

port Cir

N Edison Ave

N Boulevard

W Linebaugh Ave

N Lynn Ave

N Ola Ave

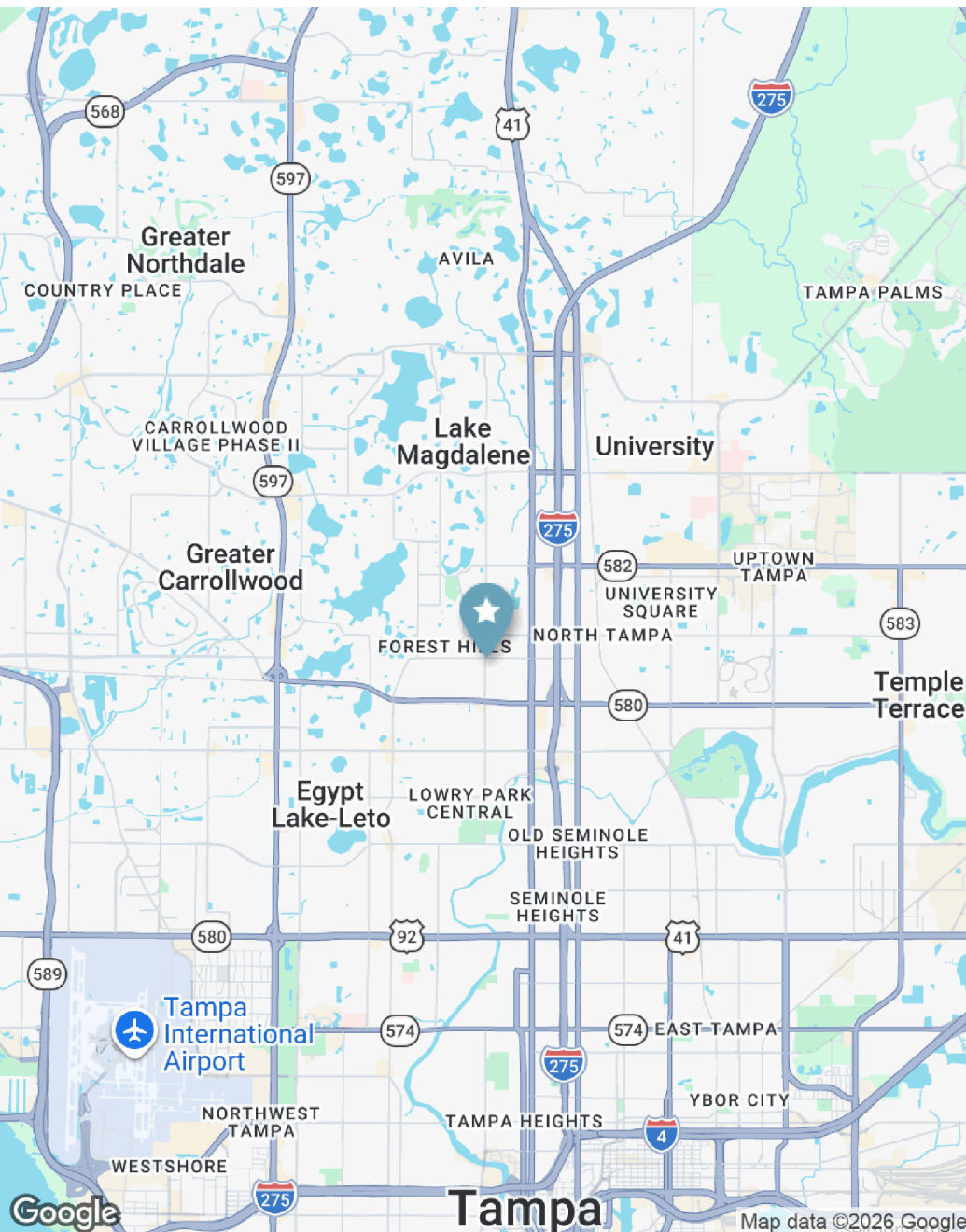
Hidden Oaks Cir



FranklinStreet

Offering Memorandum

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



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PROPERTY INFORMATION

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W Linebaugh Ave

N Boulevard

N Edison Ave

N Lynn Ave

N Ola Ave

Hidden Oaks Cir

LINEBAUGH APARTMENT SITE
825 W Linebaugh Ave, Tampa, FL 33612

LINEBAUGH APARTMENT SITE

825 W Linebaugh Ave, Tampa, FL 33612



OFFER SUMMARY

Investment Highlights

- Located along West Linebaugh Avenue in the heart of Tampa, the Property offers convenient access to major commuter corridors including Interstate 275, Interstate 75, and Interstate 4, providing connectivity to Downtown Tampa, Tampa International Airport, and the broader Tampa MSA while benefiting from strong surrounding demographics, nearby retail amenities, and continued residential growth throughout the Carrollwood/North Tampa submarket
- Current development plans propose a 57-unit multifamily community across approximately 2.4 acres, providing an efficient urban infill development opportunity within the Tampa market
- Florida law provides developers with a 25% density bonus for projects with qualifying graywater systems installed in at least 75% of units, increasing to 35% if installed in 100% of units. These incentives are cumulative and can be added to existing local density bonuses already permitted by municipalities or counties

PROPERTY DETAILS

LOCATION INFORMATION

Address	825 W Linebaugh Ave
City	Tampa
State	Florida
Zip	33612
County	Hillsborough
Nearest Airport	Tampa International Airport
Nearest Interstate	I-275 & I-4
Flood Zone	Zone X - Minimal Flood Hazard

PROPERTY DETAILS

Primary Property Type	Multifamily
Lot Size	2.4 Acres
APN #	A-13-28-18-ZZZ-000005-36360.B
Plat	Single Plat
Zoning	PD (Planned Development)

BUILDING INFORMATION

Proposed Unit Count	57
Proposed Density	23.75 du/ac
Proposed Building Size	63,899 SF
Parking Description	Surface



PROJECT RENDERINGS





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RENT COMPARABLES

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LINEBAUGH APARTMENT SITE
 825 W Linebaugh Ave, Tampa, FL 33612

