



FOR SALE

8436 N Nebraska Ave

8436 North Nebraska Avenue, Tampa, FL 33604

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Paul Cross

813.937.9500

paul.cross@expcommercial.com

FOR SALE | Table of Contents

8436 North Nebraska Avenue, Tampa, FL 33604

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	9	
FINANCIAL ANALYSIS	13	
DEMOGRAPHICS	16	

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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1

PROPERTY INFORMATION

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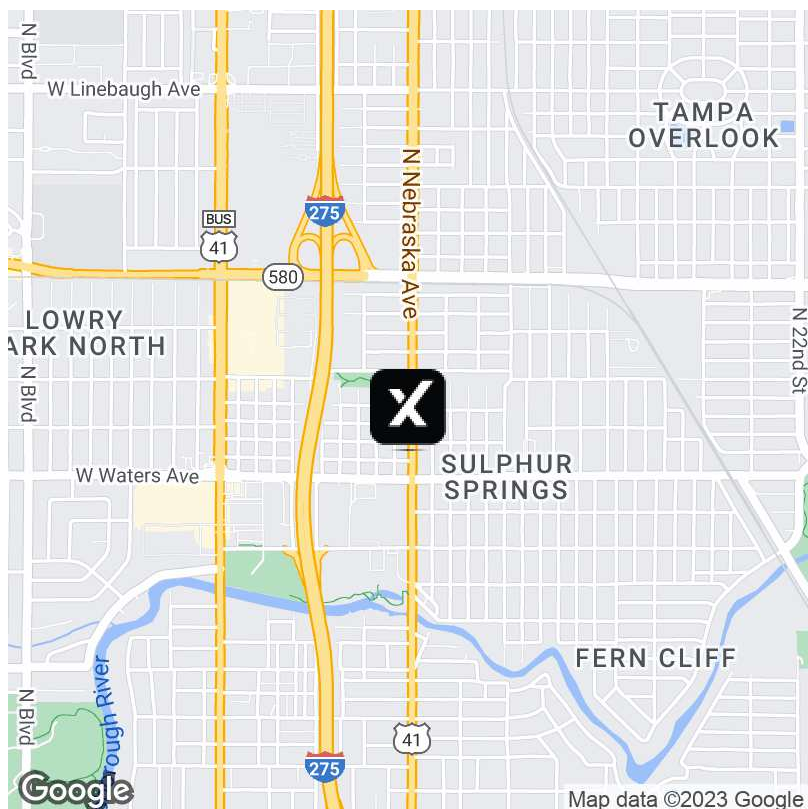
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FOR SALE | Executive Summary

8436 North Nebraska Avenue, Tampa, FL 33604



Offering Summary

Sale Price:	\$1,300,000
Building Size:	7,914 SF
Available SF:	
Lot Size:	8,700 SF
Number of Units:	9
Price / SF:	\$164.27
Cap Rate:	6.37%
NOI:	\$82,814
Year Built:	1950
Renovated:	2023
Zoning:	CI

Property Overview

Prime commercial property at 8436 N Nebraska Ave, Tampa, FL. This two-story building features a lucrative investment opportunity with 9 fully rented studio apartments on the second floor, providing a consistent rental income stream. On the ground floor, there are 3 rented retail units, adding to the property's income potential. Located in the bustling Seminole Heights neighborhood, this property offers both residential and commercial rental income in a thriving area. Don't miss out on this attractive investment opportunity in Tampa!

This is an income producing property and has undergone significant renovation including new roofs, flooring, paint and bathroom upgrades making it essentially turnkey, while still leaving options open for further improvement and rent increases. The seminole area is undergoing a range of improvements bringing new opportunities for the future. This site could be the perfect location to use for income generation while preparing for future renovations. Seller financing may be possible.

Property Highlights

- Fully leased
- Great location
- Solid stream of income
- Many recent upgrades

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FOR SALE | Property Description

8436 North Nebraska Avenue, Tampa, FL 33604



Property Description

Prime commercial property at 8436 N Nebraska Ave, Tampa, FL. This two-story building features a lucrative investment opportunity with 9 fully rented studio apartments on the second floor, providing a consistent rental income stream. On the ground floor, there are 3 rented retail units, adding to the property's income potential. Located in the bustling Seminole Heights neighborhood, this property offers both residential and commercial rental income in a thriving area. Don't miss out on this attractive investment opportunity in Tampa!

