

# OLD SEAPORT PLACE

TROPHY BAYFRONT INVESTMENT OPPORTUNITY



**THE PIER  
GROUP**

REALTYONEGROUP

# TROPHY ASSET OFFERING BOTH INCOME AND FUTURE UPSIDE

ASKING PRICE

**\$22,900,000**

2025 NET OPERATING  
INCOME (NOI)

**\$1.71M**

IN-PLACE CAP RATE

**7.5%**

## PROPERTY SPECIFICATIONS

- **TRIPLE-NET LEASED** | ALL TENANTS PAYING PROPERTY TAXES, INSURANCE, AND MAINTENANCE
- **25,000+ SF** OF INCOME-GENERATING WATERFRONT RETAIL SPACE
- **21 DEEDED** MARINA SLIPS WITH DEEP WATER GULF ACCESS
- **122 PRIVATE ON-SITE PARKING SPACES** — A RARE COMMODITY ON THE ISLAND
- **100% LEASED** TO ESTABLISHED, LONG-TERM OPERATORS
- LOCATED IN THE **HIGHEST FOOT TRAFFIC ZONE** IN FORT MYERS BEACH
- **AT THE EPICENTER OF \$500M+** IN SURROUNDING REDEVELOPMENT

# SECURE CASH FLOW WITH STRATEGIC BAYFRONT CONTROL

## Conviction Drivers:

- Fort Myers Beach has entered a high-growth recovery phase post-Hurricane Ian
- Old Seaport Place is fully stabilized and cash flowing today
- Located steps from Times Square, Margaritaville, and adjoining Arches Bayfront
- Strategic control of irreplaceable marina slips + dockside operations
- Rare intersection of yield, stability, and generational real estate fundamentals



# 1.8 ACRES OF PRIME BAYFRONT WITH HIGH-IMPACT VALUE CREATION

645 OLD SAN CARLOS BLVD



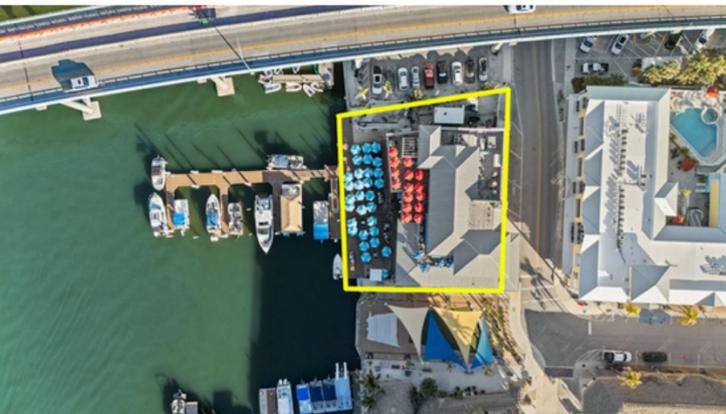
645 OLD SAN CARLOS BLVD  
2/4/5



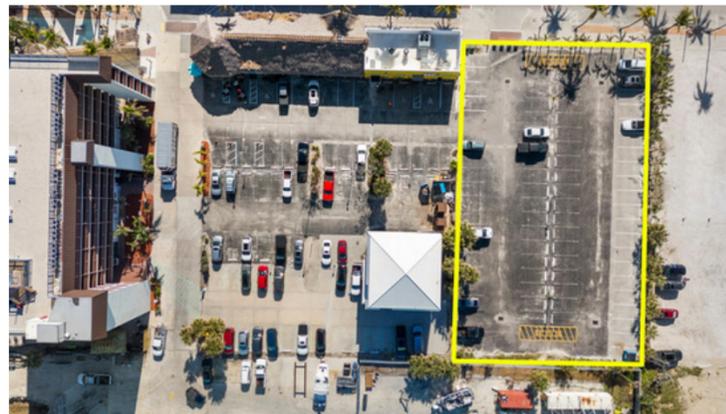
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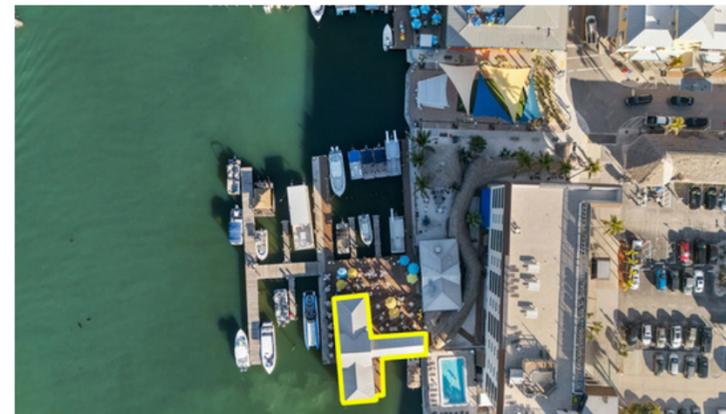
1131 1ST ST



