

4539 Legacy Park Drive.
TAMPA FL 33611

This report provides an in-depth comparison of **4539 Legacy Park Drive. TAMPA FL 33611** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE










\$ 1246

CONFIDENCE SCORE

84.0 %

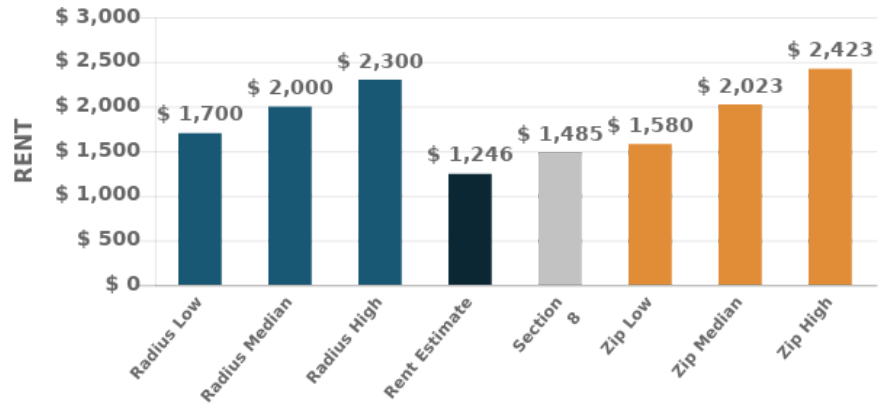
EST PROPERTY VACANCY RATE

7.89 %

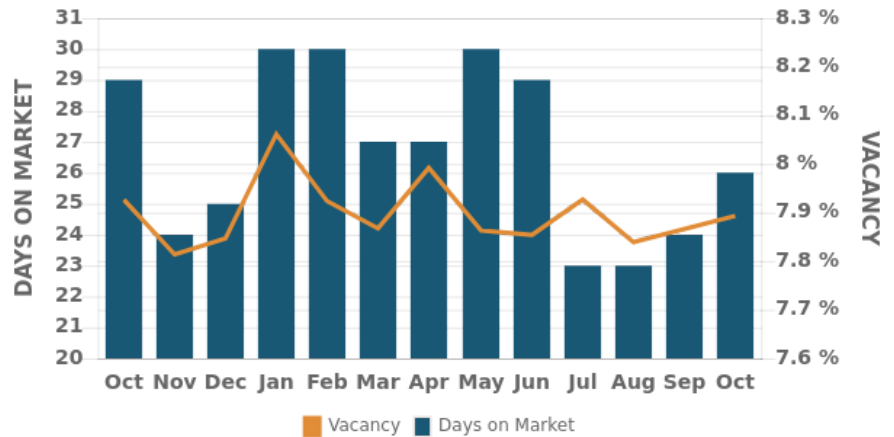
SUBJECT PROPERTY DETAILS		TYPE Multi-Family
		YEAR BUILT 2007
		SQ/FT 1808
		SQ/FT LOT 1601
		BEDS 3
		BATHS 3.5
	RADIUS SEARCHED 0.07 mi.	
	# OF COMPS 30	
	GLA SQ/FT VS COMPS SMALLER THAN 67 %	

Report Date: 12/14/2019 Versions: R34.A3

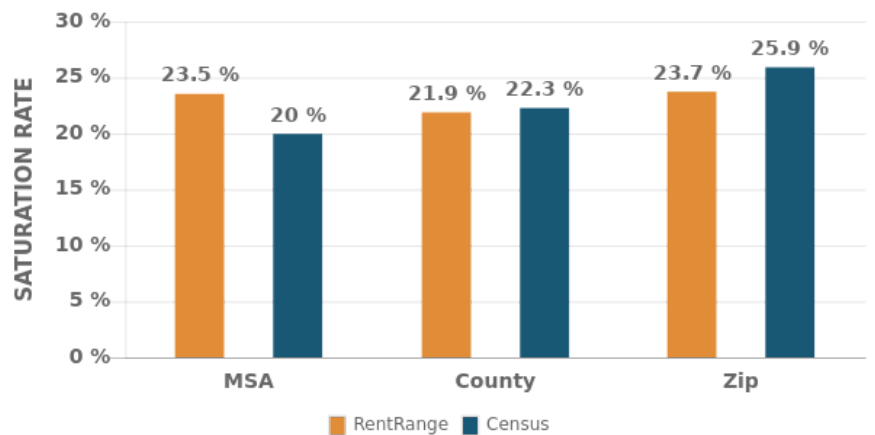
RENTAL BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY



RENTAL SATURATION BENCHMARKS

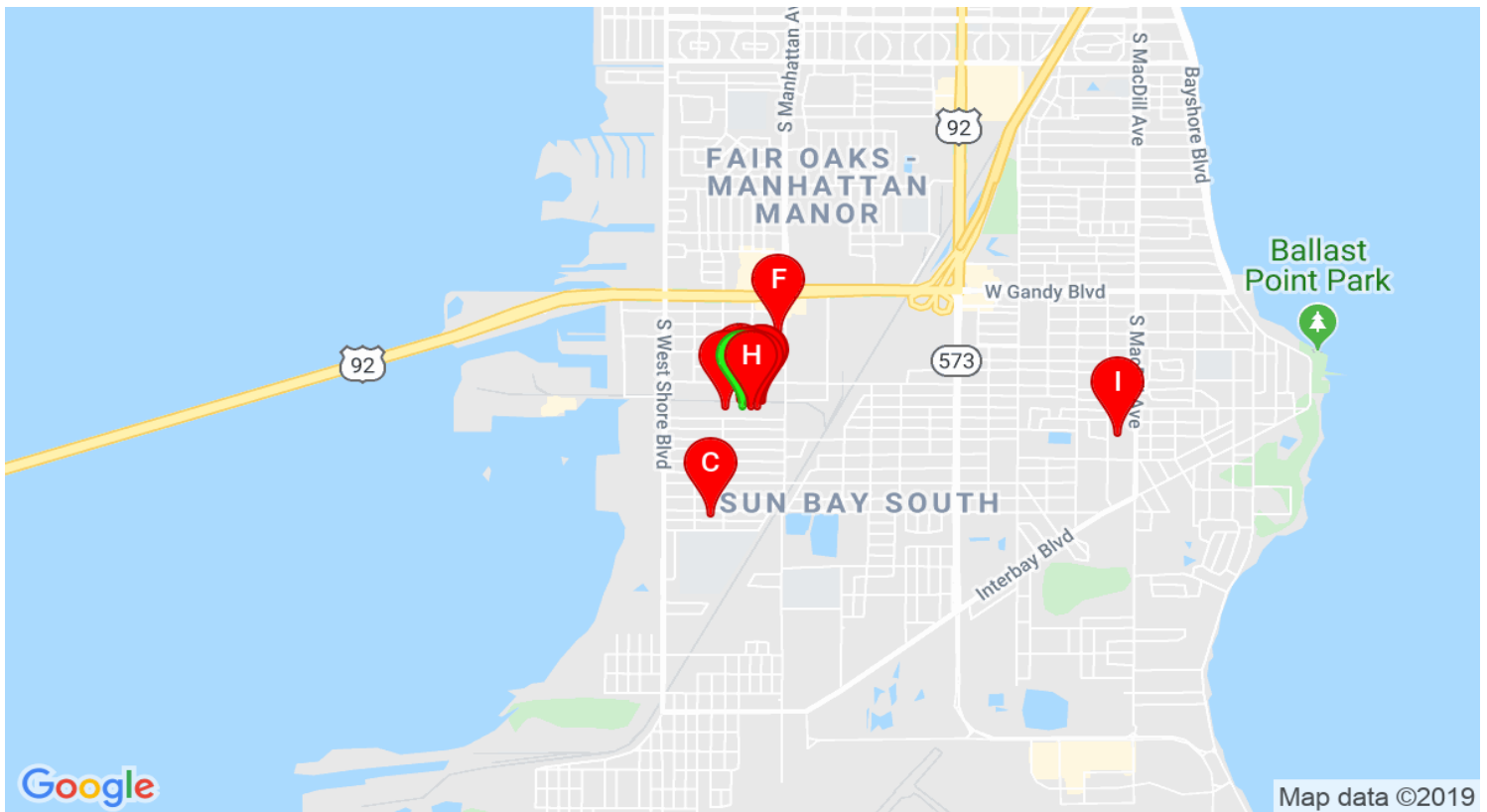


RentRange® estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2019 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.

