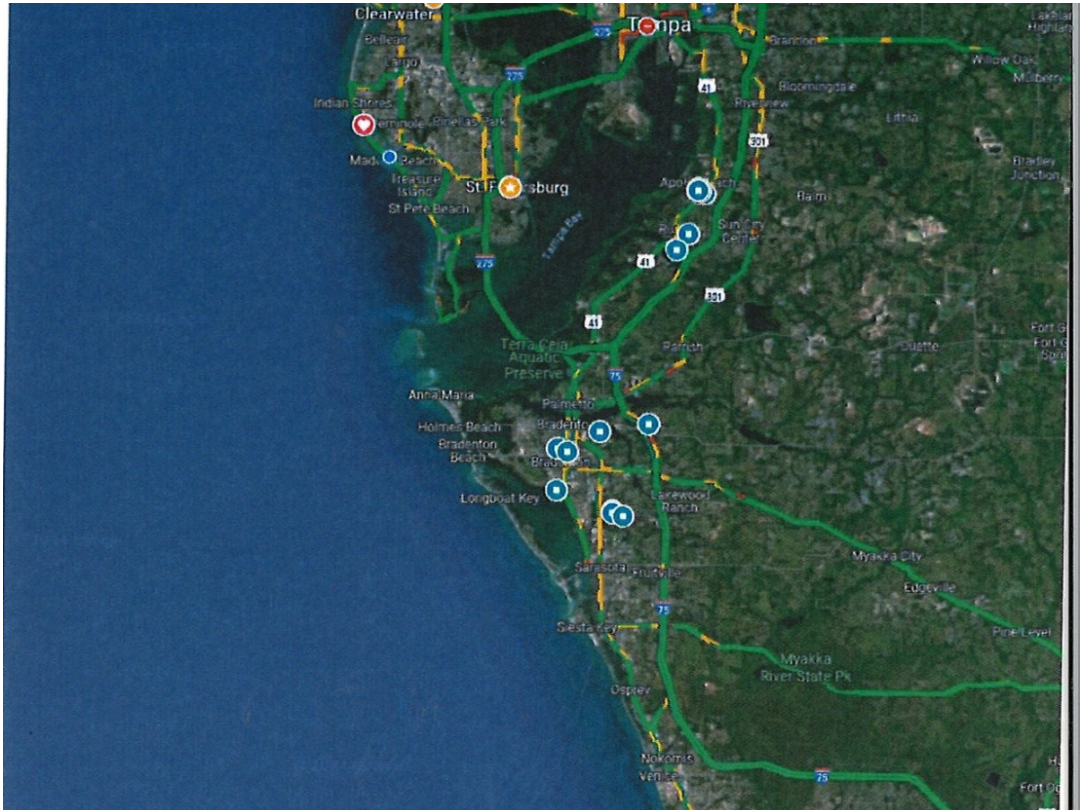


CENTURY 21 COMMERCIAL.

Beggins Enterprises



2026 Commercial Package

6048 Florida Circle S
Apollo Beach, FL 33572

23 Property Portfolio

Southshore of Tampa Bay, FL

Contact:

Michael Reichenbach
CCIM, CIPS, Commercial Broker
Phone : 727-641-5918
License : BK3090000
Email : MichaelReichenbach@c21be.com

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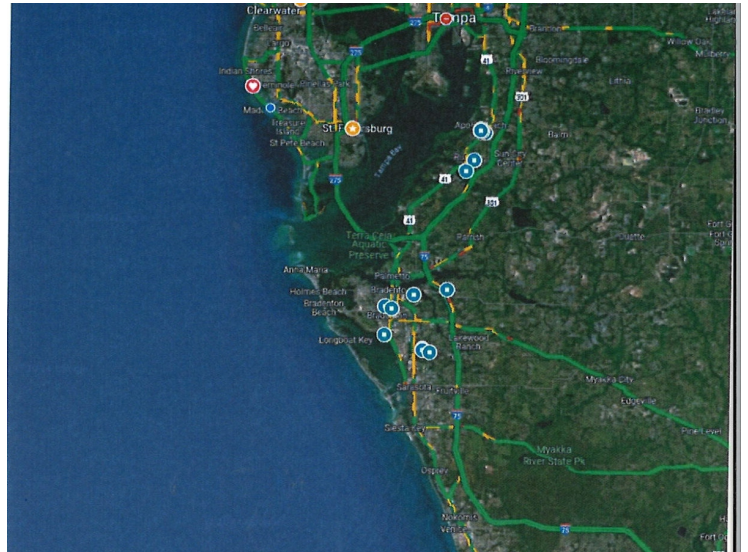
12

RESUME/BIO

17

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PROPERTY INFO:

- ◆ **PURCHASE PRICE:**
\$8,500,000.00
- ◆ **PROPERTY ADDRESS:**
6048 FLORIDA CIRCLE S
APOLLO BEACH, FL
33572
23 Property Portfolio
- ◆ **PROPERTY SIZE:**
32,962 SQ. FT.
- ◆ **LAND SIZE:**
182,845.00 SQ. FT.