441/445 OLD SAN CARLOS BLVD



DOCK



- **25,000+ SF** of income-producing restaurant/retail space
- **122** deeded private parking spaces
- **21** marina slips with deep water access
- **100% occupied** by high-visibility operators
- **Premier visibility** at the foot of Matanzas Pass Bridge



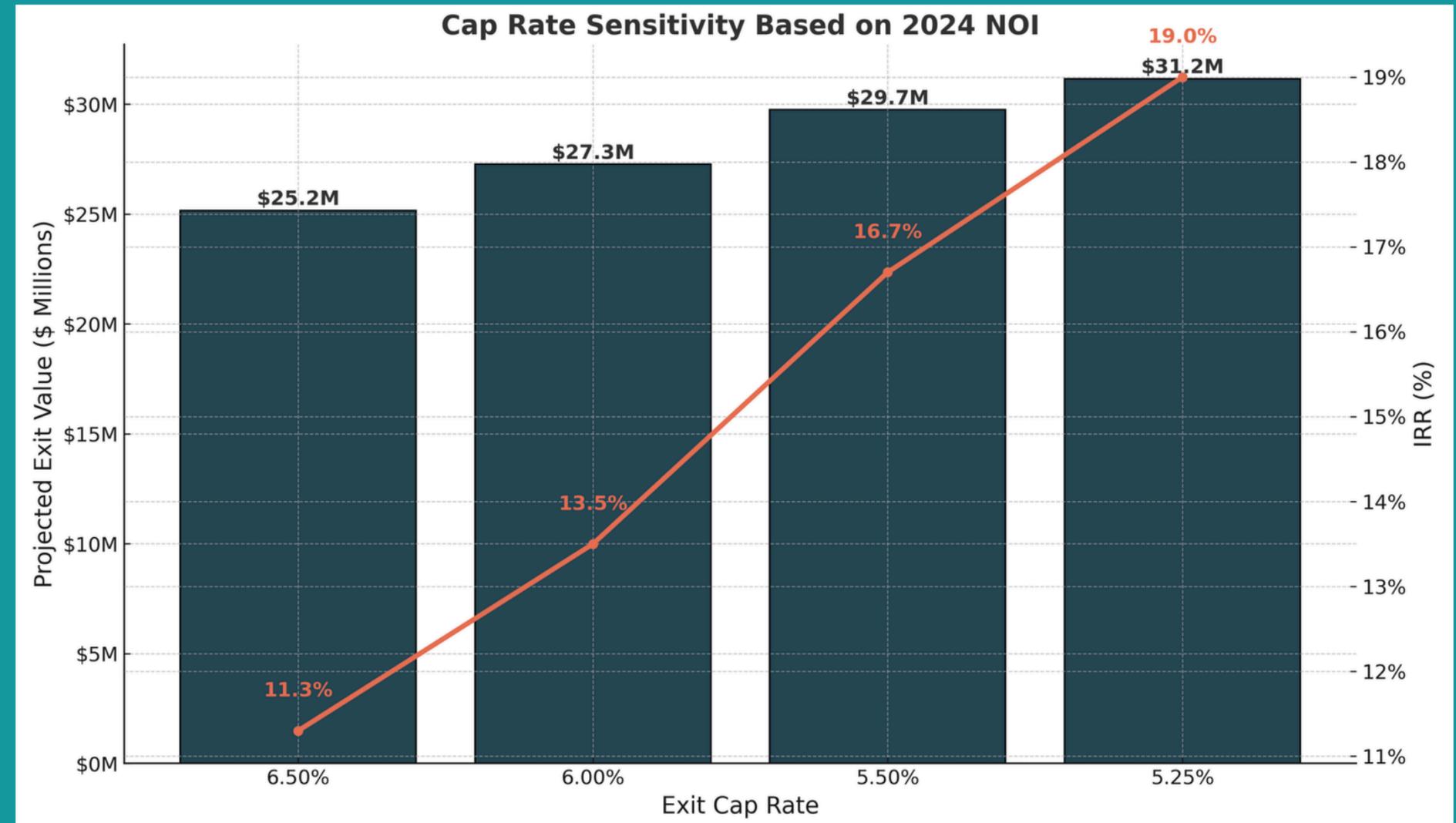
# ICONIC WATERFRONT VENUES WITH LONG-TERM LEASES

- **Nervous Nellie's | Wahoo Willie's | Snug Harbor**
- All tenants are local market leaders with years of brand equity