COMPARABLE FOR-RENT PROPERTIES

4539 Legacy Park Drive.
 TAMPA FL 33611

	SQ/FT	Bed	Bath	Dist	Type	Rent
A: 4511 LEGACY PARK DR TAMPA FL 33611	1,826	3	3.5	0.06 mi.	Townhouse	\$ 2,050
B: 4503 BAY SPRING CT TAMPA FL 33611	1,826	3	3.5	0.09 mi.	Townhouse	\$ 2,100
C: 4707 W FAIRVIEW HTS TAMPA FL 33616	1,352	3	3	0.5 mi.	Single Family	\$ 1,695
D: 4530 BAY SPRING CT TAMPA FL 33611	2,141	3	3.5	0.03 mi.	Townhouse	\$ 2,200
E: 4622 LEGACY PARK DR TAMPA FL 33611	1,807	3	3.5	0.07 mi.	Townhouse	\$ 2,150
F: 4403 W PRICE AVE TAMPA FL 33611	1,138	3	1	0.38 mi.	Single Family	\$ 1,500
G: 4543 BAY SPRING CT TAMPA FL 33611	1,826	3	2.5	0.03 mi.	Townhouse	\$ 2,000
H: 4523 LEGACY PARK DR TAMPA FL 33611	1,913	3	3.5	0.04 mi.	Townhouse	\$ 2,000
I: 3146 BAYSHORE OAKS DR TAMPA FL 33611	1,844	3	3	1.61 mi.	Townhouse	\$ 1,925
J: 4501 BAY SPRING CT TAMPA FL 33611	1,808	3	3.5	0.09 mi.	Townhouse	\$ 2,000

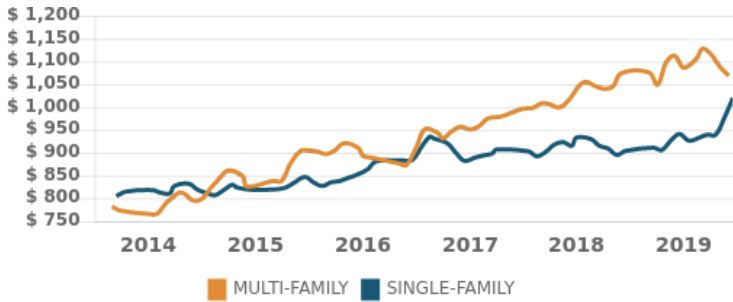


RentRange® estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2019 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.