2026 COMMERCIAL PACKAGE

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.
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PROPERTY OVERVIEW

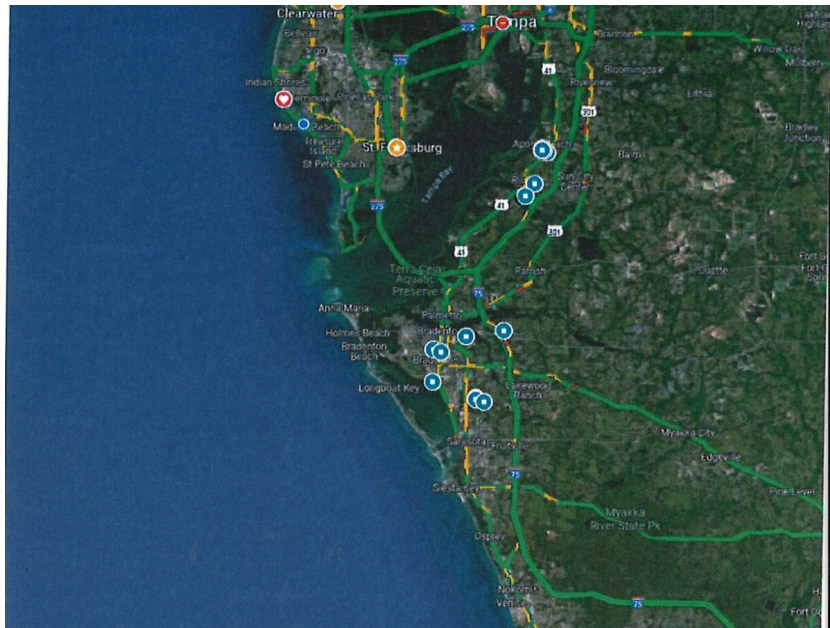
Offered for sale is a curated portfolio of 23 well-maintained, income-producing single-family homes strategically located throughout Florida's South Shore, spanning Hillsborough County south through Manatee County and surrounding markets. This diversified portfolio provides immediate cash flow with established tenants and long-term rental history, while also offering meaningful upside through appreciation, value-add improvements, and operational flexibility. The properties are positioned in desirable neighborhoods near top-rated schools, employment centers, waterfront access, and recreational amenities, supporting strong and consistent rental demand from families, professionals, and retirees.

2026 Commercial Package

Apollo Beach FL 33572 & Through Hillsborough & Manatee County

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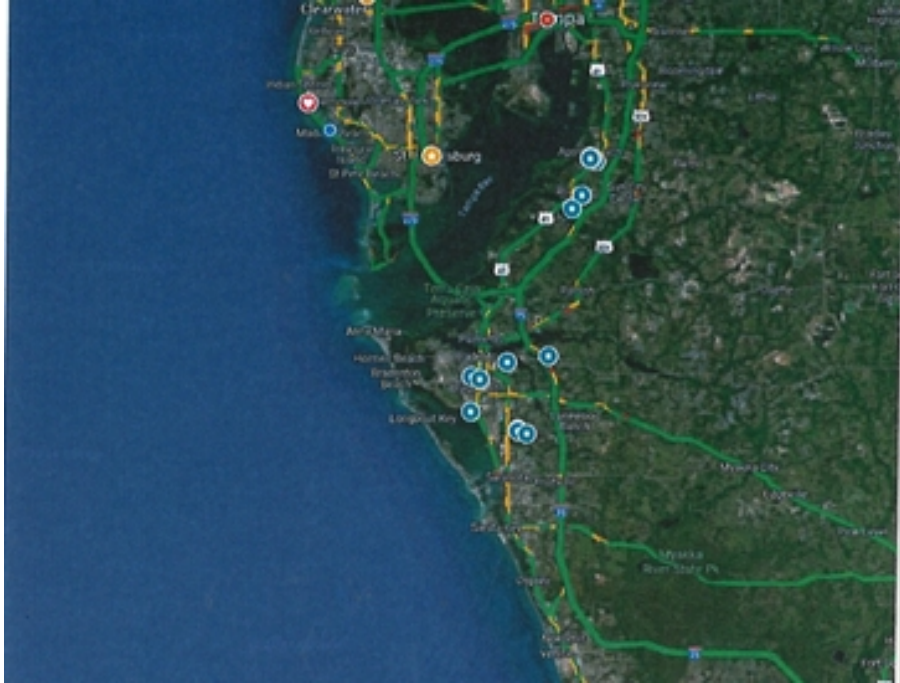
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Property Name
As of 4-15-2026
Address:
Number of Units: SFH Properties
Revenues
Market Rent
Loss to Lease (Promo, Adv)
Gross Rental Income
Other Income
Laundry Income
Reimbursements
Total Other Income
Economic Loss
Vacancy Loss
Total Economic Loss
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
Average Property Ins.