- Each underwent major post-lan renovations and re-investment
- Long-term NNN leases in place with % rent clauses
- Stable, high-performing tenants aligned with tourism momentum

# RELIABLE INCOME WITH EMBEDDED GROWTH

## KEY METRICS:

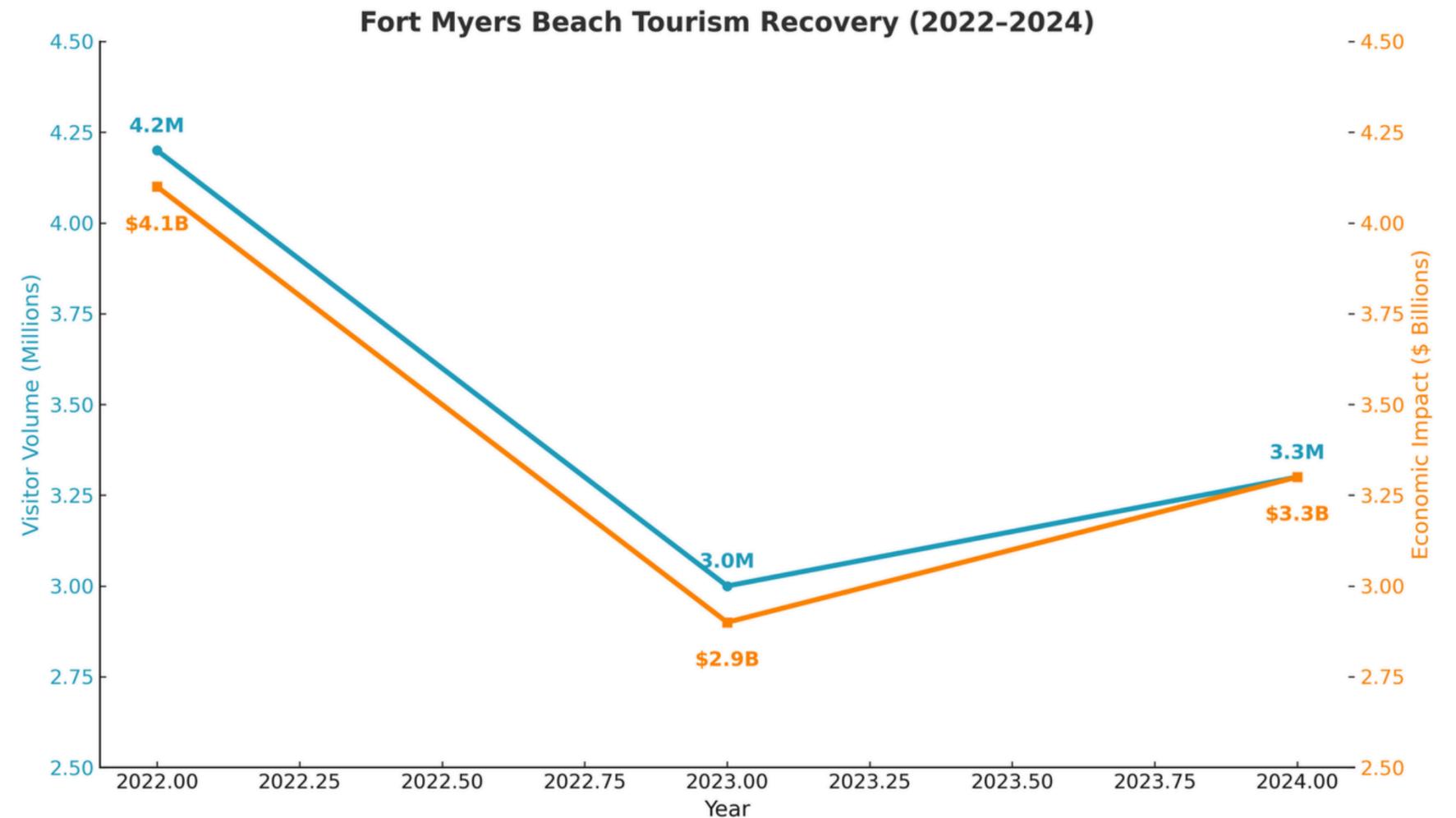
- 2025 Net Operating Income (NOI): \$1.71M
- Long-term NNN leases with rent escalations and % rent
- In-place cap rate: 7.5%
- Performance supported by resilient tenancy and top-tier waterfront positioning
- Strong hedge against inflation via structure and location



