

JUST LISTED!

COTTAGE COURT

📍 7110 Tudor Ln, Port Richey, FL 34668

INVESTMENT HIGHLIGHTS

- High-Growth Tampa MSA Location: Situated within a rapidly expanding suburban submarket of the Tampa MSA, supported by strong population growth and continued residential development along West Pasco County's SR-52 corridor
- Well Positioned for Value-Add Program: Opportunity to implement a luxury-grade interior upgrade program, including quartz countertops, LVP flooring, stainless steel appliances, shaker cabinetry, upgraded lighting and plumbing fixtures, and modern hardware packages
- Desirable Villa-Style Construction: 1986-built single-story villa-style residences with brick façade, offering privacy, curb appeal, and a low-density community feel
- Functional & Spacious Floor Plans: Almost 80% Two-Bedroom Layouts at 936 SF with split-bedroom floor plan. All units feature partial enclosed front patios with outdoor storage closets
- Strong Amenity Offering: Community amenities include a clubhouse/leasing office and swimming pool, supporting resident retention and leasing velocity
- Existing In-Unit Laundry Capability: All units include washer/dryer connections, with appliances currently available for rent at \$50/month
- Convenient Suburban Tampa MSA Location: Situated in the heart of Port Richey within the Tampa MSA, providing access to regional employment hubs, civic amenities, and suburban lifestyle offerings
- Easy Access to Major Thoroughfares: Close proximity to US-19, offering seamless connectivity for commuters, regional traffic flow, and access throughout Pasco and Pinellas Counties
- Near Retail, Services & Daily Conveniences: Minutes from grocery stores, retail plazas, dining, and essential services along Ridge Road and nearby commercial corridors, supporting resident convenience and lifestyle needs

INVESTMENT DETAILS

Sale Price	Subject to Market
Number of Units	92
Average Lease Rent	\$1,467