PORTFOLIO

Hillsborough, Manatee, Sarasota

23

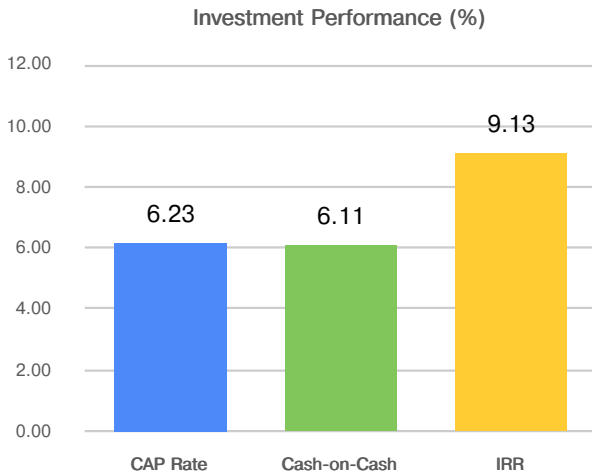
Annual	\$754,176
	\$0
	\$754,176
NA	
NA	
	\$0
2.5%	\$18,854
	\$18,854
	\$735,322
2.00/HSF	\$65,924
Tenant Pd	\$0
Tenant Pd	\$0
2.00%	\$15,084
	\$2,808
5.00%	\$37,709
2024 Pd	\$84,159
Tenant Pd	\$0
	\$205,683
	\$529,638
for	PATEL PORTFOLIO
	\$62,148
	23
	32,962
	1,433
	182,845
	\$2,866

Fiscal Year Beginning April 2026

INITIAL INVESTMENT

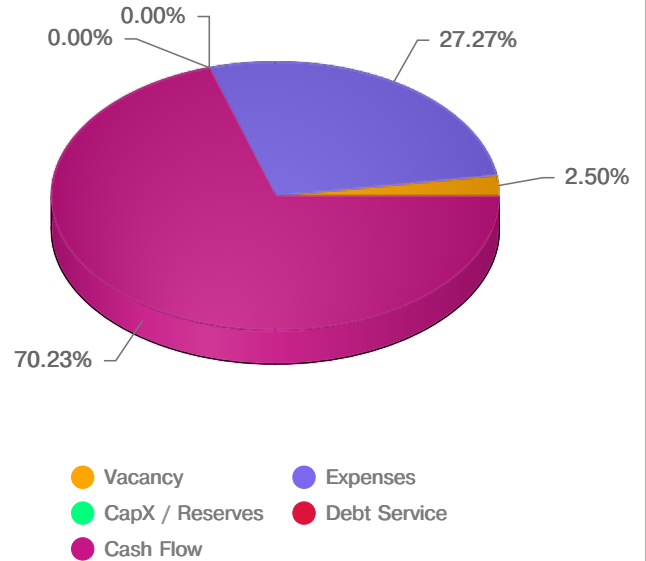
Purchase Price	\$8,500,000
+ Acquisition Costs	\$170,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$8,670,000

INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	9.13%
Acquisition CAP Rate	6.23%
Year 1 Cash-on-Cash	6.11%
Gross Rent Multiplier	11.27
Price Per Square Foot	\$257.87
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

CASH FLOW



For the Year Ending	Year 5 Mar-2031
POTENTIAL RENTAL INCOME (PRI)	\$882,279
- Vacancy / Credit Loss	\$22,057
EFFECTIVE RENTAL INCOME	\$860,222
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$860,222
- Operating Expenses	\$231,498
NET OPERATING INCOME (NOI)	\$628,724
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$628,724



Michael Reichenbach, CCIM, CIPS, Com.

