

MEDICAL OFFICE

For Sale

11380 Bonita Beach Rd., SE

Bonita Springs, Florida



CONFIDENTIAL OFFERING MEMORANDUM

June 2024



5020 Tamiami Trail North
Suite #112
Naples, FL 34103
Telephone: 239-596-9500
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EXECUTIVE SUMMARY



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AJS Realty Group is pleased to present the opportunity to purchase 11380 Bonita Beach Road SE located in Bonita Springs, Florida. The property is a 6,615 SF commercial property constructed in 2019; 82% occupied. It is anchored by Dental Crown in an Hour in 63% of the building. The dental practice will leaseback for a 10-year term at closing. Miracle Leaf occupies 1,236 SF and there is currently a 1,323 SF vacancy. This asset benefits from high visibility and a strong traffic count which will ensure long-term sustained value over time.

Location:	11380 Bonita Beach Rd, SE Bonita Springs, FL 34135	
Size:	6,615 SF medical/professional office, also zoned for retail use.	
Year Built:	2019	
Owner:	Bonita Sol, LLC	
Site/Parcel:	0.86 acre site HIGHLAND ESTATES PB 17 PG 134 LOTS 57 THRU 59 + 71 + 72	
Traffic Count:	44,200 AADT (2022)	
Units/Suites:	3 Total:	
	Dental Crown In An Hour:	4,168 SF
	Miracle Leaf:	1,236 SF
	Vacant:	1,323 SF
Annual Net Income:	Current:	\$183,104
	Projected:	\$218,825
Purchase Price:	\$3,900,000	

TRANSACTION GUIDELINES

OFFERING TERMS

The property is being offered on an all cash, “as-is, where-is” basis to qualified buyers. The purchaser will be selected on the basis of; 1) price and terms, 2) timeframes, 3) financial qualifications, 4) experience, and 5) level of underwriting and demonstrated understanding of the offering.

INFORMATION AND PROPERTY TOURS

AJS Realty Group will facilitate all communications relating to the offering memorandum, the dissemination of additional information, property tours, and purchase offers. Under no circumstances should a prospective purchaser contact the owner, adjacent tenants, or management personnel at the property. Property tours should be conducted only when accompanied by a member of the AJS Realty Group sales team.

PURCHASE PRICE

While the purchase price is negotiable, AJS Realty Group provides a guidance price of \$3,900,000.

CONTACT

Hamish Williams

Senior Vice-President

AJS Realty Group, Inc.

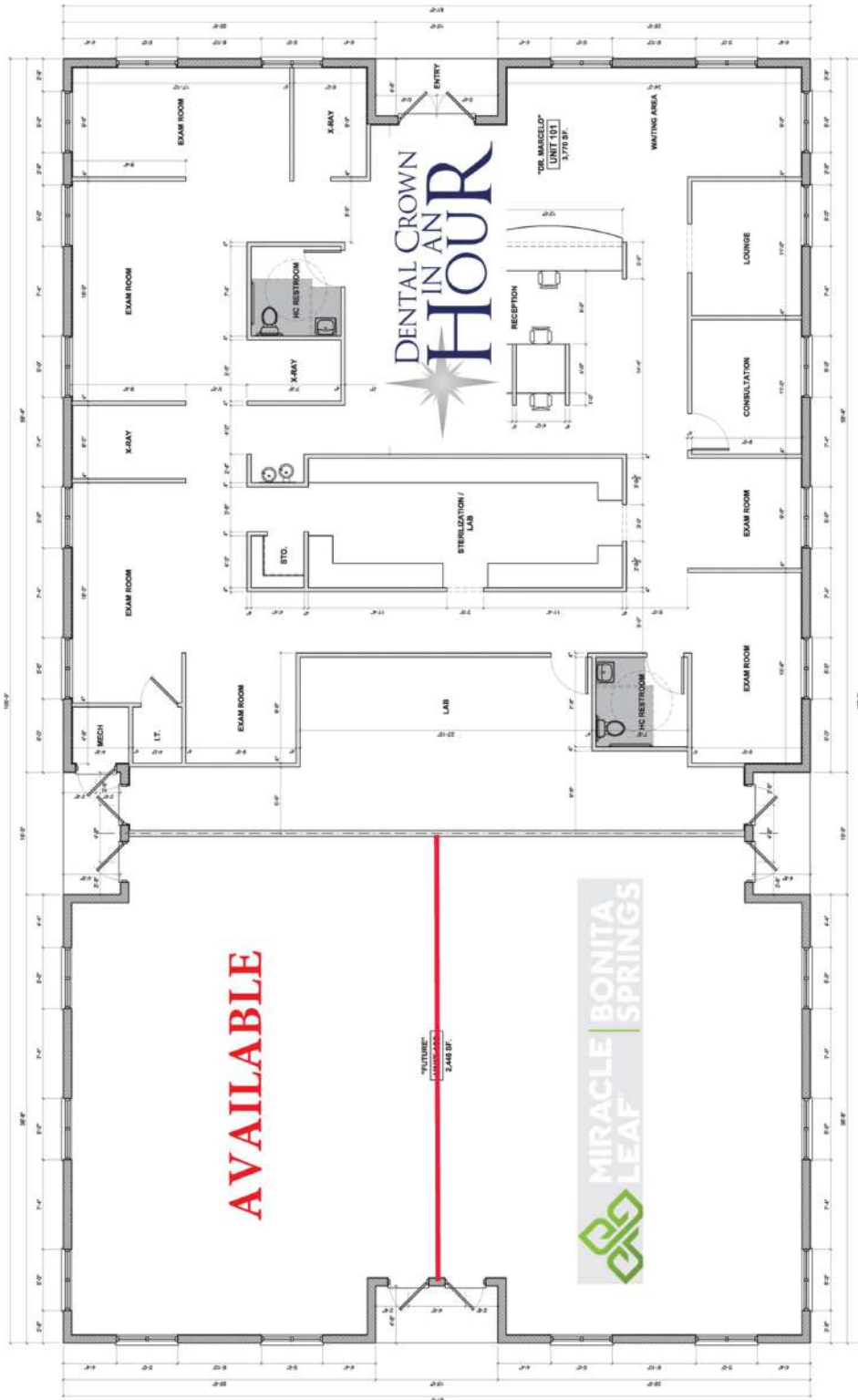
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PHOTOS



