

Marcus & Millichap

MIDTOWN PROFESSIONAL CENTER
4809 North Armenia Avenue
Tampa, FL 33603

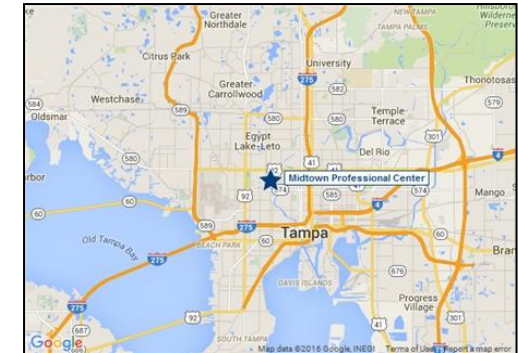


INVESTMENT HIGHLIGHTS

- ◆ Two Story Class B Medical Office Building
- ◆ Ambulatory Surgical Center at Location
- ◆ Strong Medical Tenant History
- ◆ Excellent Area Demographics
- ◆ Proximity to Tampa International Airport
- ◆ Easy Access to I-4 and I-275

OFFERING SUMMARY

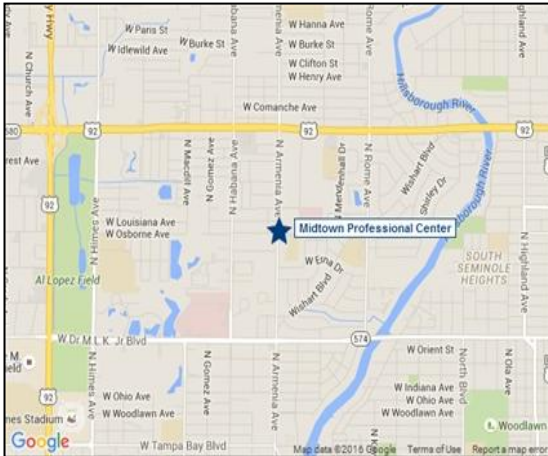
Price	\$4,150,000
Down Payment	(100%) \$4,150,000
Rentable SF	21,220
Price Per Rentable SF	\$195.57
Year Built	1967
Parcel Size	1.28 AC
Cap Rate - Current	7.50%
Total Return - Current	7.50%



Listed by:

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4809 NORTH ARMENIA AVENUE • TAMPA, FL 33603



INVESTMENT OVERVIEW

Marcus & Millichap is proud to present the Midtown Professional Center located at 4809 North Armenia Avenue in Tampa, Florida. The subject property offers an investor the opportunity to own a well maintained class B medical office building in the heart of Tampa. The building is highly visible with ample parking and is located immediately neighboring the Kindred Hospital Central Tampa. In addition, the property is located within close proximity to St. Joseph's Children Hospital, the Raymond James Stadium home of the Tampa Bay Buccaneers, and Tampa International Airport.

OPERATING DATA

Income	Current
Base Rent	
Occupied Space	\$389,226
Gross Potential Rent	\$389,226
Expense Reimbursements	\$116,615
Gross Potential Income	\$505,841
Vacancy/Collection Allowance	3% / \$15,175
Effective Gross Income	\$490,666
Total Expenses	\$179,318
Net Operating Income	\$311,348
Total Return	7.50% / \$311,348

MAJOR TENANTS

◆ AMSURG

EXPENSES

Real Estate Taxes	\$63,348
Insurance	15,521
Utilities	44,659
Repairs & Maintenance	20,969
Contract Services	13,778
Management Fee	14,720
Administrative	3,215
Landscaping	3,108
Total Expenses	\$179,318
Expenses per SF	\$8.45



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