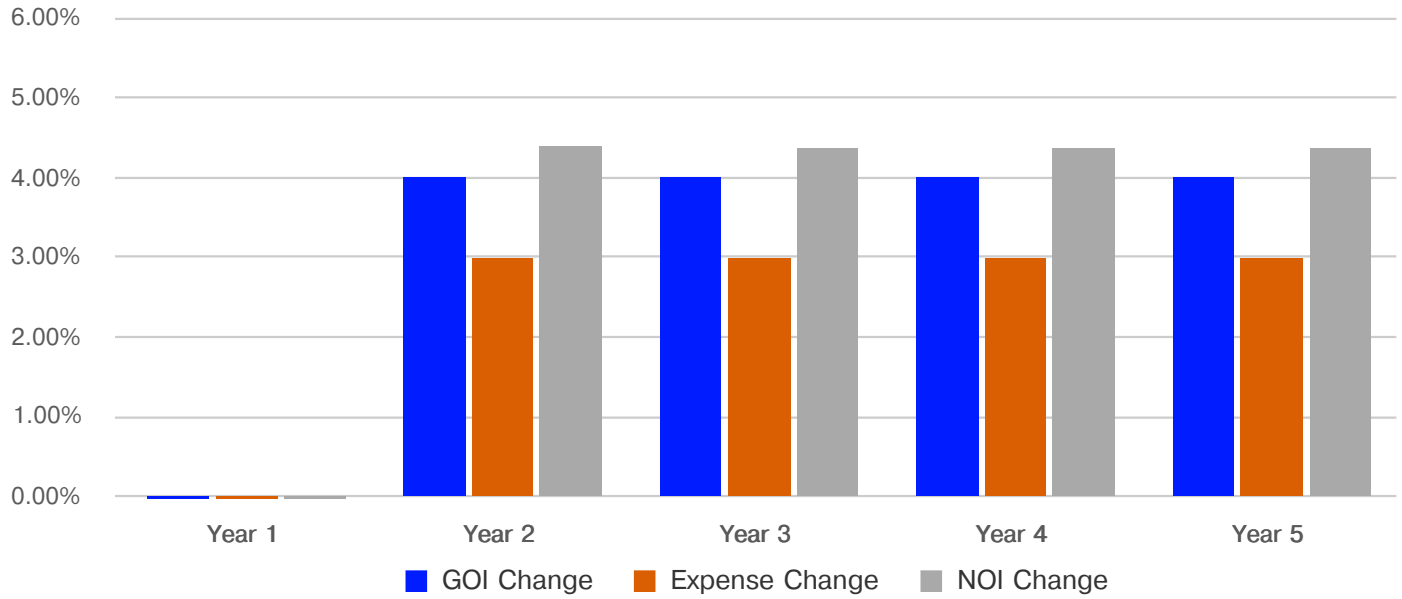
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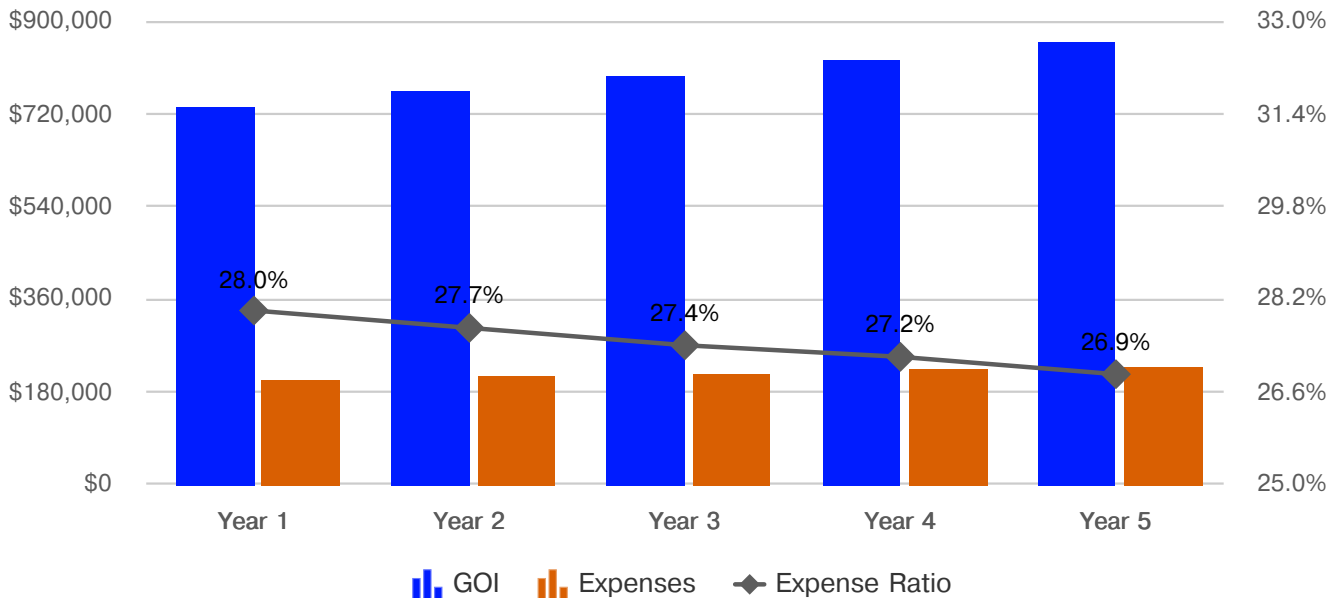