LAYOUT/FLOORPLAN



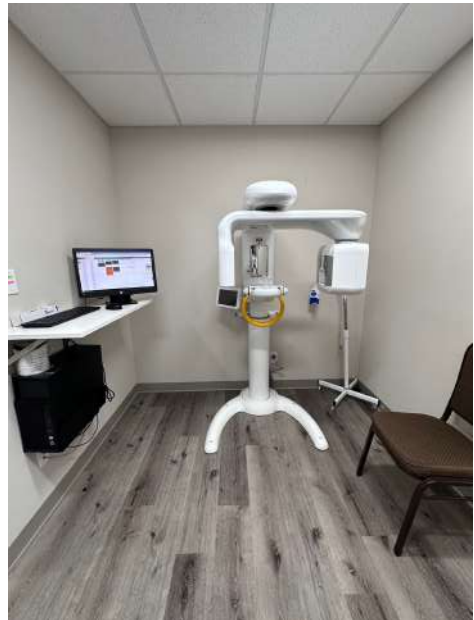
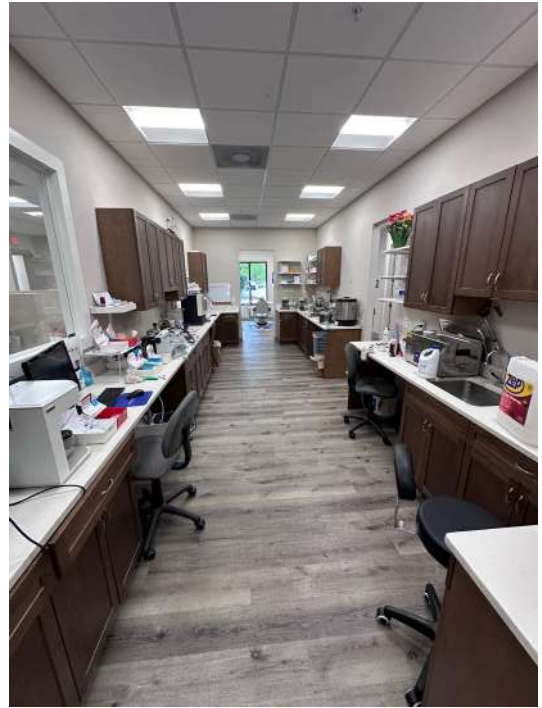
SITE PLAN



