

BERNWOOD PORTFOLIO

BONITA SPRINGS, FL



RETAIL | OFFICE—US 41



RETAIL —US 41



RETAIL | OFFICE—OLD 41



RETAIL | OFFICE—WEST OF 41



5 FLEX BUILDINGS—OLD 41



MULTI-TENANT FLEX—OLD 41

WILLIAM RAVEIS

COMMERCIAL

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INVESTMENT SUMMARY

- The Bernwood Portfolio is comprised of 6 prime income-producing properties located in Bonita Springs, FL.
- Diversified building mix creates wide spectrum of tenant prospects—retail, showroom, restaurant, office, medical, and industrial.
- Close proximity of projects to one another results in management and leasing synergies (i.e., savings in time and costs to service the portfolio, as well as pricing leverage).
- Long history of having high occupancy rates with sticky tenants.
- All spaces have been built-out with efficient layouts; easy to turnover to new tenants when re-leasing without significant out of pocket by Landlord for tenant improvements.
- All properties have parking exceeding minimum code, and excellent ingress/egress.
- Most of the industrial product in the portfolio has outside storage, a rare and expensive asset for industrial/flex tenants.
- Zoning: all properties have PD zoning with extensive list of permitted uses; results in significant competitive advantage to other properties.
- Minimal to no deferred maintenance.
- Superior construction: all buildings are CBS or tilt construction built to highest hurricane standards in place at time of construction, and all have survived multiple hurricanes with no flooding, and very minimal cosmetic damage. High and dry locations.
- Land (23.66 acres +/-) is all located in premium locations—high traffic counts, great visibility, easy access, excellent demographics, and high barriers to entry.
- Individual suites range from 637sf to 10,000+sf, allowing Landlord to grow with Tenants via expansion to larger spaces (versus losing successful companies to competitors).
- CapEx: Ownership has invested \$2.0 Million+ in CapEx on the portfolio in past two years.

This offering presents the rare opportunity for a commercial real estate investor to acquire a significant footprint of high-quality and stabilized buildings, that are easy to manage, in one of SWFL's fastest growing submarkets

FINANCIAL SUMMARY

No.	Property Name	Leasable SF +/-	Acres +/-	Year Built	Property Type
1	Bernwood Centre	66,605	4.53	1996	Retail/office/restaurant/ showroom/light manufacturing
2	Bernwood Design Centre	24,935	3.87	2000	Retail/showroom/restaurant
3	Bernwood Shoppes	41,240	3.62	2003	Retail/office/medical/restaurant
4	Bernwood Place	12,474	1.99	1996	Retail/office/medical
5	Brookwood Buildings	23,750	3.07	2002/2006	5 freestanding industrial buildings
6	Bernwood Trade Center	59,141	6.27	2020	Industrial/flex/retail

TOTALS: **228,145** **23.35**

PRO FORMA NOI: \$3,859,296

OCCUPANCY: 96.50%

FINANCIAL PRO FORMA

- All properties except Bernwood Trade Center -

Bernwood, LLC

Total Usable Square Footage: 168,974

Proforma			
	<u>\$ / Year</u>	<u>\$/SF</u>	<u>%</u>
REVENUE			
Rent Revenue	\$ 3,801,915	\$22.50	100%
CAM	268,646	\$1.59	100%
- Vacancy & Credit Loss	203,528	\$1.20	5%
TOTAL REVENUE	\$ 3,867,033	\$22.89	95%
OPERATING EXPENSES	\$ Amount	\$/SF	%
Administrative	16,256	\$0.10	1.6%
Insurance	291,403	\$1.72	28.5%
Management Fee (3%)	116,011	\$0.69	11.3%
Contract Services	162,560	\$0.96	15.9%
Repairs & Maintenance	24,384	\$0.14	2.4%
POA Fees	22,758	\$0.13	2.2%
RE Taxes	282,974	\$1.67	27.6%
Utilities	107,594	\$0.64	10.5%
TOTAL OPERATING EXPENSES	\$ 1,023,940	\$6.06	100%
NET OPERATING INCOME	\$ 2,843,092	\$16.83	73.52%

Notes & Assumptions

Revenue:

- Derived from 2025 Rent Roll, CMA in South Lee and North Collier, and built-in annual rent escalations.
- 100% of rent roll has annual escalations.
- 2025 Rent Roll in the mid \$21's PSF MG.
- Current occupancy +95%. Threshold maintained or exceeded since 2020.