Fiscal Year Beginning April 2026

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



EXPENSE RATIO % OF GOI



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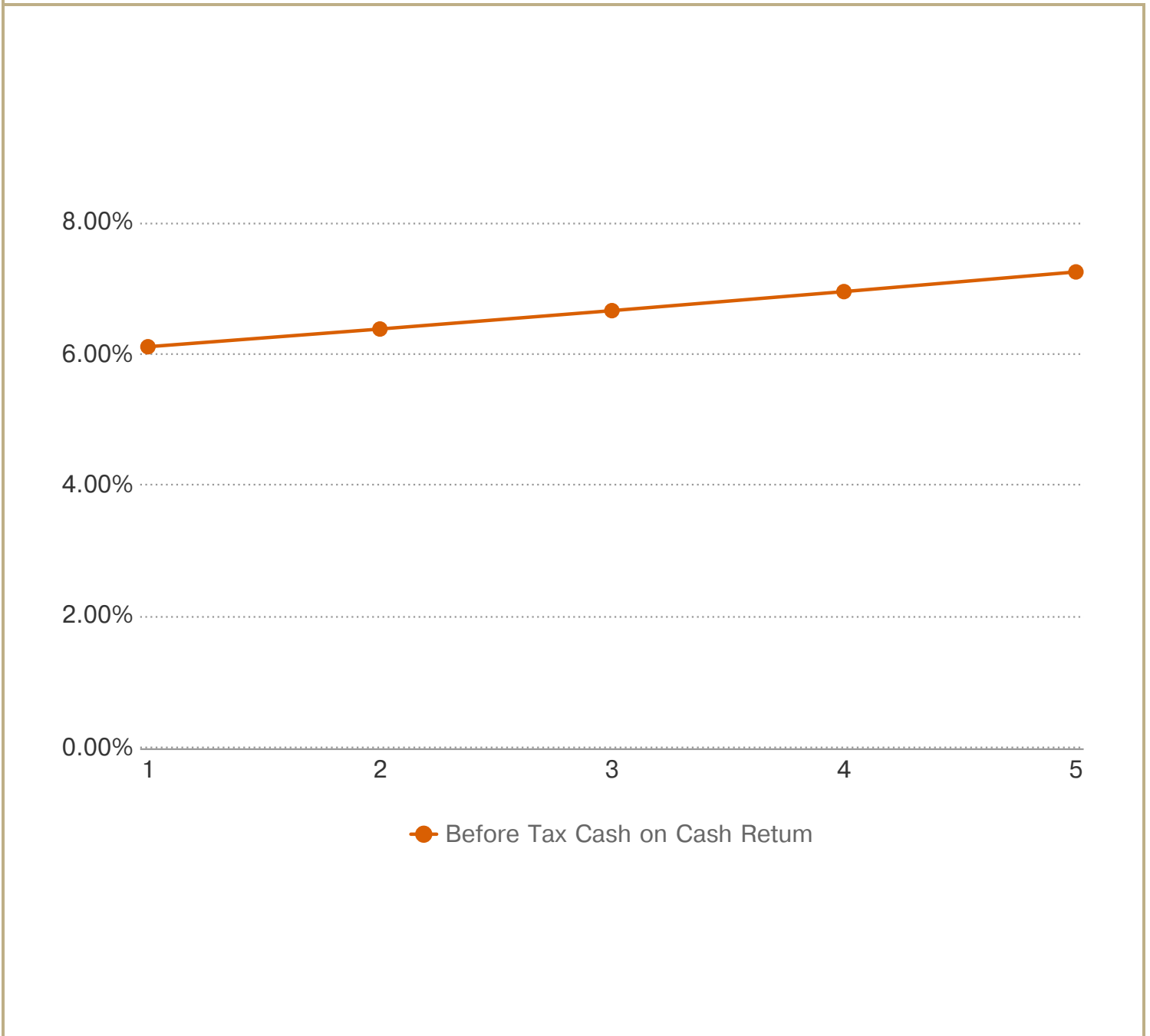
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Fiscal Year Beginning April 2026



ANNUAL CASH-ON-CASH DIVIDEND RETURN



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Fiscal Year Beginning April 2026

INITIAL INVESTMENT

Purchase Price	\$8,500,000
+ Acquisition Costs	\$170,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$8,670,000

MORTGAGE DATA

MORTGAGE DATA	1ST LIEN
Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

CASH FLOW

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
POTENTIAL RENTAL INCOME (PRI)	\$754,176	\$784,343	\$815,717	\$848,345	\$882,279
- Vacancy / Credit Loss	\$18,854	\$19,609	\$20,393	\$21,209	\$22,057
EFFECTIVE RENTAL INCOME	\$735,322	\$764,734	\$795,324	\$827,136	\$860,222
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$735,322	\$764,734	\$795,324	\$827,136	\$860,222
- Operating Expenses	\$205,683	\$211,853	\$218,209	\$224,755	\$231,498
NET OPERATING INCOME (NOI)	\$529,639	\$552,881	\$577,115	\$602,381	\$628,724
NET OPERATING INCOME (NOI)	\$529,639	\$552,881	\$577,115	\$602,381	\$628,724
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$529,639	\$552,881	\$577,115	\$602,381	\$628,724
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	6.11%	6.38%	6.66%	6.95%	7.25%
Return on Equity	6.30%	6.30%	6.30%	6.30%	6.30%
Equity Multiple	1.03	1.14	1.25	1.36	1.48

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$10,499,000
Cost of Sale	\$524,950
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$9,974,050

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	9.13%
Acquisition CAP Rate	6.23%
Year 1 Cash-on-Cash	6.11%
Gross Rent Multiplier	11.27
Price Per Square Foot	\$257.87
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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Fiscal Year Beginning April 2026

INCOME

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
POTENTIAL RENTAL INCOME (PRI)	\$754,176	\$784,343	\$815,717	\$848,345	\$882,279
- Vacancy / Credit Loss	\$18,854	\$19,609	\$20,393	\$21,209	\$22,057
EFFECTIVE RENTAL INCOME (ERI)	\$735,322	\$764,734	\$795,324	\$827,136	\$860,222
+ Other Income	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$735,322	\$764,734	\$795,324	\$827,136	\$860,222

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$205,683	\$211,853	\$218,209	\$224,755	\$231,498
NET OPERATING INCOME (NOI)	\$529,639	\$552,881	\$577,115	\$602,381	\$628,724



