

Medical Office FOR SALE



TAMPA
COMMERCIAL
REAL ESTATE

14100 Fivay Rd, Hudson FL 34667—Bayonet Point Medical Plaza



- Total: 2,377 sf—Medical Office condo combining Suite 150 (1,176 sf) & Suite 120 (1,201 sf)
- Price \$525,000 (\$221/sf)
- Adjacent to HCA Florida Bayonet Hospital
- PID: 27 24 16 019C 00000 0330 and 27 24 16019C 0000 0250
- Build out: Reception, 6 Exam Rooms, 2-4 Offices, Tech area, 3 Bathrooms, Breakroom
- PID: 27 24 16 019C 00000 0330 & 27 24 16019C 0000 0250

- Prime building location —on the 1st floor by the elevator
- Convenient to the Veterans Expressway & US 19
- Pasco County is one of Florida's fastest growing markets

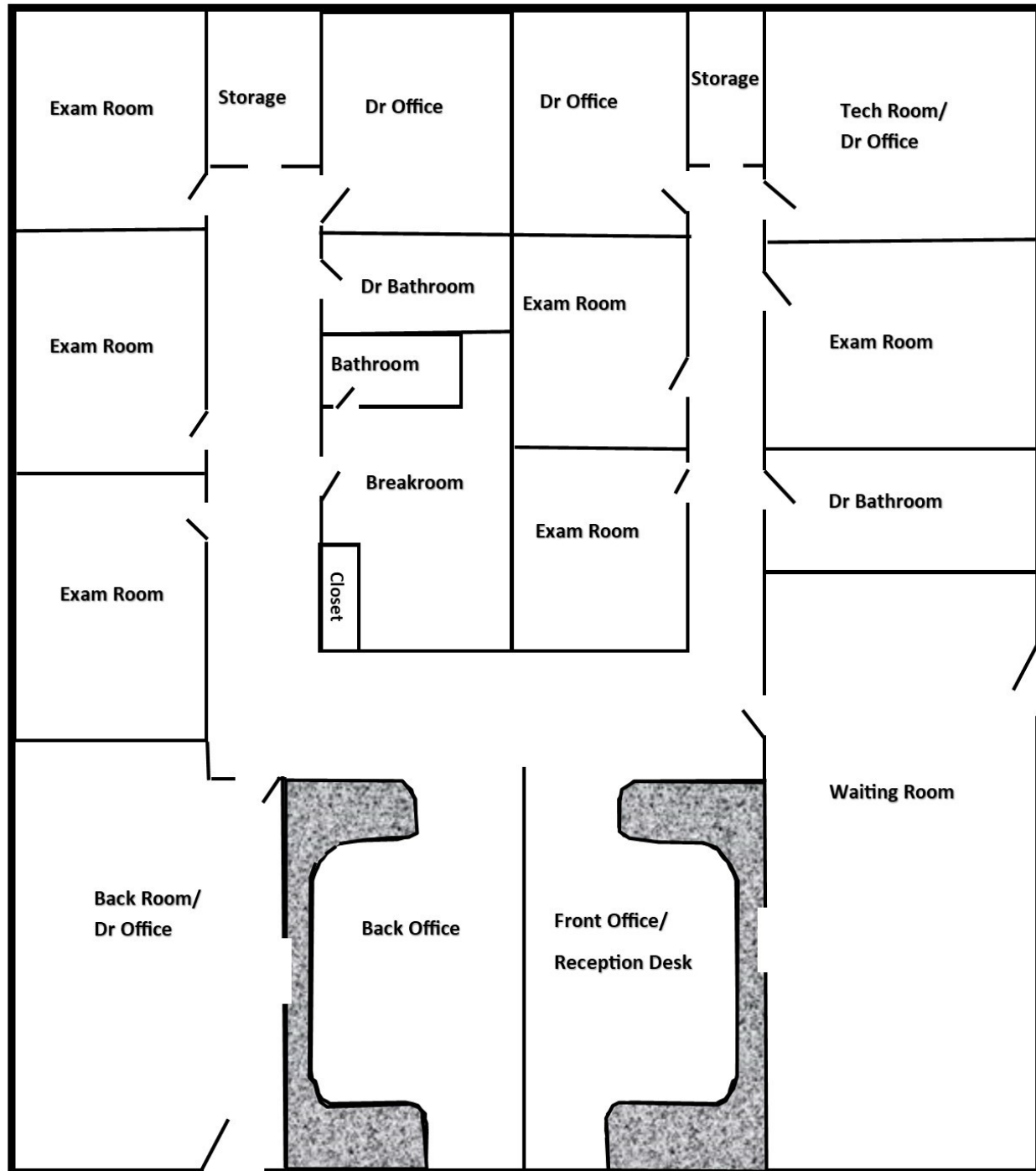
Ideal for a medical practice that has privileges at the hospital. HCA Florida Bayonet Point Hospital is a 392-bed acute care hospital. It is the only Level II Trauma Center and Comprehensive Stroke Center in Florida's Pasco, Hernando and Citrus counties. It has received awards for excellence in its many specialties.

Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com

Information is from sources deemed reliable. Broker is not responsible for errors & omissions

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Floor plan (not to scale)

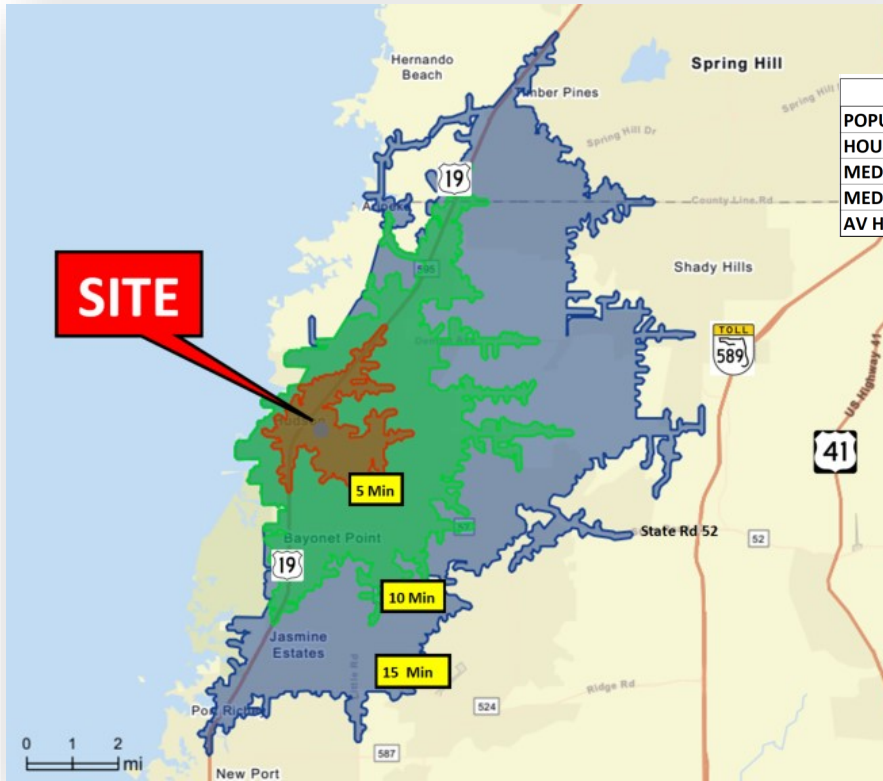


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Demographics: Drive-time 5,10, 15 Minutes from Site



	2024	5 MIN	10 MIN	15 MIN
POPULATION	6,654	46,238	107,840	
HOUSEHOLDS	3,129	21,000	47,131	
MED AGE	61.2	55.4	51.2	
MED HH INCOME	\$44,254	\$42,180	\$44,696	
AV HH INCOME	\$63,901	\$62,237	\$65,617	