Op Ex:

- Insurance is average over past 3 years ('22-24)
- Trash is average over past 3 years ('22-24)
- Repairs & Maintenance is average over past 3 years ('22-24)

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FINANCIAL PRO FORMA

- Bernwood Trade Center only -

Bernwood Trade Center

Total Usable Square Footage: 59,141

Proforma			
	<u>\$ / Year</u>	<u>\$/SF</u>	<u>%</u>
REVENUE			
Rent Revenue	\$ 1,064,538	\$18.00	100.0%
CAM	321,727	\$5.44	100.0%
- Vacancy & Credit Loss	48,519	\$0.82	3.5%
TOTAL REVENUE	\$ 1,337,746	\$22.62	96.5%
OPERATING EXPENSES	\$ Amount	\$/SF	%
Administrative	3,500	\$0.06	1.1%
Insurance	81,000	\$1.37	25.2%
Management Fee (3%)	40,132	\$0.68	12.5%
Repairs & Maintenance	4,000	\$0.07	1.2%
Contract Services	30,000	\$0.51	9.3%
POA Fees	40,000	\$0.68	12.4%
RE Taxes (2024 Actual)	96,909	\$1.64	30.1%
Utilities	26,000	\$0.44	8.1%
TOTAL OPERATING EXPENSES	\$ 321,541	\$5.44	100.00%
NET OPERATING INCOME	\$ 1,016,204	\$17.18	75.96%

Notes & Assumptions

Revenue:

- Derived from 2025 Rent Roll, CMA in South Lee and North Collier, and built-in annual rent escalations.
- 100% of rent roll has annual escalations.
- 2025 Rent Roll averages ~\$16.00/psf NNN
- Current occupancy is 100%

Op Ex:

- Insurance is average over past 3 years ('22-24)

New Enclosed Storage Yard: (*not included in revenue above*)

- User has been secured for new enclosed storage yard. **Rent revenue +\$72k/yr** with annual escalations and 10-year lease commitment. Construction to commence 2025.

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BERNWOOD DEMOGRAPHICS

Source: Co-Star (2024)

DEMO	1-MILE	3-MILE	5-MILE
2020 Population	3,569	38,058	73,525
2024 Population	4,608	45,459	91,985
2029 Population Projection	5,584	54,600	110,711
2024 Households	2,416	21,681	43,860
Avg Household Income	\$111,368	\$118,922	\$112,068
Median Household Income	\$94,688	\$86,318	\$83,790
Median Age	72.3	65.1	63.8

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BERNWOOD CENTRE

RETAIL | SHOWROOM | OFFICE | FLEX | RESTAURANT

CORNER OF OLD 41 ROAD & US 41



Property Details

- **BUILDING:** 66,605sf +/-
- **SITE:** 4.53 acres +/-
321 parking spaces (shared)
- **YEAR BUILT:** 1996
- **DETAILS:** CBS construction, fire sprinklers,
3-phase power, 12' glass storefronts
- **ZONING:** IPD/CPD
- **IN-PLACE RENTS:** \$15-28psf modified gross



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BERNWOOD DESIGN CENTRE

RETAIL | SHOWROOM | OFFICE | RESTAURANT

CORNER OF OLD 41 ROAD & US 41



Property Details

- **BUILDING:** 24,935sf +/-
- **SITE:** 3.87 acres +/-
321 parking spaces (shared)
- **YEAR BUILT:** 2000
- **DETAILS:** CBS construction, fire sprinklers,
3-phase power, 10' glass storefronts
- **ZONING:** CPD



