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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	\$7,100,000
Number of Units	71
Average Lease Rent	\$1,196





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