

# JUST LISTED!

## PORTER & BEACH APARTMENTS

 New Port Richey, FL

### INVESTMENT HIGHLIGHTS

- High-Growth Tampa MSA Submarket: Positioned within a rapidly expanding suburban submarket with direct connectivity to SR-589 via Ridge Road and proximity to Moffitt Cancer Center's Speros campus and the Angeline master-planned community, supporting long-term residential demand and economic growth
- Economies of Scale: Aggregated 71-unit portfolio with assets in close proximity, allowing for operational efficiencies, shared management oversight, and expense optimization
- Interior Upgrade Opportunity: Ability to implement a luxury-grade renovation program including LVP flooring, quartz countertops, white shaker cabinetry with modern hardware, stainless steel appliance packages, and upgraded plumbing and lighting fixtures
- Durable Construction: Predominantly concrete block construction across the portfolio, supporting long-term physical durability and reduced maintenance exposure
- Functional Unit Mix: Majority two-bedroom layouts with 58% of units feature vaulted ceilings in the living room
- Private Outdoor Space Enhancement: 79% of units feature back patio areas with opportunity to enclose and create direct-access private backyard spaces
- Proximity to US-19, SR-54, and SR-589 Corridors: Immediate access to major north-south and east-west thoroughfares providing connectivity throughout Pasco County and into Pinellas and Hillsborough Counties
- Retail & Daily Needs Convenience: Minutes from major grocery anchors including Publix, Winn-Dixie, ALDI, and Walmart Supercenter, as well as national retailers such as Target, Home Depot, and Lowe's along the US-19 and SR-54 commercial corridors
- Strong Employment Access: Convenient access to major regional employers including BayCare Health System, HCA Florida Trinity Hospital, and Moffitt Cancer Center's Speros campus, as well as connectivity via SR-589 to Tampa's Westshore and Downtown employment corridors

### INVESTMENT DETAILS

Asking Price	Subject to Market
Number of Units	71
Average Lease Rent	\$1,196





 Under 5-Minute Drive Between Properties

**SOUTHGATE SHOPPING CENTER**

Publix TJ-maxx BIG LOTS!  
 OLD TIME Pottery Burlington Pet Supermarket

BayCare Urgent Care

**19** AADT: 60,000

TACO BELL

sam's club

Wendy's

**54** AADT: 36,500

WHITE DUCK ESPRESSO DOLLAR TREE CVS pharmacy

**★ BEACH/ MEADOW/ HIGH APARTMENTS**

GULF HIGH SCHOOL

JAMES M. MARLOWE ELEMENTARY SCHOOL

**★ PORTER APARTMENTS**

Winn-Dixie

ANCLOTE ELEMENTARY SCHOOL

Bealls Arby's Pizza Hut  
 SUBWAY DOLLAR TREE CVS pharmacy

Winn-Dixie. FAMILY DOLLAR  
 tropical CAFE BURGER KING

McDonald's

Walgreens



**PORTER & BEACH APARTMENTS**



**AVERY JORDAN (LEAD)**  
 Managing Director  
 FL #SL3375596  
 813.577.3826  
 avery.jordan@franklinst.com

**DARRON KATTAN**  
 Executive Managing Partner, Broker of Record  
 FL #BK3256503  
 813.658.3355  
 darron.kattan@franklinst.com

**MARK SAVARESE**  
 Senior Director  
 FL #SL3424810  
 813.577.3837  
 mark.savarese@franklinst.com