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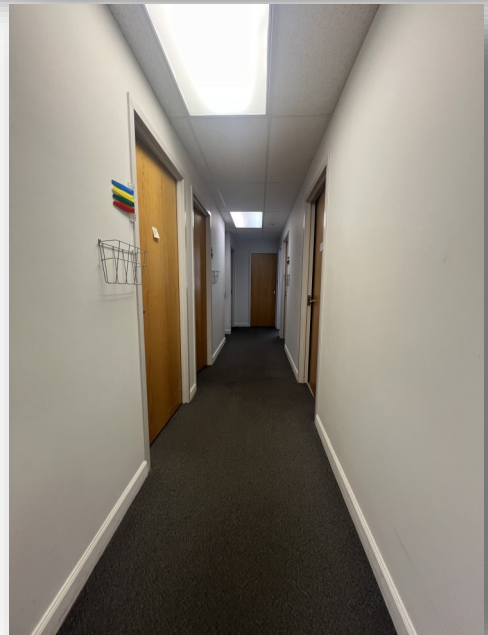
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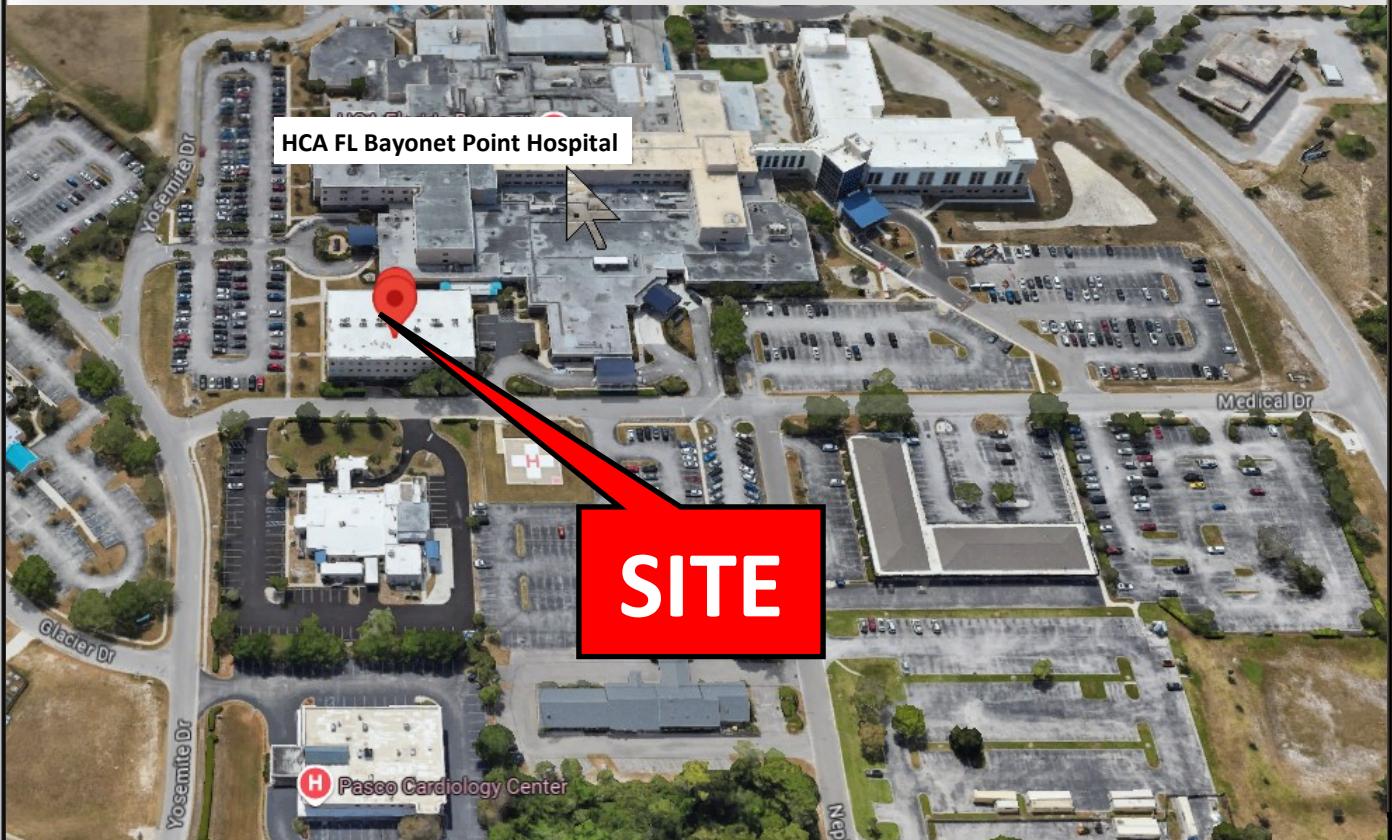
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Six Exam Rooms