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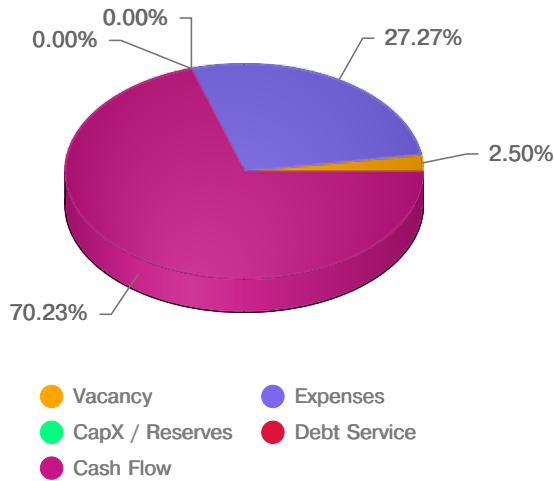


Fiscal Year Beginning April 2026

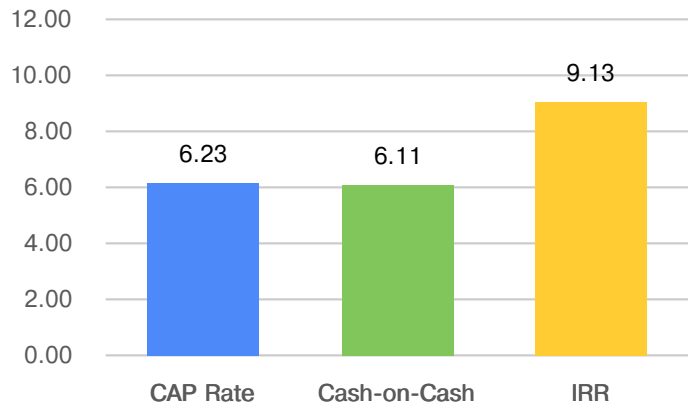
ASSUMPTION / INPUTS

Purchase Price	\$8,500,000
Year 1 Potential Income	\$754,176
Vacancy & Credit Loss	2.50%
Year 1 Expenses	\$205,683
Acquisition CAP Rate	6.23%
Sale Price - CAP Rate	6.25%

Acquisition Costs	2.00%
Annual Income Increase	4.00%
Other Income Increase	3.00%
Annual Expense Increase	3.00%
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		+	Financing Cash Flow		=	Equity Investment	
Cash Flow & 5-year Yield			& Effective Rate			Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$8,670,000)		0	\$0		0	(\$8,670,000)
1	\$529,639		1	\$0		1	\$529,639
2	\$552,881		2	\$0		2	\$552,881
3	\$577,115		3	\$0		3	\$577,115
4	\$602,381		4	\$0		4	\$602,381
5	\$10,602,774		5	\$0		5	\$10,602,774