This is an income producing property and has undergone significant renovation including new roofs, flooring, paint and bathroom upgrades making it essentially turnkey, while still leaving options open for further improvement and rent increases. The seminole area is undergoing a range of improvements bringing new opportunities for the future. This site could be the perfect location to use for income generation while preparing for future renovations. Seller financing may be possible.

Location Description

This property is located in the Seminole Heights neighborhood of Tampa. It's situated in Hillsborough County, near the intersection of N Nebraska Avenue and E Waters Avenue. This area is known for its historic charm, local shops, and diverse dining options. Please do not approach the tenants!

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FOR SALE | Complete Highlights

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Property Highlights

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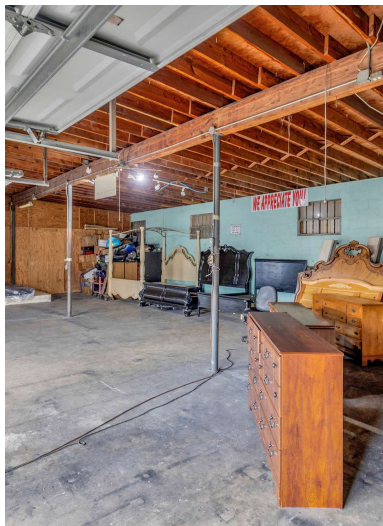
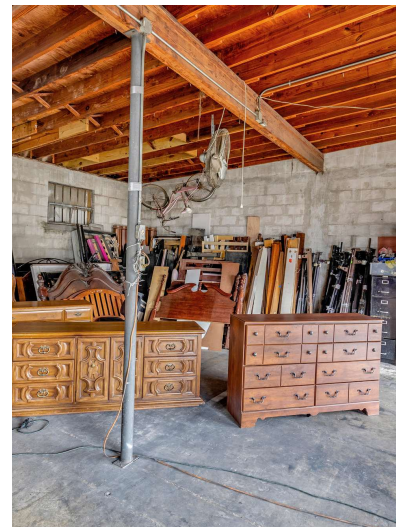
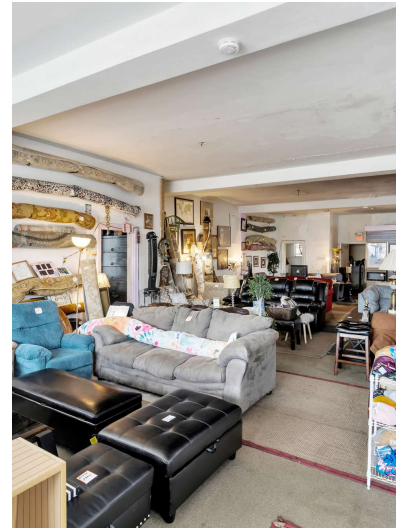
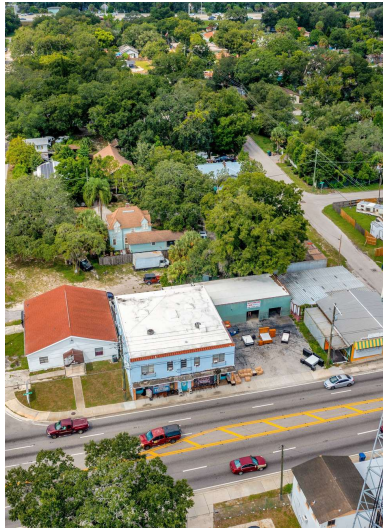
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FOR SALE | Additional Photos