# POSITIONED AT THE CENTER OF \$500M+ REDEVELOPMENT WAVE

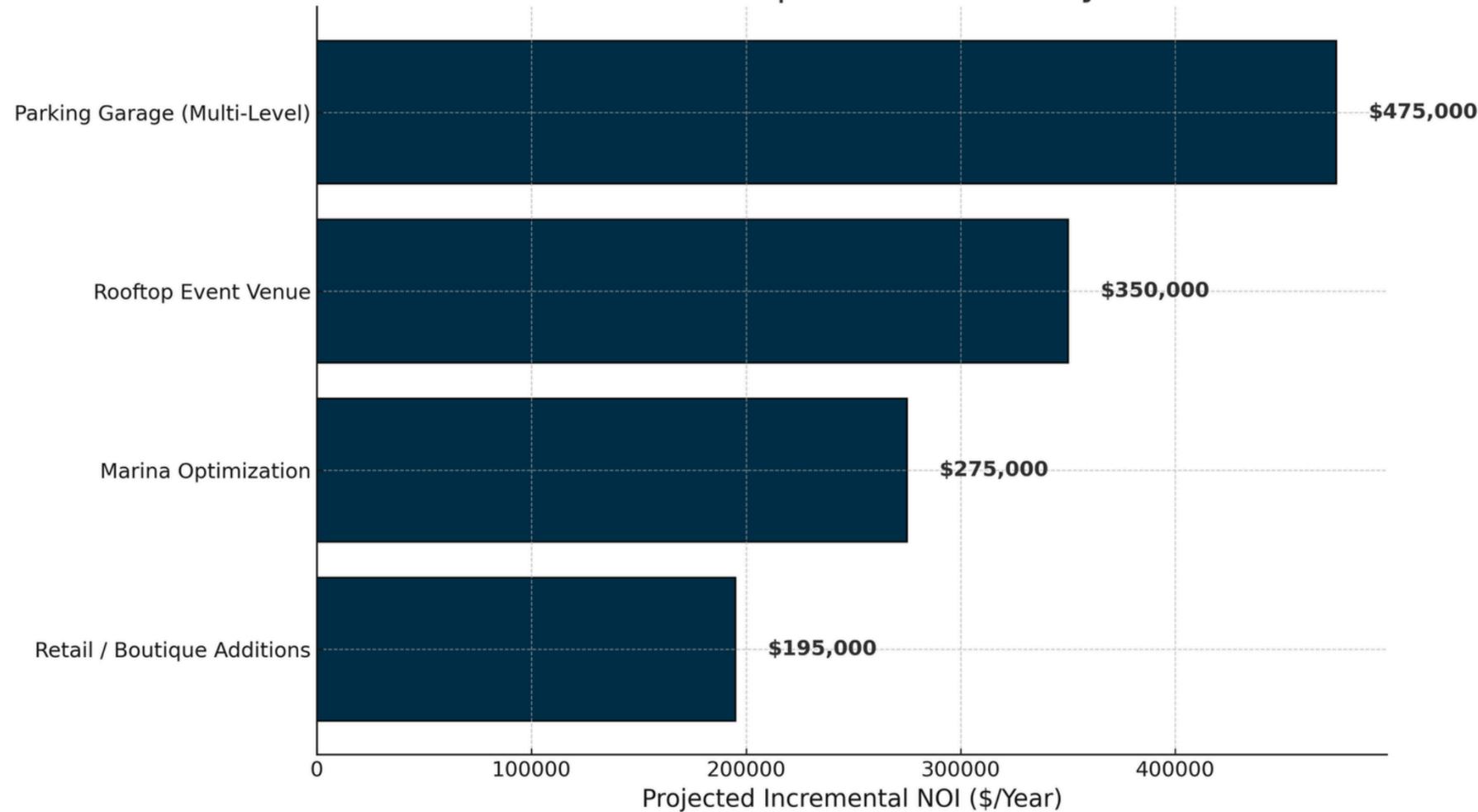
## Projects Nearby:

- 254-key Margaritaville Resort (delivered and open)
- Times Square redesign (approved)
- Arches Bayfront Marina District (proposed \$200M+)
- Fort Myers Beach Pier rebuild, ferry dock improvements, and public infrastructure upgrades
- All initiatives converge at Old San Carlos Blvd, driving long-term value uplift



# \$1.2M+ NOI UPSIDE VIA SCALABLE ENHANCEMENTS

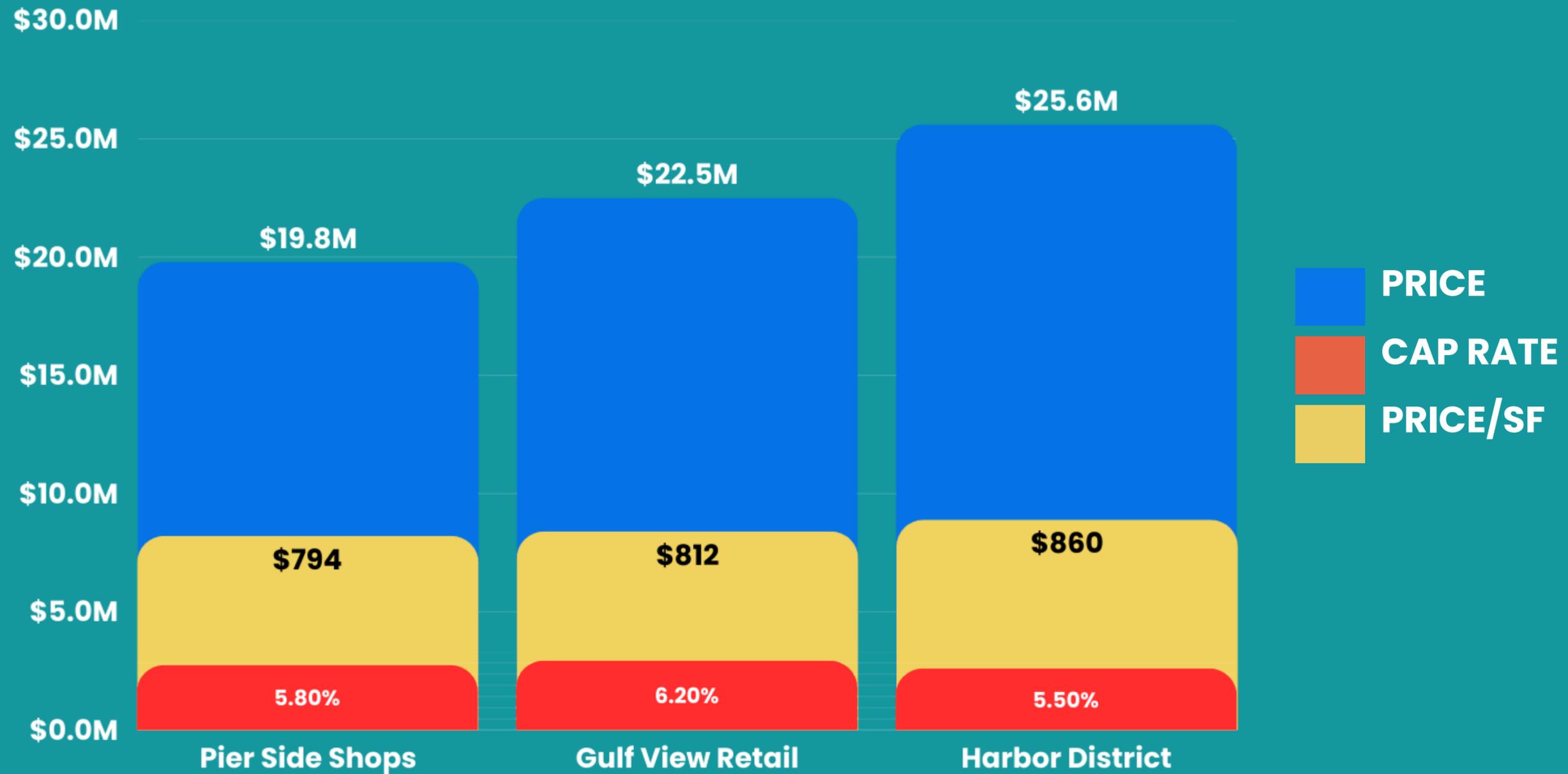
Value-Add Potential | Incremental NOI by Initiative