RENT COMPARABLES MAP



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LINEBAUGH APARTMENT SITE

825 W Linebaugh Ave
Tampa, FL 33612



1

AVENUE LOFTS

5236 N Florida Ave
Tampa, FL 33603
Avg Rent: \$1,944



2

WAVERLY TERRACE

8901 Berta Palmer Boulevard
Temple Terrace, FL 33617
Avg Rent: \$1,928



3

SAGE AT CYPRESS CAY

14976 Osprey Nest Loop
Lutz, FL 33559
Avg Rent: \$1,870



4

LANTANA AT CYPRESS CAY

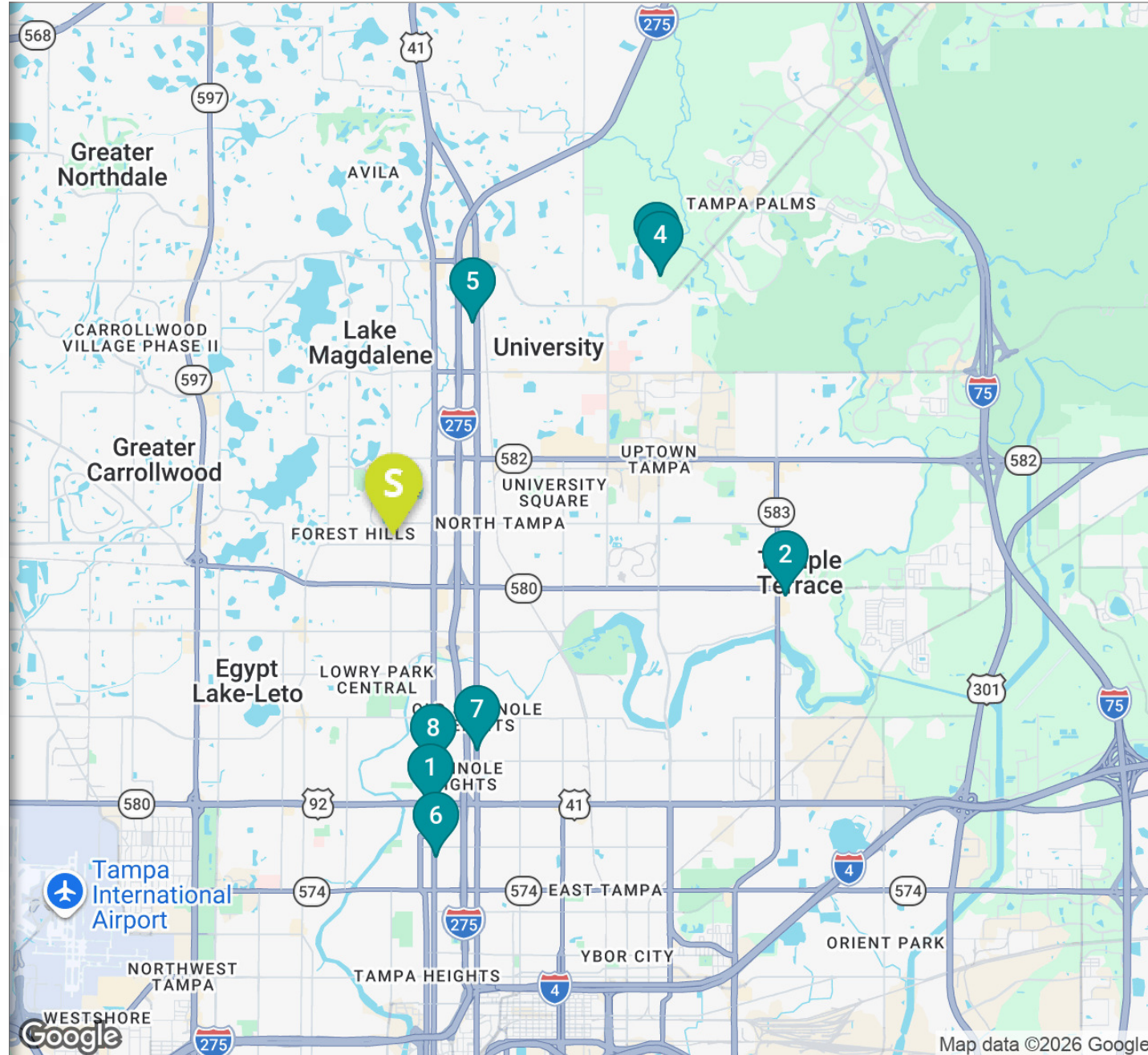
14854 Alcorine Place
Lutz, FL 33559
Avg Rent: \$1,869



5

ALLORA UPTOWN

14350 Ambrosia Street
Tampa, FL 33613
Avg Rent: \$1,828



RENT COMPARABLES

1 AVENUE LOFTS



5236 N Florida Ave, Tampa, FL 33603

PROPERTY SUMMARY

Units: 52 Year Built: 2019 Occupancy: 88.5%

UNITS	TYPE	SF	RENT	RENT/SF
12	Studio	550	\$1,504	\$2.73
1	1 Bed / 1 Bath	750	\$2,037	\$2.72
37	1 Bed / 1 Bath	780	\$2,062	\$2.64
1	1 Bed / 1 Bath	880	\$2,379	\$2.70
1	2 Bed / 1 Bath	1,150	\$2,364	\$2.06
52		735	\$1,944	\$2.64

2 WAVERLY TERRACE



8901 Berta Palmer Boulevard, Temple Terrace, FL 33617

PROPERTY SUMMARY

Units: 200 Year Built: 2022 Occupancy: 98%

UNITS	TYPE	SF	RENT	RENT/SF
48	1 Bed / 1 Bath	652	\$1,622	\$2.49
24	1 Bed / 1 Bath	752	\$1,738	\$2.31
72	2 Bed / 2 Bath	1,026	\$1,950	\$1.90
4	2 Bed / 2 Bath	1,059	\$2,136	\$2.02
28	2 Bed / 2 Bath	1,102	\$2,167	\$1.97
4	2 Bed / 2 Bath	1,130	\$1,872	\$1.66
4	3 Bed / 2 Bath	1,279	\$2,451	\$1.92
16	3 Bed / 2 Bath	1,295	\$2,454	\$1.89
200		943	\$1,928	\$2.04

