



2915 W Bay Court Ave

Tampa, FL 33611

FULLY-LEASED LUXURY SINGLE-FAMILY INVESTMENT · 4 BED / 4 BATH

OFFERING PRICE

\$2,815,000

NET OPERATING INCOME

\$197,006

CAP RATE

7.00%

LIVING AREA

2,835 SF

Executive Summary

OFFERING PRICE

\$2,815,000

\$992.95 per SF

NET OPERATING INCOME

\$197,006

in-place, pro forma

CAP RATE

7.00%

on in-place NOI

EXPENSE RATIO

15.8%

of gross rental income

GRM

12.03

on gross annual rent

PROPERTY

ADDRESS	2915 W Bay Court Ave · Tampa, FL 33611
LIVING AREA	2,835 SF
BED / BATH	4 Bed / 4 Bath
CONDITION	Fully remodeled — luxury finishes throughout
FURNISHINGS	Fully furnished

LEASE SUMMARY

CURRENT RENT	\$19,500 / month (\$234,000 / year)
LEASE TERM	One year, with tenant option to renew for one additional year
LEASE DATES	July 27, 2026 – July 26, 2027
OWNER EXPENSES	Pool & lawn maintenance, insurance, property taxes
TENANT EXPENSES	All utilities

PROPERTY FEATURES & AMENITIES

- Completely remodeled
- Heated / salt water spa
- Gas fire pit
- Whole-home generator
- Air-conditioned garage
- Fully furnished
- Luxury finishes throughout

Operating Statement

GROSS ANNUAL RENT

\$234,000

\$19,500 / month

TOTAL EXPENSES

\$36,994

owner-paid only

NET OPERATING INCOME

\$197,006

84.2% of gross rent

CAP RATE

7.00%

on offering price

INCOME

Gross Scheduled Rent \$234,000

Effective Gross Income \$234,000

Tenant is responsible for all utility expenses under the current lease; gross scheduled rent is presented net to ownership before owner-paid expenses below.

OWNER-PAID EXPENSES

Pool & Lawn Maintenance (\$4,140)

Insurance (\$3,854)

Estimated Property Taxes (\$29,000)

Total Expenses (\$36,994)

NET OPERATING INCOME \$197,006

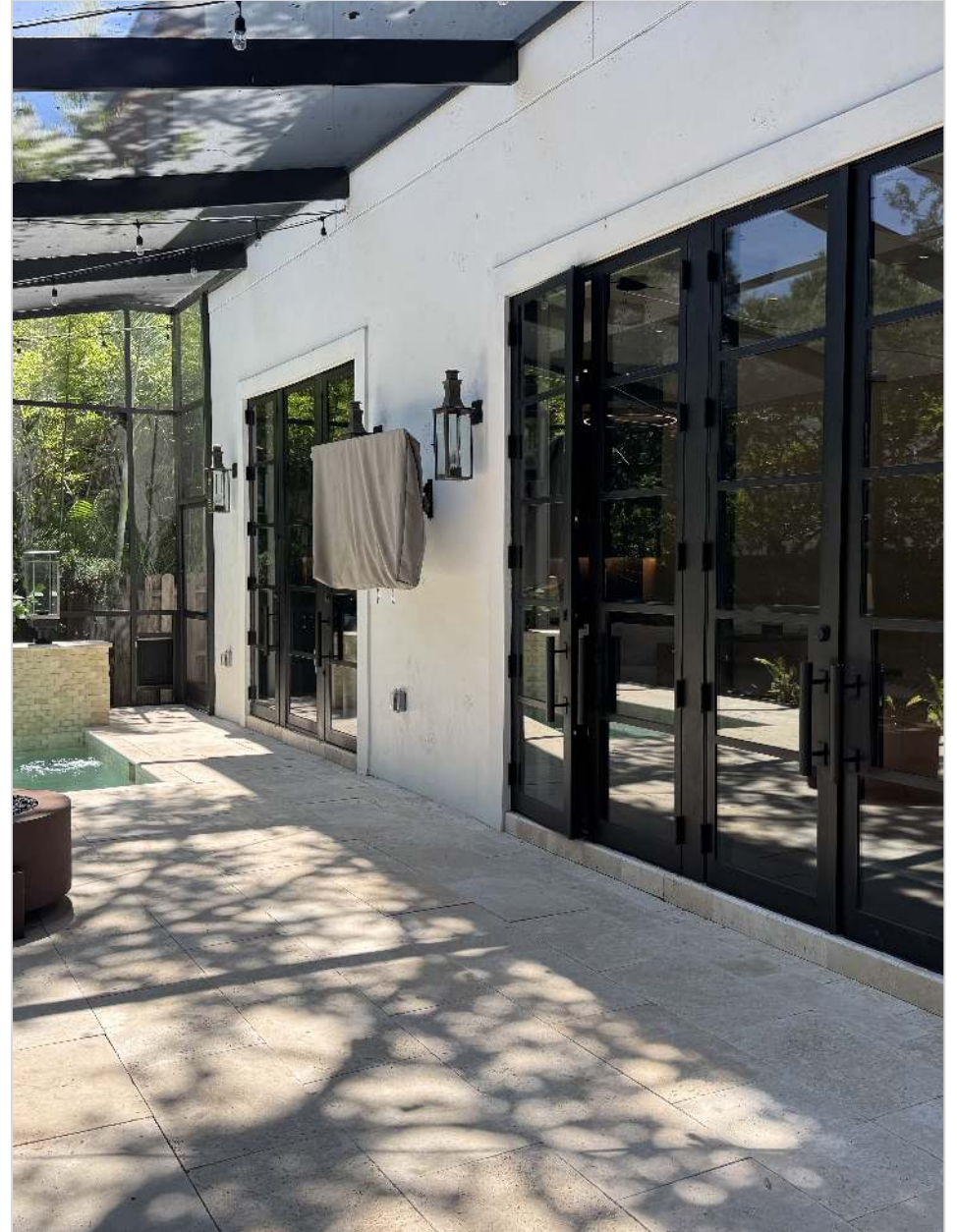
Figures are rounded to the nearest dollar. Tenant-paid utilities are excluded from this statement as they do not flow through ownership.

2915 W BAY COURT AVE

Photo Gallery

2915 W Bay Court Ave · Tampa, FL 33611

Exterior



Kitchen



Living & Dining Areas



CONFIDENTIALITY & DISCLAIMER

2915 W Bay Court Ave

OFFERING PRICE

\$2,815,000

NET OPERATING INCOME

\$197,006

CAP RATE

7.00%

LIVING AREA

2,835 SF

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from McBride Kelly & Associates Realty and should not be made available to any other person or entity without the written consent of McBride Kelly & Associates Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of this offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to McBride Kelly & Associates Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. It is not a substitute for a thorough due diligence investigation. All financial figures presented, including net operating income, are based on the current lease and owner-supplied estimates; the recipient should independently verify all rent roll, expense, and tax information.

The information contained in this offering memorandum has been obtained from sources believed reliable; however, McBride Kelly & Associates Realty has not verified, and will not verify, any of the information contained herein, nor has McBride Kelly & Associates Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their own costs and expenses of investigating the subject property.

EXCLUSIVELY MARKETING BY

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