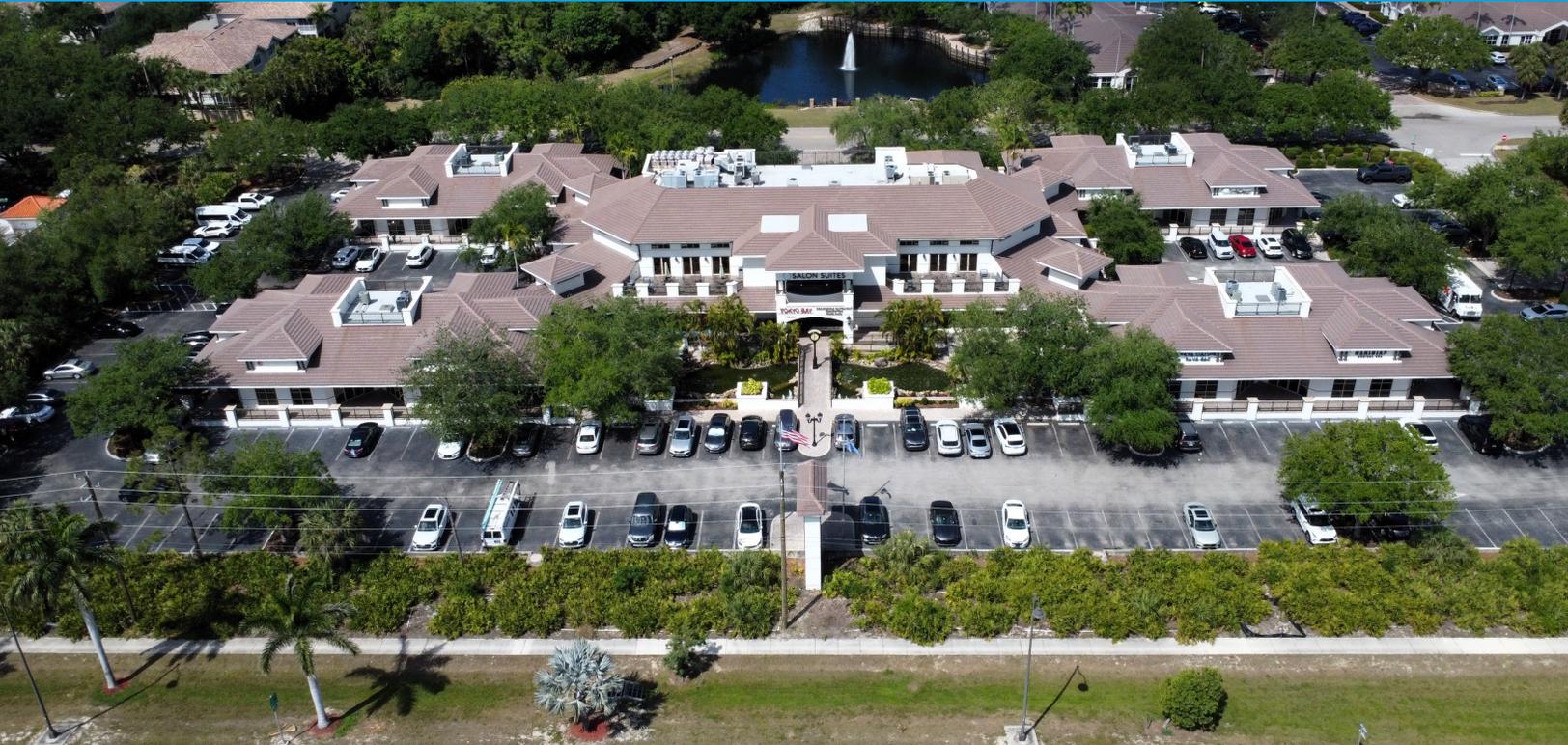
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BERNWOOD SHOPPES

RETAIL | OFFICE | MEDICAL | RESTAURANT

US 41—PART OF PELICAN LANDING DRI



Property Details

- **BUILDING:** 41,240sf +/-
- **SITE:** 3.62 acres +/-
195 parking spaces
- **YEAR BUILT:** 2003
- **DETAILS:** CBS with stem wall, fire sprinklers, 3-phase power
- **ZONING:** CPD
- **IN-PLACE RENTS:** \$21-34psf modified gross



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BERNWOOD PLACE

RETAIL | OFFICE | MEDICAL

LOCATED AT ENTRANCE TO PELICAN LANDING –WEST OF US41



Property Details

- **BUILDING:** 12,474sf +/-
- **SITE:** 1.99 acres +/-
103 parking spaces
- **YEAR BUILT:** 1996
- **DETAILS:** CBS with stem wall, excess parking field, pylon sign
- **ZONING:** CPD
- **IN-PLACE RENTS:** \$22-29psf modified gross



