

Addresses

**80 Pondella Rd
N. Ft. Myers, FL**

			<u>Approx. Unit Size</u>	<u>Lease Expires/Expired</u>
\$	2,100.00	Bin Paradise	1,600.00	Expires - 06-30-2025
\$	2,900.00	MMA/Gym (2 Units)	2,100.00	Expires - 12-30-2030
\$	3,140.00	Mexicali Rest. (2 Units)	2,100.00	Expires - 08-31-2026
\$	1,660.00	Barbershop	1,000.00	Expired - 05-31-2023
\$	1,660.00	Enhanced Comm Servs	1,000.00	Expired - 05-31-2018
\$	1,660.00	Van Pham	1,000.00	Expires - 12-31-2028
\$	3,000.00	Church (2 Units)	2,000.00	Expired -11-30-2021

TOTAL Rent \$ 16,120.00

Approx. Interior Square Ft of Building 10,800.00

Price \$1,599,000.00

NEW ROOF IN 2023

Utilities/Paid by

Electric	Tenant
Water	Landlord
Trash	Tenant

Landlord pays water/Sewer
(Approx. \$500 per month)

2025 Real Estate Taxes (Approx) \$ 15,612.00

Please note - I do most all of the maintenance so any numbers/schedules associated with maintenance would not be applicable. As for Insurance, please make your own assessments as the numbers I have for insurance may not be the numbers that you would get as I don't carry wind on some of the buildings. Also, I have multiple properties on the same policy, split liability policies, umbrella policies, etc.

All of the numbers above are approximate and should be confirmed by buyer during the due diligence period provided in a Contract for Sale and Purchase.

All of the leases provide for rental increase every February 1 - regardless of when the lease is signed. In addition, there is no set increase in the lease. Landlord provides the new rental amount on January 1 of each year. If the Tenant does not agree then Landlord and tenant can discuss the increase. If no agreement is reached the lease can be terminated by either party.