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2

LOCATION INFORMATION

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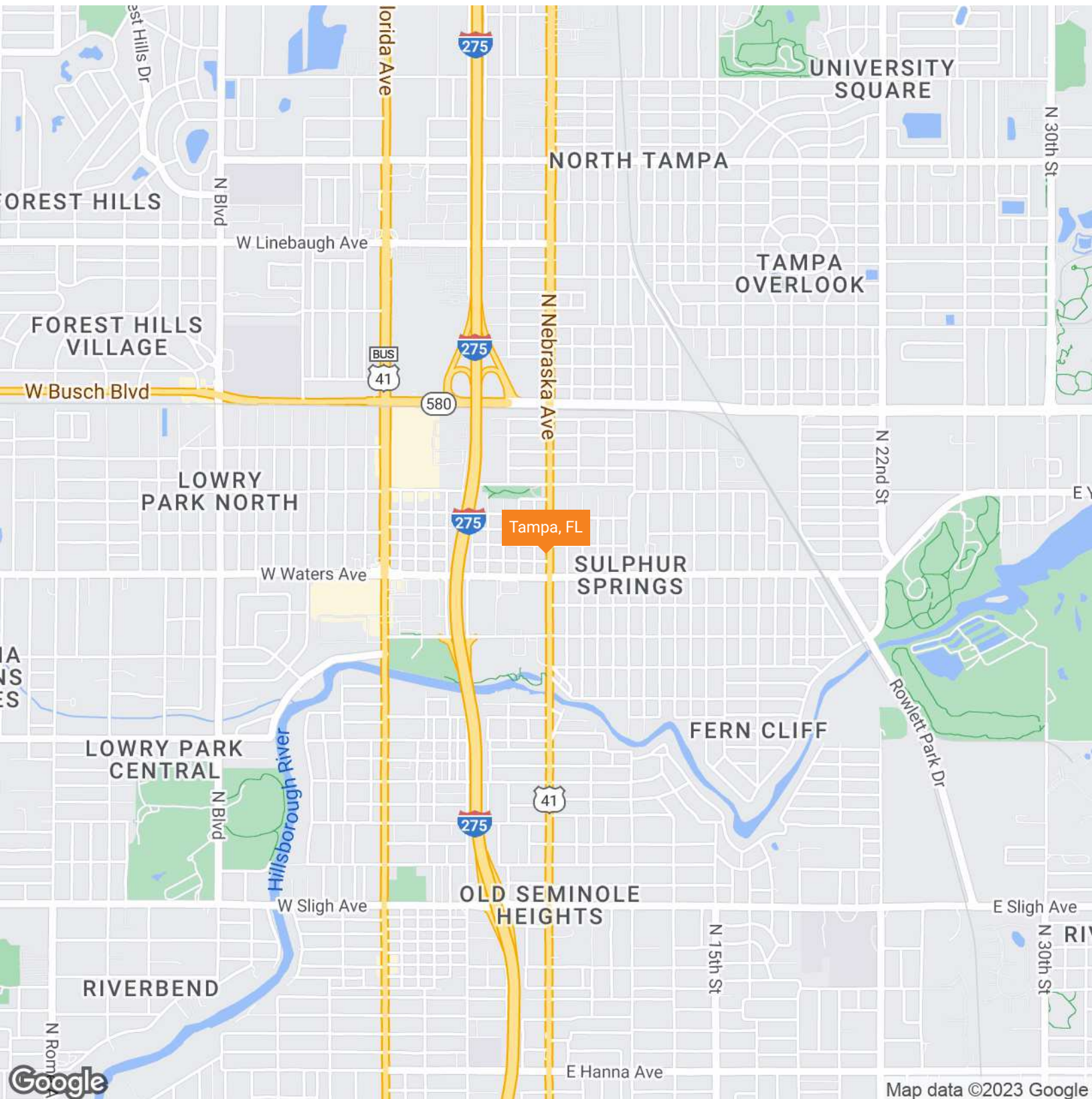
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FOR SALE | Regional Map