## Opportunities:

- Multi-story parking garage with retained surface parking
- Rooftop event venue and elevated dining concepts
- Retail infill: coffee, boutique, activation pads
- Enhanced marina operations + expanded slips
- Value layers deployable without disrupting current revenue

# MARKET-VERIFIED POSITIONING AMONG PEER WATERFRONT ASSETS

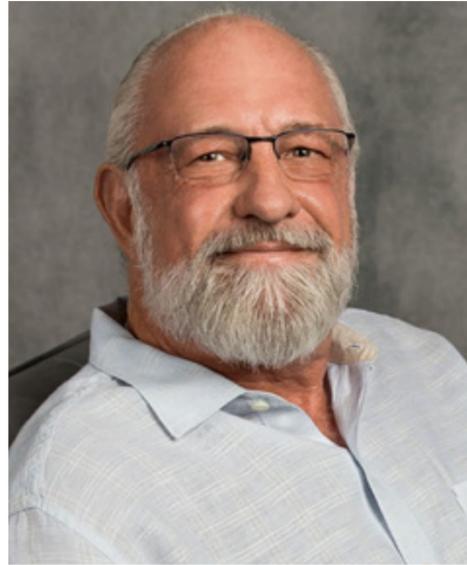


# PROVEN INCOME, IRREPLACEABLE LOCATION, INSTITUTIONAL RELEVANCE

- Trophy waterfront asset with real operating strength
- Surrounded by \$500M+ of redevelopment energy
- Fully leased with clear NOI upside paths
- Protected dockage, density, and pedestrian traffic convergence
- Rare opportunity to control a dominant Bayfront cornerstone in a rising submarket



# OFFERED BY



## DENNIS WAGAMAN | REALTOR

**Consecutive Multi-Year Sales Excellence Award Recipient —**

**Bonita Estero Board of Realtors®**

**Realty One Group MVP**

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**DWSWFL@GMAIL.COM**



Dennis Wagaman is a high-performing Realtor and trusted advisor to real estate investors seeking strong returns in Fort Myers Beach's dynamic and fast-rebuilding market. Based on the island since 2019, Dennis offers more than transactional guidance—he delivers strategic insight, operational discipline, and a results-driven mindset shaped by decades of executive experience in wholesale distribution, corporate leadership, and commercial financial services.

Dennis entered the real estate industry with a strong foundation in business operations and financial analysis, quickly establishing himself as a top performer. Since earning his license in late 2019, Dennis has delivered consistent, high-level results—closing \$15 million in 2020, his first full year in the business. His performance has earned continued recognition from the Bonita Springs-Estero Realtors® (BEAR), including the Diamond and Platinum Awards for Sales Excellence each year since.

His clients benefit not only from deep market knowledge but also from Dennis's ability to assemble the right team for every deal. Drawing from a carefully cultivated network of proven professionals—including attorneys, 1031 exchange intermediaries, lenders, builders, engineers, land-use consultants, and STR operators—Dennis ensures that every aspect of the transaction is supported with precision and clarity. His collaborative relationships within local permitting and regulatory departments further streamline the path to execution, giving his clients a critical edge in a competitive environment.

In addition to his work as a top-tier real estate advisor, Dennis served as a member of the Fort Myers Beach Pier Committee, where he contributed to advancing the planning and rebuilding of the iconic pier following Hurricane Ian. His ongoing involvement in local redevelopment efforts reinforces his commitment to the community's future and his clients' long-term success.

Whether sourcing off-market opportunities, underwriting income potential, or positioning assets for resale, Dennis delivers the local expertise, financial clarity, and strategic support that serious investors rely on to grow their portfolios with confidence.

# THANK YOU