Property IRR/Yield = 9.13% Effective Loan Rate = N/A Equity IRR / Yield = 9.13%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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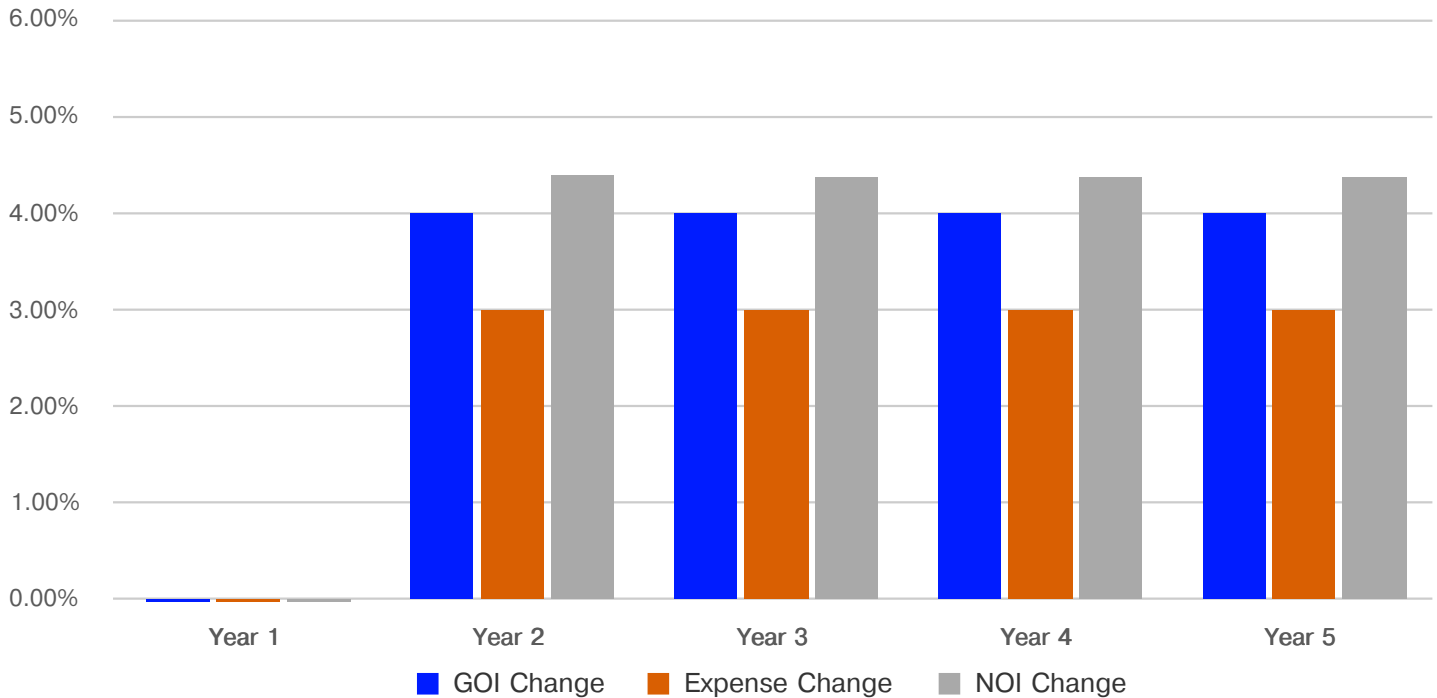
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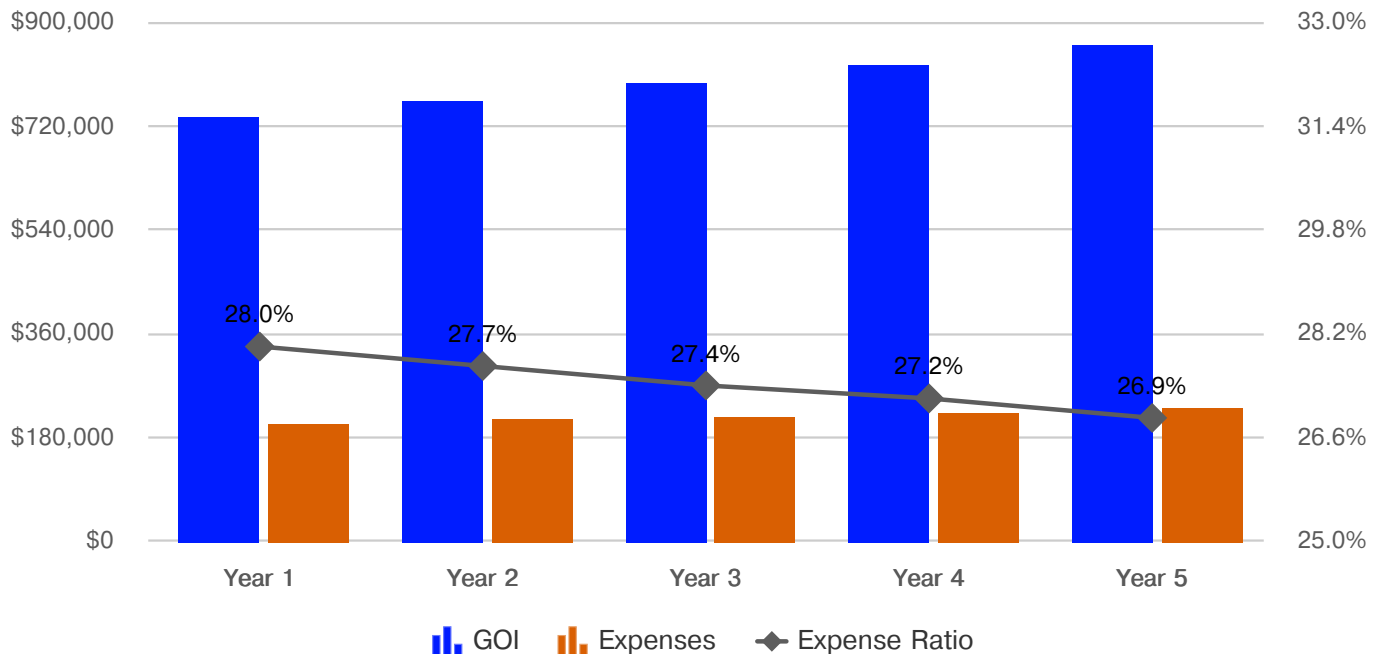