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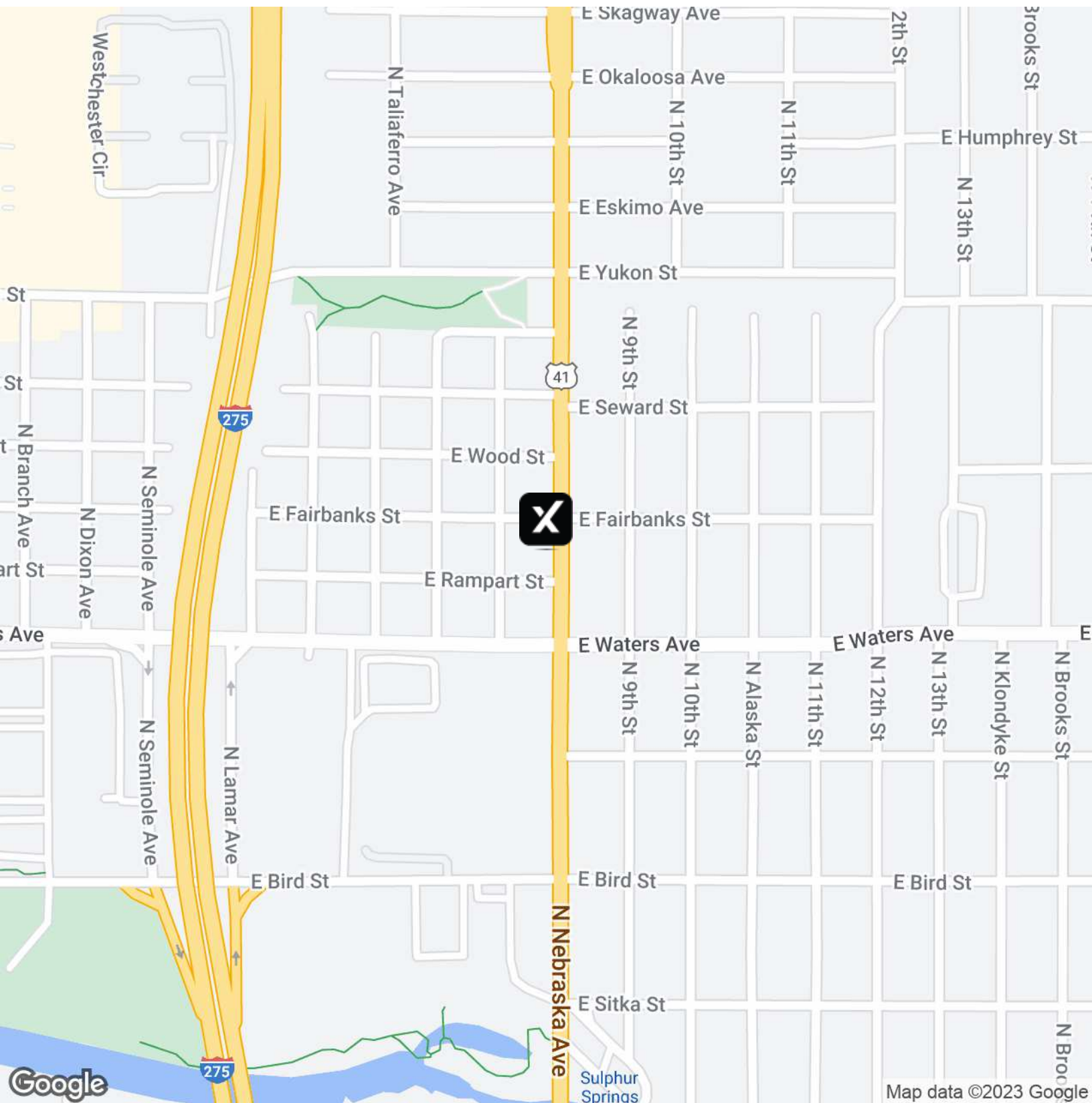
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FOR SALE | Location Map