NOTE:

Offering \$500 Off First Month

RENT COMPARABLES

3 SAGE AT CYPRESS CAY



14976 Osprey Nest Loop, Lutz, FL 33559

PROPERTY SUMMARY

Units: 324 Year Built: 2022 Occupancy: 93.5%

UNITS	TYPE	SF	RENT	RENT/SF
12	1 Bed / 1 Bath	634	\$1,494	\$2.36
84	1 Bed / 1 Bath	779	\$1,737	\$2.23
78	1 Bed / 1 Bath	788	\$1,636	\$2.08
18	1 Bed / 1 Bath	850	\$1,644	\$1.93
24	2 Bed / 2 Bath	1,157	\$1,989	\$1.72
24	2 Bed / 2 Bath	1,177	\$2,001	\$1.70
48	2 Bed / 2 Bath	1,204	\$2,084	\$1.73
36	3 Bed / 2 Bath	1,397	\$2,475	\$1.77
324		968	\$1,870	\$1.93

NOTE:

Offering Eight Weeks Free Move in by May 31st. One Month Free Other Units

4 LANTANA AT CYPRESS CAY



14854 Alcorin Place, Lutz, FL 33559

PROPERTY SUMMARY

Units: 252 Year Built: 2023 Occupancy: 95.2%

UNITS	TYPE	SF	RENT	RENT/SF
36	1 Bed / 1 Bath	766	\$1,586	\$2.07
34	1 Bed / 1 Bath	779	\$1,628	\$2.09
35	1 Bed / 1 Bath	788	\$1,655	\$2.10
20	1 Bed / 1 Bath	850	\$1,687	\$1.98
52	2 Bed / 2 Bath	1,057	\$1,929	\$1.82
30	2 Bed / 2 Bath	1,204	\$2,185	\$1.81
45	3 Bed / 2 Bath	1,394	\$2,248	\$1.61
252		1,001	\$1,869	\$1.87

NOTE:

Offering Two Month Free Rent For Move In By May 31st. One Month Free All Other Units

RENT COMPARABLES

5 ALLORA UPTOWN



14350 Ambrosia Street, Tampa, FL 33613

PROPERTY SUMMARY

Units: 294 Year Built: 2024 Occupancy: 91.5%

UNITS	TYPE	SF	RENT	RENT/SF
144	1 Bed / 1 Bath	762	\$1,639	\$2.15
60	1 Bed / 1 Bath	830	\$1,788	\$2.15
6	2 Bed / 2 Bath	1,148	\$2,064	\$1.80
60	2 Bed / 2 Bath	1,187	\$2,113	\$1.78
24	2 Bed / 2 Bath	1,224	\$2,291	\$1.87
294		908	\$1,828	\$2.01

NOTE:

Offering Two Months Free on 1 Bedrooms or Six Weeks Free on 2 Bedrooms. Bonus \$500 Gift Card For Look & Lease

6 WAREHOUSE LOFTS



4513 N Florida Ave, Tampa, FL 33603

PROPERTY SUMMARY

Units: 54 Year Built: 2015 Occupancy: 88.9%

UNITS	TYPE	SF	RENT	RENT/SF
6	Studio	557	\$1,453	\$2.61
10	1 Bed / 1 Bath	630	\$1,779	\$2.82
10	1 Bed / 1 Bath	693	\$1,644	\$2.37
9	1 Bed / 1 Bath	825	\$1,902	\$2.31
9	1 Bed / 1 Bath	930	\$1,953	\$2.10
6	1 Bed / 1 Bath	1,047	\$1,578	\$1.51
4	2 Bed / 1 Bath	1,124	\$2,105	\$1.87
54		798	\$1,769	\$2.21