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BROOKWOOD BUILDINGS

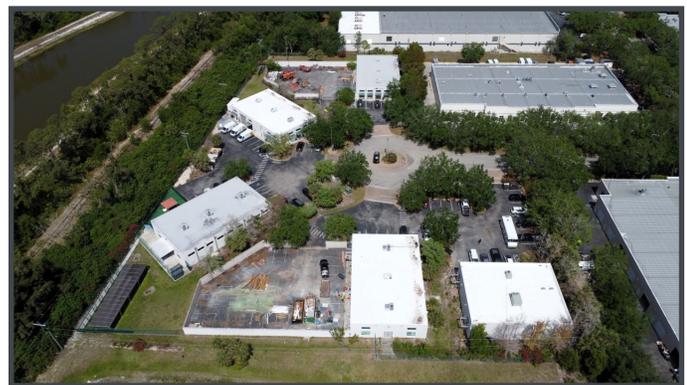
INDUSTRIAL | FLEX

BERNWOOD BUSINESS PARK—OLD 41 ROAD



Property Details

- **BUILDING:** 23,750sf +/- (5 buildings)
- **SITE:** 3.07 acres +/-
83 parking spaces +/- (shared)
- **YEAR BUILT:** 2002—2006
- **DETAILS:** CBS, 14' clear height, 12' OH doors, 3-phase power, two buildings have fully enclosed secured storage yards
- **ZONING:** IPD/CPD
- **IN-PLACE RENTS:** \$16-23psf modified gross



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BERNWOOD TRADE CENTER

INDUSTRIAL | FLEX

BERNWOOD BUSINESS PARK—OLD 41 ROAD



Property Details

- **BUILDING:** 59,141sf +/-
- **SITE:** 6.27 acres +/-
131 parking spaces
Dedicated outside storage yards
- **YEAR BUILT:** 2020
- **DETAILS:** Concrete tilt wall construction, fire sprinklers, 18' clear height, 14' OH doors, impact glass, 3-phase power
- **TYPICAL BAYS:** 25' x 75' and 35' x 55'
- **ZONING:** IPD/CPD
- **IN-PLACE RENTS:** \$15-28psf modified gross

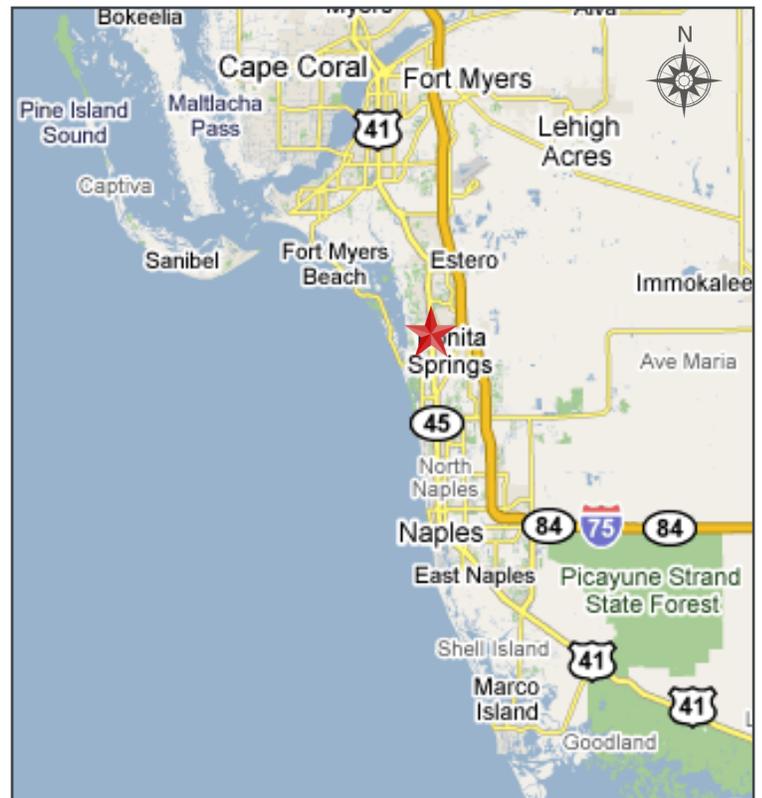


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PROPERTY ADDRESSES

- 1. Bernwood Centre**
24850 Old 41 Road
Bonita Springs, FL 34135
- 2. Bernwood Design Centre**
24821/51 S. Tamiami Trail
Bonita Springs, FL 34134
- 3. Bernwood Shoppes**
24840-80 S. Tamiami Trail
Bonita Springs, FL 34134
- 4. Bernwood Place**
3401-3405 Pelican Landing Parkway
Bonita Springs, FL 34134
- 5. Brookwood Buildings**
9220-9231 Brookwood Court
Bonita Springs, FL 34135
- 6. Bernwood Trade Center**
9201 & 9211 Cockleshell Court
Bonita Springs, FL 34135