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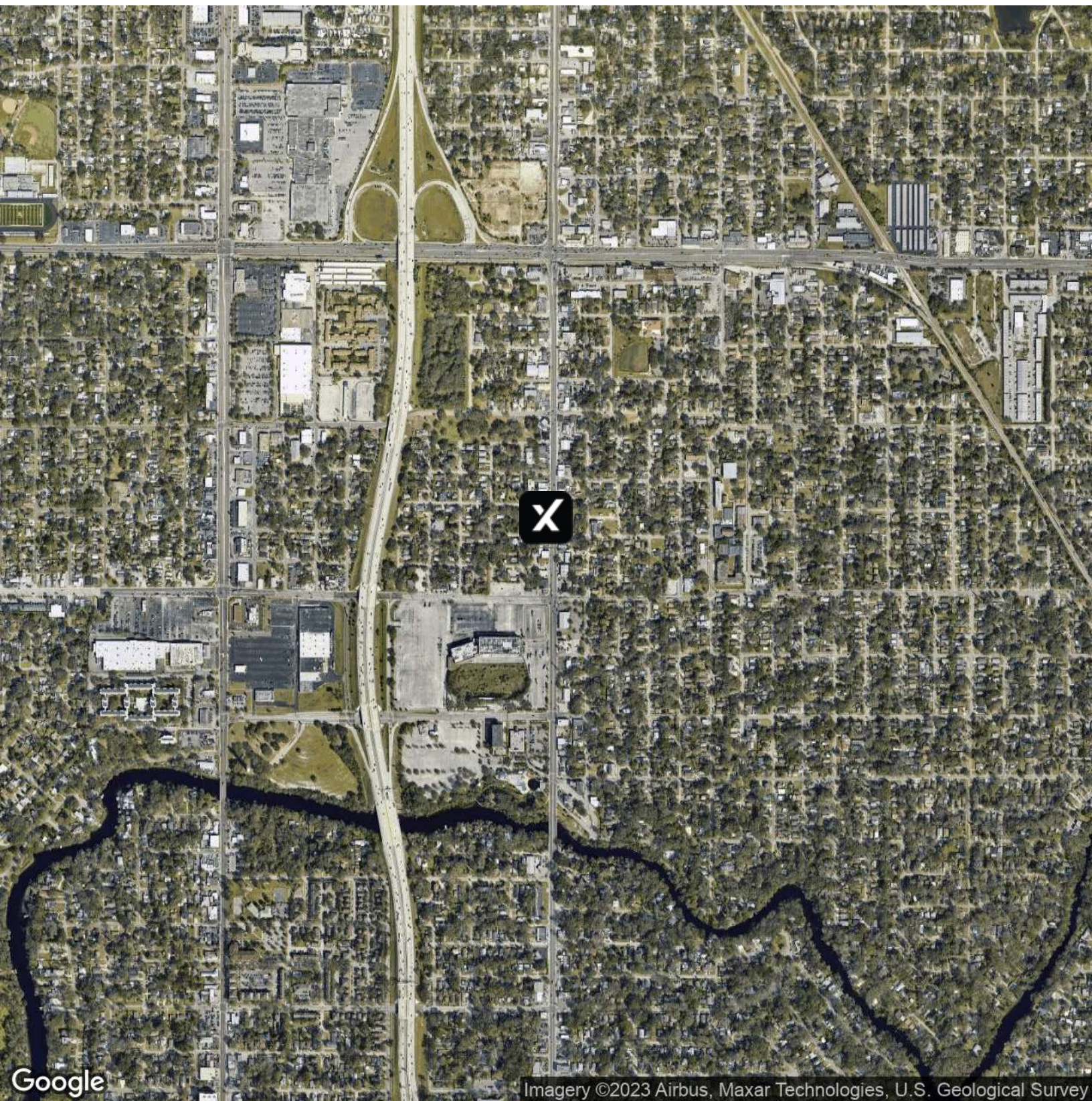
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FOR SALE | Aerial Map

8436 North Nebraska Avenue, Tampa, FL 33604



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3

FINANCIAL ANALYSIS

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FOR SALE | Financial Summary

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Investment Overview	North Nebraska Retail/Multifamily
Price	\$1,300,000
Price per SF	\$164
Price per Unit	\$144,444
GRM	10.97
CAP Rate	6.37%
Cash-on-Cash Return (yr 1)	6.37%
Total Return (yr 1)	\$82,814
Operating Data	North Nebraska Retail/Multifamily
Gross Scheduled Income	\$118,500
Total Scheduled Income	\$118,500
Gross Income	\$118,500
Operating Expenses	\$35,686
Net Operating Income	\$82,814
Pre-Tax Cash Flow	\$82,814
Financing Data	North Nebraska Retail/Multifamily
Down Payment	\$1,300,000

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FOR SALE | Income & Expenses

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Income Summary		North Nebraska Retail/Multifamily
Net Income		\$118,500
Expenses Summary		North Nebraska Retail/Multifamily
Operating Expenses		\$35,686
Net Operating Income		\$82,814