RENT COMPARABLES

7 NOTCH



6301 North Nebraska Avenue, Tampa, FL 33604

PROPERTY SUMMARY

Units: 112 Year Built: 2021 Occupancy: 92.9%

UNITS	TYPE	SF	RENT	RENT/SF
22	Studio	528	\$1,395	\$2.64
23	1 Bed / 1 Bath	670	\$1,595	\$2.38
13	1 Bed / 1 Bath	707	\$1,640	\$2.32
11	1 Bed / 1 Bath	775	\$1,675	\$2.16
14	1 Bed / 1 Bath	835	\$1,766	\$2.11
15	2 Bed / 2 Bath	1,042	\$2,047	\$1.96
6	2 Bed / 2 Bath	1,058	\$2,097	\$1.98
8	2 Bed / 2 Bath	1,121	\$2,127	\$1.90
112		780	\$1,715	\$2.20

NOTE:

Offering 1 Months Free Rent, \$200 Off Move In Fees, and \$650 Off Select Units

8 HITE



6000 N Florida Ave, Tampa, FL 33604

PROPERTY SUMMARY

Units: 81 Year Built: 2018 Occupancy: 96.3%

UNITS	TYPE	SF	RENT	RENT/SF
20	Studio	533	\$1,403	\$2.63
38	1 Bed / 1 Bath	726	\$1,673	\$2.30
23	2 Bed / 2 Bath	1,062	\$2,085	\$1.96
81		773	\$1,723	\$2.23

NOTE:

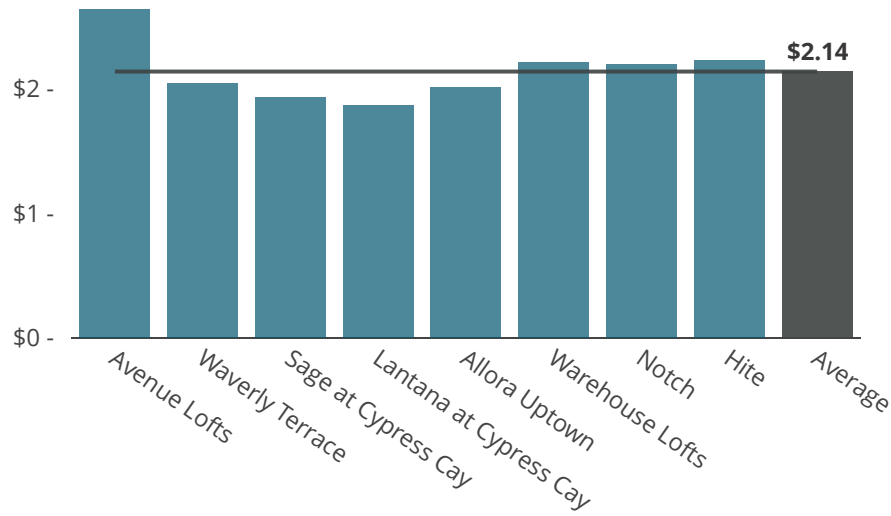
Offering 1 Months Free Rent, \$200 Off Move In Fees, and \$650 Off Select Units