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Initial Investment

Purchase Price	\$525,000
+ Acquisition Costs	\$18,953
- Mortgage(s)	\$393,750
+ Loan Fees Points	\$3,938
Initial Investment	\$154,140

Cash Flow

For the Year Ending	Year 1 Sep-2025
POTENTIAL RENTAL INCOME (PRI)	\$59,754
- Vacancy / Credit Loss	\$2,988
EFFECTIVE RENTAL INCOME	\$56,766
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$56,766
- Operating Expenses	\$15,367
NET OPERATING INCOME (NOI)	\$41,399
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$31,904
CASH FLOW BEFORE TAXES	\$9,495
EXPENSE DETAIL	
Personal Property Taxes	\$3,367
Property Insurance ¹	\$6,000
Condo Fees	\$6,000
TOTAL OPERATING EXPENSES	\$15,367
NET OPERATING INCOME (NOI)	\$41,399

This investment is ideal for a purchaser who is a medical practitioner with privileges at the hospital, or for a medical practitioner who desires to own a prime office location on the medical campus.

The property is also appealing to an investor. The space was recently leased to a medical group that paid \$5,187 per month (\$26/sf modified gross). This is a reasonable lease rate and if a tenant paid the same rate, it would deliver to the investor a Net Operating Income of \$41,399 in the first year. At a Cap rate of 7.5% the property value would be \$552,000.

If the investment were to be held for 5 years with the same lease terms, the projected Internal Rate of Return is over 16% (see next page)

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Investment Analysis

5-Year Cash Flow Analysis

Fiscal Year Beginning October 2024

INITIAL INVESTMENT

Purchase Price	\$525,000
+ Acquisition Costs	\$18,953
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MORTGAGE DATA

Loan Amount	\$393,750
Interest Rate (30/360)	6.500%
Amortization Period	25 Years
Loan Term	5 Years
Loan Fees Points	1.00%
Periodic Payment	\$2,658.63
Annual Debt Service	\$31,904

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Sep-2025	Year 2 Sep-2026	Year 3 Sep-2027	Year 4 Sep-2028	Year 5 Sep-2029
POTENTIAL RENTAL INCOME (PRI)	\$59,754	\$61,547	\$63,393	\$65,295	\$67,254
- Vacancy / Credit Loss	\$2,988	\$3,077	\$3,170	\$3,265	\$3,363
EFFECTIVE RENTAL INCOME	\$56,766	\$58,470	\$60,223	\$62,030	\$63,891
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$56,766	\$58,470	\$60,223	\$62,030	\$63,891
- Operating Expenses	\$15,367	\$15,828	\$16,303	\$16,792	\$17,296
NET OPERATING INCOME (NOI)	\$41,399	\$42,642	\$43,920	\$45,238	\$46,595
NET OPERATING INCOME (NOI)	\$41,399	\$42,642	\$43,920	\$45,238	\$46,595
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$31,904	\$31,904	\$31,904	\$31,904	\$31,904
CASH FLOW BEFORE TAXES	\$9,495	\$10,738	\$12,016	\$13,334	\$14,691
Loan Balance	\$387,249	\$380,312	\$372,911	\$365,014	\$356,589
Loan-to-Value (LTV) - 1st Lien	68.06%	64.9%	61.84%	58.78%	55.72%
Debt Service Coverage Ratio	1.30	1.34	1.38	1.42	1.46
Before Tax Cash on Cash	6.16%	6.97%	7.80%	8.65%	9.53%
Return on Equity	6.19%	6.09%	6.01%	5.93%	5.84%
Equity Multiple	1.06	1.28	1.51	1.76	2.02

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$640,000
Cost of Sale	\$32,000
Mortgage Balance 1st Lien	\$356,589
Sales Proceeds Before Tax	\$251,411

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	16.63%
Acquisition CAP Rate	7.89%
Year 1 Cash-on-Cash	6.16%
Gross Rent Multiplier	8.79
Price Per Square Foot	\$220.87
Loan to Value	75.00%
Debt Service Coverage Ratio	1.30

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