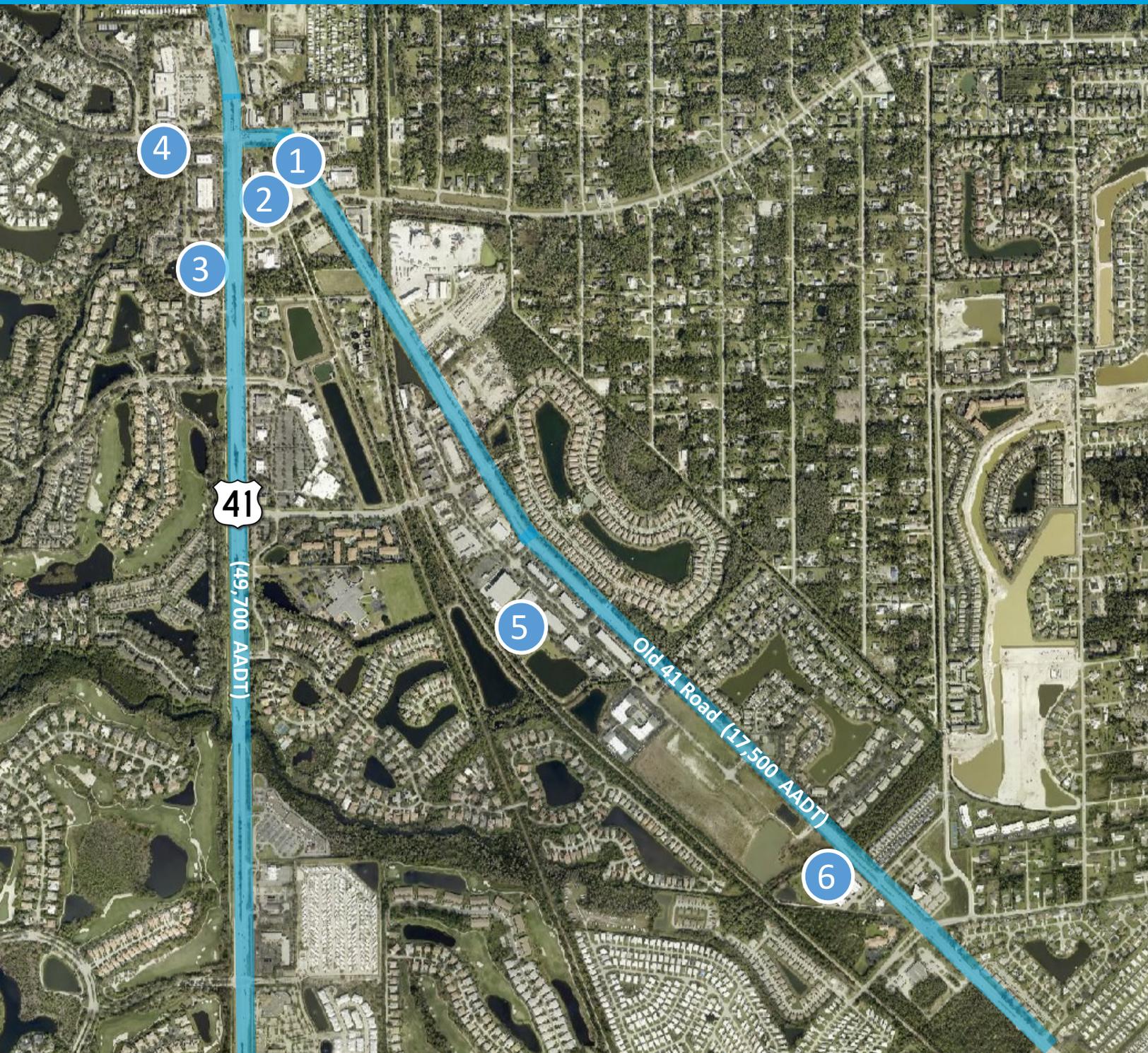
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