RENT COMPARABLES SUMMARY

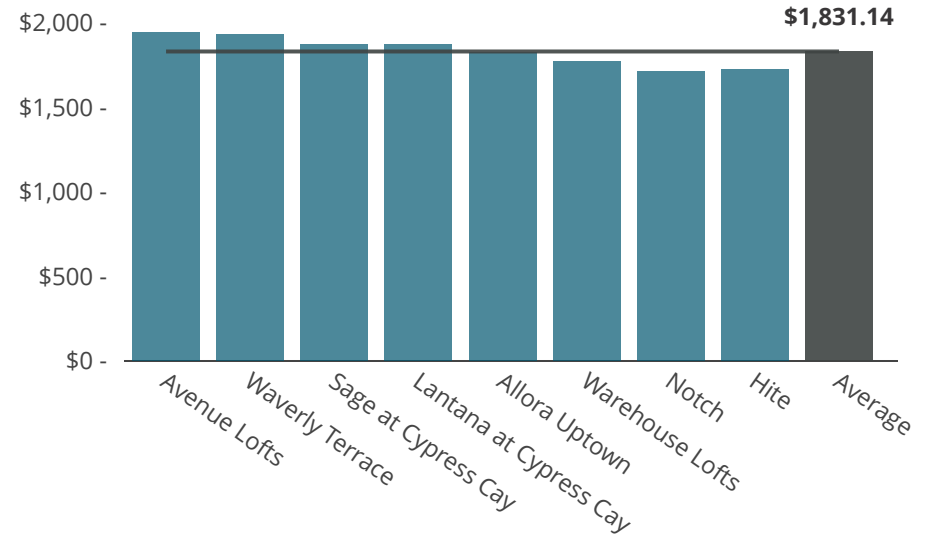
	PROPERTY NAME	UNITS	AVG. UNIT SIZE	AVG. RENT/UNIT	BLDG SF	AVG. RENT/SF	YEAR BUILT	OCCUPANCY %
1	AVENUE LOFTS	52	735 SF	\$1,944	62,400 SF	\$2.64	2019	88.50%
2	WAVERLY TERRACE	200	943 SF	\$1,928	188,600 SF	\$2.04	2022	98.00%
3	SAGE AT CYPRESS CAY	324	969 SF	\$1,870	313,956 SF	\$1.93	2022	93.50%
4	LANTANA AT CYPRESS CAY	252	1,002 SF	\$1,869	252,504 SF	\$1.87	2023	95.20%
5	ALLORA UPTOWN	294	908 SF	\$1,828	266,952 SF	\$2.01	2024	91.50%
6	WAREHOUSE LOFTS	54	799 SF	\$1,769	43,146 SF	\$2.21	2015	88.90%
7	NOTCH	112	780 SF	\$1,715	87,360 SF	\$2.20	2021	92.90%
8	HITE	81	774 SF	\$1,723	62,694 SF	\$2.23	2018	96.30%
TOTALS/AVERAGES		171	864 SF	\$1,831	159,701 SF	\$2.14	2020	93.10%