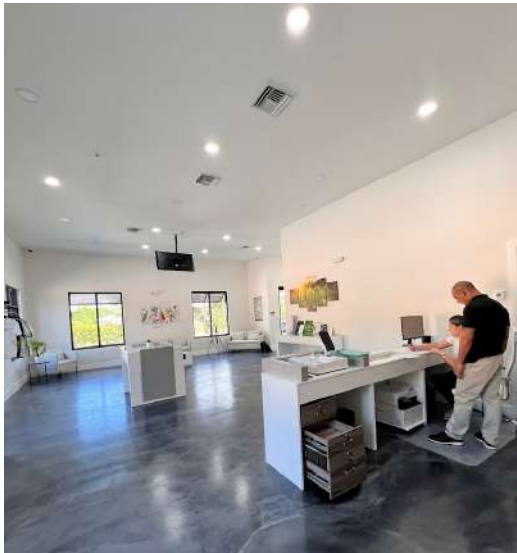
PHOTOS



PHOTOS – Dental Suite



PHOTOS – Miracle Leaf

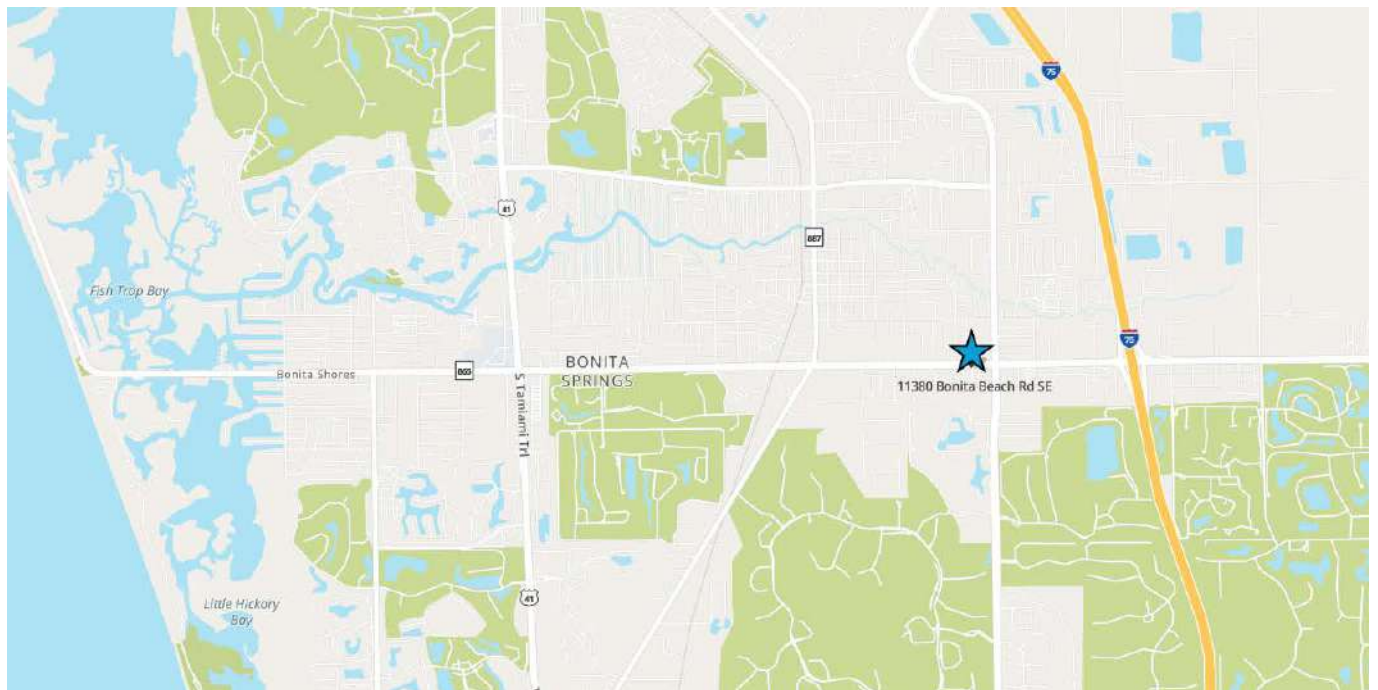
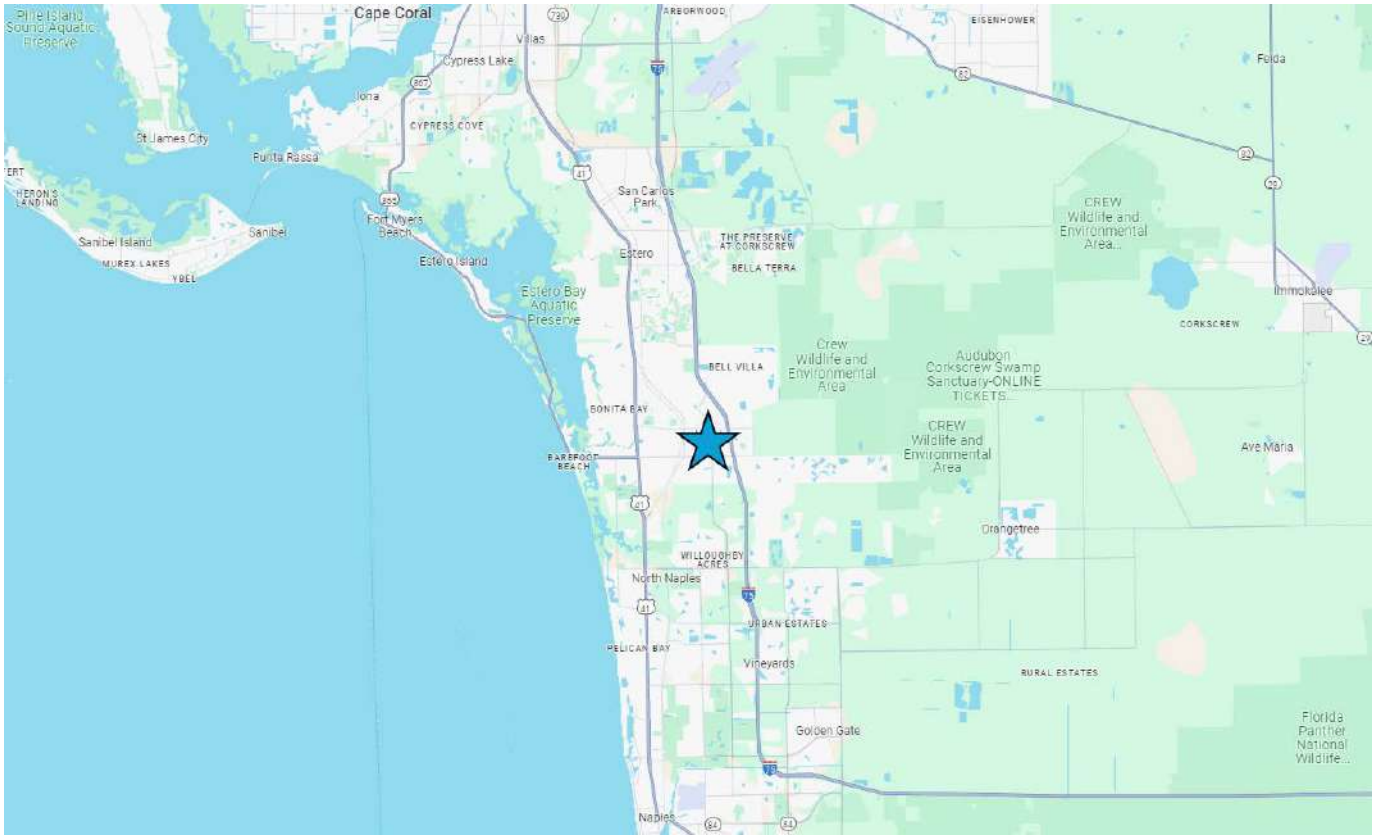