Fiscal Year Beginning April 2026

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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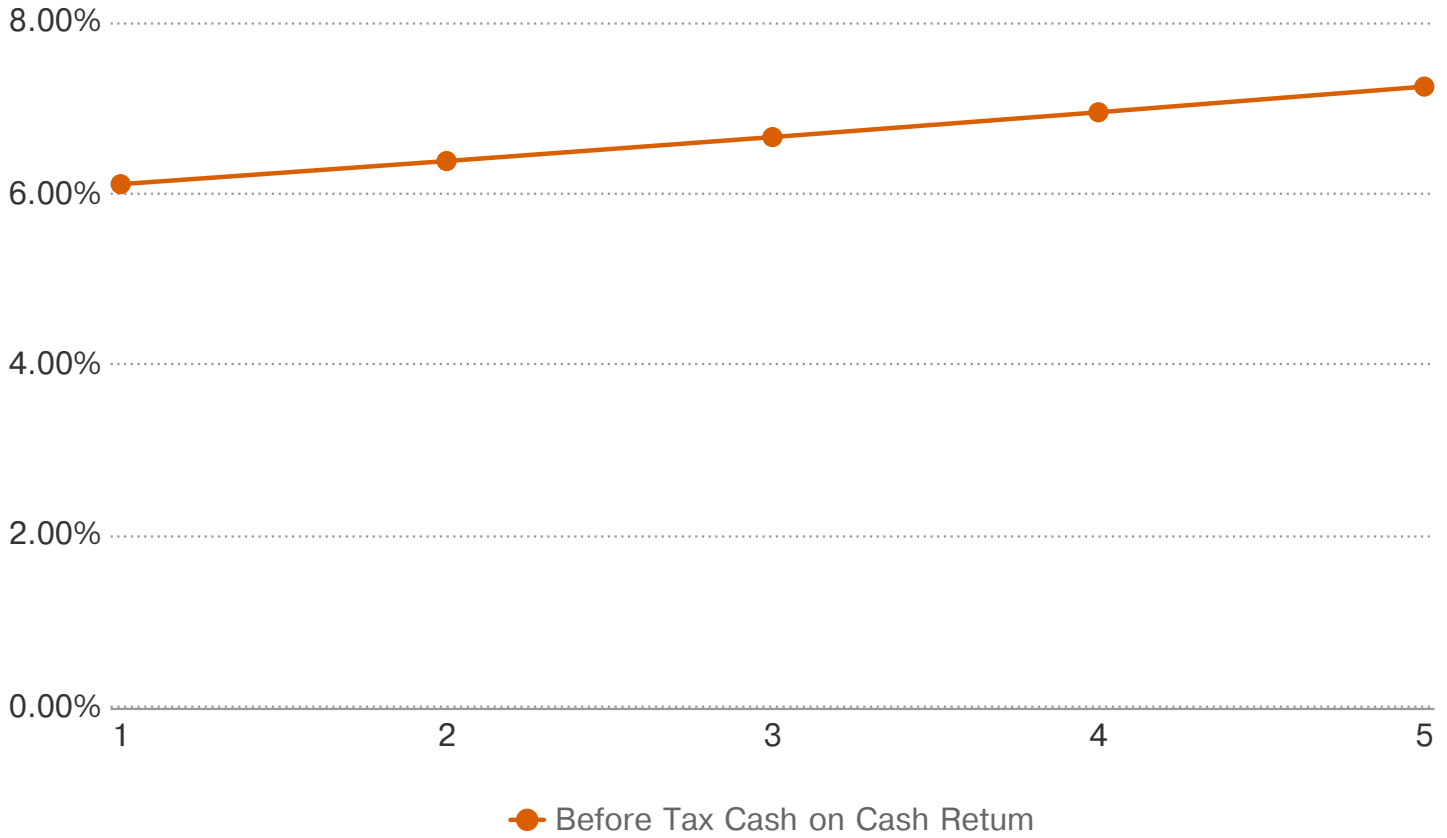
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Fiscal Year Beginning April 2026

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	6.11%	6.38%	6.66%	6.95%	7.25%



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Michael's customer service goal is to provide your "FINEST REAL ESTATE EXPERIENCE! ... GUARANTEED"! Our local knowledge extends well beyond my many years and history in Pinellas from the 1960's and then High School, the US Navy, SPJC, and USF local educations. It includes extensive award-winning business achievements within the industry. Pinellas County is a truly unique and value-added address. Whatever commercial, business, or multi-family property or water view you want to enjoy or offer for sale, whether sunsets over the Gulf, sunrises over the Bays or views along the intra-coastal waterway, we provide the knowledge as well as the technology, web presence and international links to expose and advertise more properties to more people than anyone.

Finding the right property for the right person involves much more than just posting it and we invite you to find out from us just what we can do to move you to your next location. Our expertise extends beyond our CENTURION® level of service within the largest CENTURY 21® company in the State. My extensive training and dedication to our clients includes recognized certifications as a CCIM, CIPS, SFR, and TRC.



Commercial, Business and Multi-Family buyers and owners also can take advantage of the water as an instrument to command higher rents, take advantage of the tourist business, or the potential for appreciation. We have sold and helped Buyers buy premium and distressed commercial properties throughout Pinellas County and look forward to assisting you with your property needs and have the expertise to evaluate and determine accurate NOI, ROI and values based upon your requirements and realistic expectations. CENTURY 21®'s Global presence offers prospective Sellers and Buyers information in the language, units of measurement and price they are familiar with and include translations, a 70+ country network of offices and dedicated agents that can assist to find Buyers who can afford our lifestyle, enjoy the amenities of Florida and contribute to our area.

Call me at 727-641-5918 to find out what your property will actually sell for or to discuss the various communities, businesses and land along the beaches and in the County. See how your business and lifestyle may fit one area or another better and find your place in the sunshine! ..



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**CENTURY 21
COMMERCIAL.**

Beggins Enterprises

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