RENT COMPS CHART

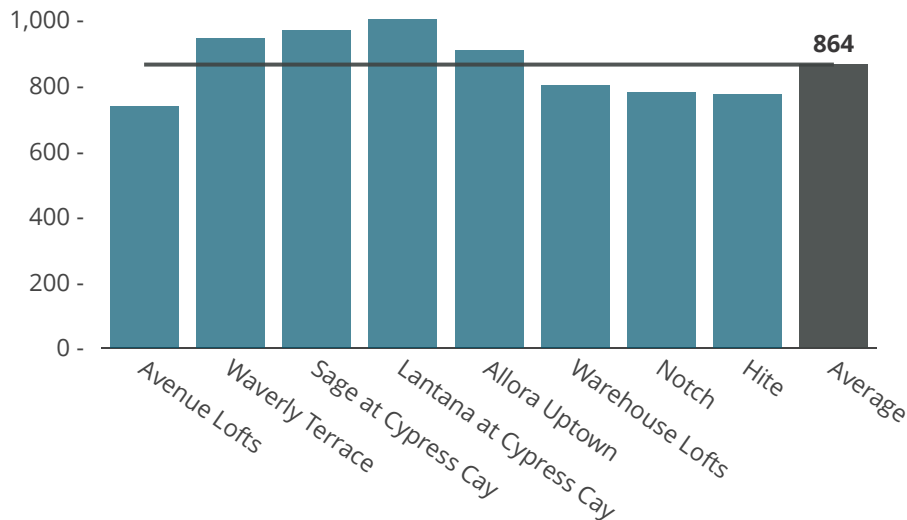
RENT PER SQUARE FOOT



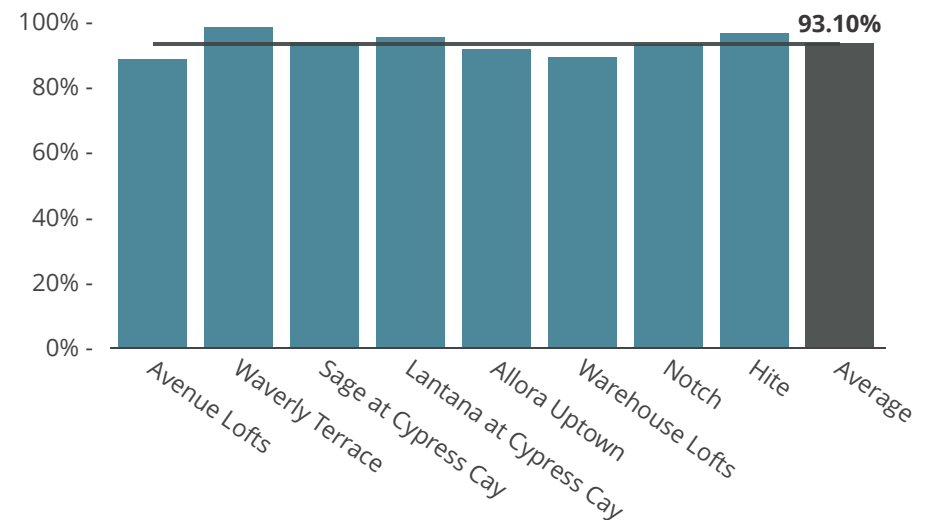
AVERAGE ASKING RENT



AVERAGE UNIT SIZE



OCCUPANCY RATES