LOCATION

SW Florida



Regional Location



Locality



OPERATING EXPENSES



OPERATING COSTS/CAM

2023 Proforma CAMS - Bonita Sol, LLC		
PROPERTY ADDRESS	11380 Bonita Beach Rd SE	
MULTI-UNIT EXPENSES	YR TOTAL	MO AVG
INSURANCES	\$ 7,150.61	\$ 595.88
FLOOD	\$ 13,912.32	\$ 1,159.36
INTERIOR MAINTENANCE	\$ -	\$ -
INTERIOR REPAIRS	\$ -	\$ -
HOUSEKEEPING	\$ 1,294.02	\$ 107.84
EXTERIOR MAINTENANCE	\$ 2,282.62	\$ 190.22
EXTERIOR REPAIRS	\$ -	\$ -
GROUNDSKEEPING	\$ 2,866.50	\$ 238.88
ELECTRIC	\$ 453.60	\$ 37.80
REFUSE	\$ 2,778.09	\$ 231.51
FIRE ALARM	\$ 1,492.67	\$ 124.39
CARETAKER FEES / SALARY	\$ 14,337.54	\$ 1,194.80
LAND TAX	\$ 18,291.26	\$ 1,524.27
ACCOUNTING	\$ 5,250.00	\$ 437.50
LICENSES & PERMITS	\$ -	\$ -
WATER	\$ 2,985.99	\$ 248.83
SUBTOTAL EXPENSES	\$ 73,095.22	\$ 6,091.27
4% MANAGEMENT FEES	\$ 2,923.81	\$ 243.65
TOTAL EXPENSES	\$ 76,019.03	\$ 6,334.92
SUITE 101 CAMS	\$ 45,611.42	\$ 3,800.95
SUITE 102 CAMS	\$ 15,203.81	\$ 1,266.98
SUITE 103 CAMS	\$ 15,203.81	\$ 1,266.98

RENT ROLL



RENT SCHEDULE

Tenant Name	RSF	Initial Lease Term (Years)	Base Rent per SF	Annual Net Rent	Rent Increases
Sage Dental	4,168	10	\$38.00	\$158,384	10% from yrs. 6 to 10
Miracle Leaf	1,236	5	\$20.00	\$24,720	4% annually
Vacancy	1,323	TBD	\$27.00*	\$35,721*	TBD
Totals				\$218,825*	

* *Projected net income after asset stabilization.*



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