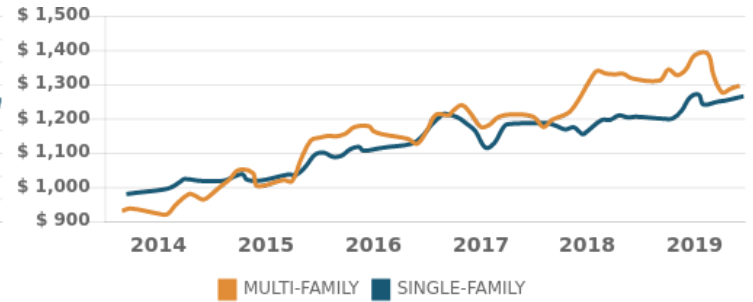
COUNTY RENT TRENDS BY BEDROOM & TYPE

4539 Legacy Park Drive.
TAMPA FL 33611

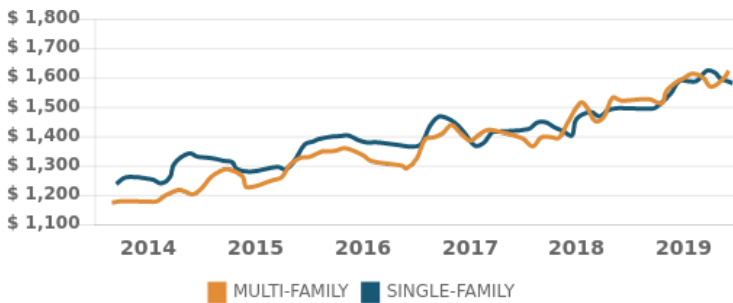
1BD RENTAL TRENDS IN COUNTY



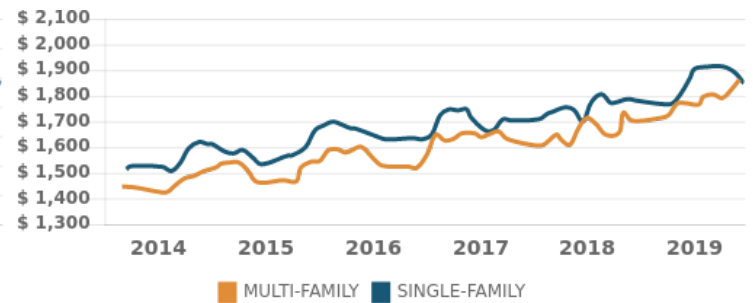
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



MEDIAN HOUSING RENTAL RATES IN TAMPA, FL

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in TAMPA	\$ 1,016	\$ 916	802	\$ 1.06
1BD MULTI-FAMILY in TAMPA	\$ 1,086	\$ 916	845	\$ 1.22
2BD SINGLE-FAMILY in TAMPA	\$ 1,250	\$ 1133	1,120	\$ 1.03
2BD MULTI-FAMILY in TAMPA	\$ 1,311	\$ 1133	1,014	\$ 1.18
3BD SINGLE-FAMILY in TAMPA	\$ 1,604	\$ 1485	1,482	\$ 1.02
3BD MULTI-FAMILY in TAMPA	\$ 1,638	\$ 1485	1,368	\$ 1.05
4BD SINGLE-FAMILY in TAMPA	\$ 1,902	\$ 1794	2,085	\$ 0.89
4BD MULTI-FAMILY in TAMPA	\$ 1,929	\$ 1794	1,997	\$ 0.87

RentRange® estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2019 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.

AREA GROSS YIELD & RENTAL TRENDS

4539 Legacy Park Drive.
TAMPA FL 33611

GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
33611	7.69 %	\$ 1,673
33616	8.37 %	\$ 1,610
33629	6.5 %	\$ 2,180
33606	6.74 %	\$ 1,959
33609	6.85 %	\$ 1,849
33602	7.67 %	\$ 1,661
33605	12.11 %	\$ 1,325
33607	9.72 %	\$ 1,575
33716	6.56 %	\$ 1,920

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 33611	\$ 3	\$ -6	\$ 113
City of TAMPA	\$ 11	\$ 20	\$ 108
County of HILLSBOROUGH	\$ 24	\$ 22	\$ 158
State of FL	\$ 6	\$ -7	\$ -2

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

RentRange® estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2019 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.

4539 Legacy Park Drive.
 TAMPA FL 33611

DATA DICTIONARY

CENSUS COUNTRY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.
CONFIDENCE SCORE	Predictor of the accuracy of the final RentRange Rental Estimate based on numerous factors, including location of the subject, its physical characteristics, neighborhood characteristics, market conditions, and the similarity of the comparable properties to the subject property
CUSTOM COUNTY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.
CUSTOM COUNTY VACANCY	Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.
DAYS ON MARKET	Days on market measures the average number of days the property has been listed for rent in that geography.
DAYS ON MARKET VS. VACANCY CHART IN COUNTY	Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.
ESTIMATED PROPERTY VACANCY	RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.
GROSS LIVING AREA (GLA)	Gross Living Area (GLA) is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.
GROSS YIELD	Gross yield is calculated by dividing the total annual projected gross income by the total property price. $Gross\ yield = \frac{gross\ income}{total\ property\ price}$
HIGH/LOW RADIUS RENT	Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.
MEDIAN RADIUS RENT	Median rent amount for all matching comparable rentals within the radius searched.

RentRange® estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2019 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.

DATA DICTIONARY

4539 Legacy Park Drive.
 TAMPA FL 33611

METROPOLITAN STATISTICAL AREA (MSA)	Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source: http://www.census.gov/population/metro .
MULTI-FAMILY	Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.
PRICE & RENT TREND IN COUNTRY	The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.
PROPERTY TYPE	If not specified, rental rates for single-family detached homes will be returned.
RADIUS SEARCHED	The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.
RENRANGE RENTAL ESTIMATE	RentRange® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.
SECTION 8	County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).
SINGLE-FAMILY	Stand alone single-family home.

RentRange® estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2019 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.