3

MARKET OVERVIEW

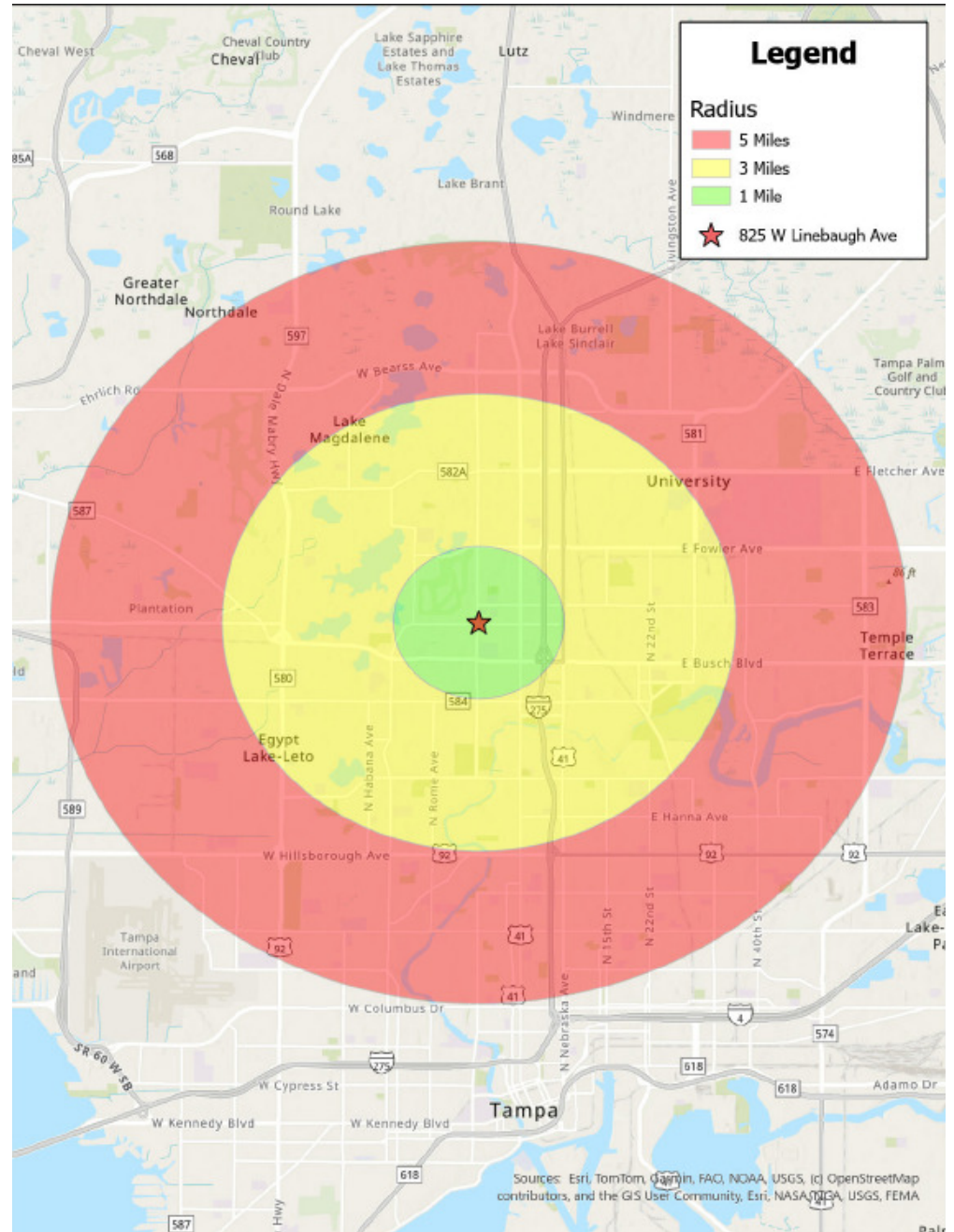
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LINEBAUGH APARTMENT SITE
825 W Linebaugh Ave, Tampa, FL 33612