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DEMOGRAPHICS

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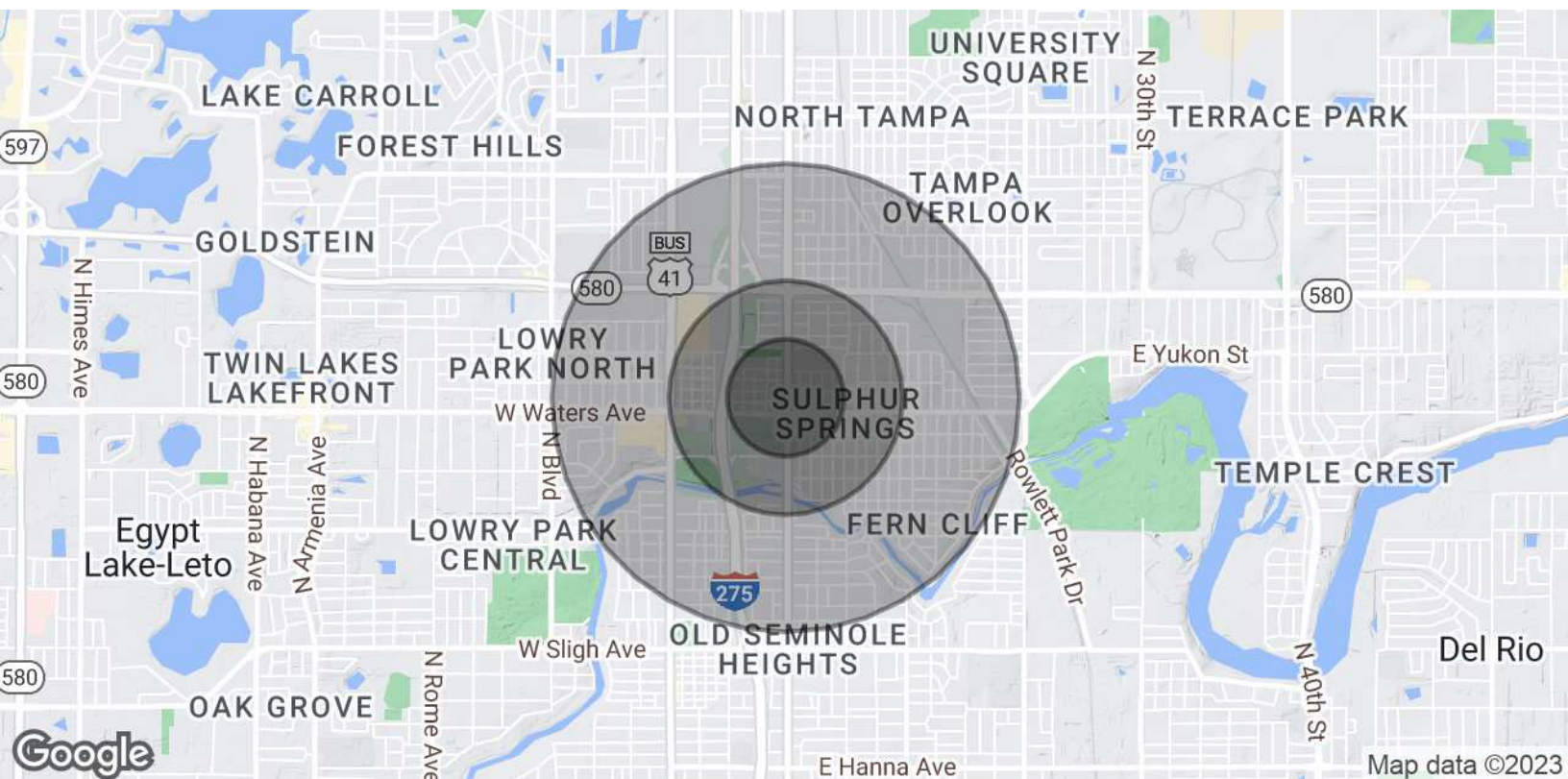
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FOR SALE | Demographics Map & Report

8436 North Nebraska Avenue, Tampa, FL 33604



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,197	4,653	19,591
Average Age	36.9	39.7	37.0
Average Age (Male)	27.9	32.9	33.4
Average Age (Female)	41.4	44.2	40.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	415	1,705	7,599
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$39,936	\$38,094	\$43,171
Average House Value	\$105,152	\$102,502	\$111,112

* Demographic data derived from 2020 ACS - US Census

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