LOCAL DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
	1 mile	3 mile	5 mile
Estimated Population (2025)	13,223	135,583	344,419
Projected Population (2030)	13,585	140,070	355,343
Projected Population Growth (%)	2.74%	3.31%	3.17%
HOUSEHOLDS			
	1 mile	3 mile	5 mile
Estimated Households (2025)	5,249	54,593	136,697
Projected Households (2030)	5,391	56,536	141,524
Projected Household Growth (%)	2.71%	3.56%	3.53%
HOUSEHOLD INCOME			
	1 mile	3 mile	5 mile
Estimated Average Household Income (2025)	\$83,126	\$79,594	\$81,513
Estimated Median Household Income (2025)	\$67,066	\$57,653	\$58,854
Average Household Net Worth (2025)	\$650,215	\$644,130	\$668,234





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ABOUT FRANKLIN STREET

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LINEBAUGH APARTMENT SITE

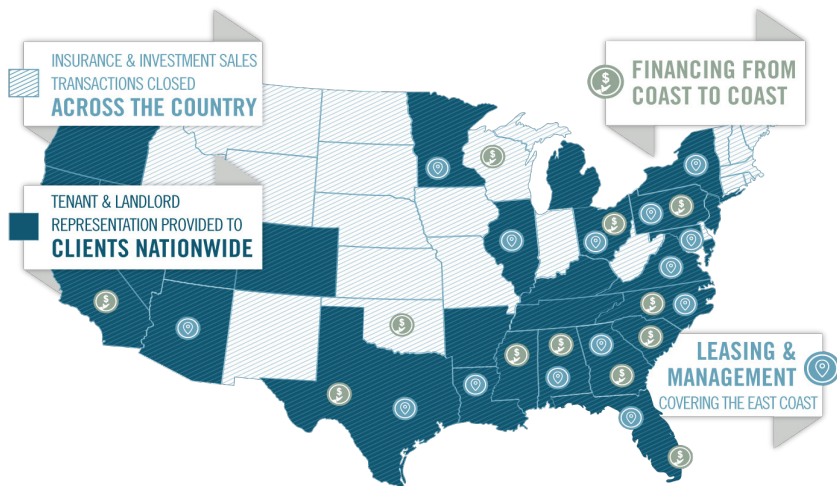
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OUR MISSION

At Franklin Street, we are committed to transforming the commercial real estate landscape through our comprehensive, full-service approach. Our mission is to deliver exceptional advisory services by leveraging the profound expertise of our team and embracing cutting-edge technology.

We offer a comprehensive suite of services tailored to meet the diverse needs of our clients. Our offerings include Capital Advisory, Investment Sales, Insurance Services, Landlord and Tenant Representation, Project Management, and Property Management, all meticulously crafted to ensure excellence and effectiveness.

We are committed to building strong relationships and delivering personalized service, ensuring that our clients feel supported at every step of their journey with us. With a focus on continuous improvement and innovation, we strive to exceed expectations and reinforce our reputation for excellence in the real estate sector.



ANDREW WRIGHT
FOUNDER &
CHAIRMAN OF THE BOARD



Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business.

Our success comes from our clients' successes. It has been my personal goal to instill a "client-first" philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients' financial and real estate objectives."



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