

LOI Submission Terms

3275 Desoto Blvd N, Naples, FL 34120 - 7.49 Acres

1. Submission Channel

All formal Letters of Intent (LOIs) and supporting documentation must be directed to:

Email: deanestates23@gmail.com

2. Required Core Terms

Term	Requirement
Sale Price	\$5,495,000 (Minimum / Net-to-Seller)
Due Diligence	90 Calendar Days
Initial Option Fee	\$30,000 (Non-refundable; released to Seller on Day 1)
Initial EMD	\$70,000 (Refundable until Day 90)
Milestone Deposit	\$174,750 (Due Day 91; brings total to 5%)
Total Non-Refundable	\$274,750 (After Day 90)
Extension Fees	\$15,000 per 30-day period (Non-refundable / No credit)
Closing	30 Days post-Due Diligence expiration

3. Deposit & Hardening Framework

To remain eligible for selection, the buyer's LOI must acknowledge the following tiered schedule (detailed in the Closing Deposit Guidelines attachment):

- **Total Deposit:** 5% of Purchase Price (\$274,750).
- **Execution (Day 1):** Initial deposit of \$100,000 due upon Effective Date.
- **Option Fee:** \$30,000 of the initial deposit is released to Seller immediately as a non-refundable fee for the 90-day investigation period.
- **Milestone (Day 91):** If the deal proceeds past Due Diligence, an additional \$174,750 is deposited.
- **Hardening:** The total \$274,750 becomes fully non-refundable on Day 91.

4. Buyer Qualifications

Submissions must include:

- **Corporate Profile:** Overview of the purchasing entity and acquisition track record.
- **Proof of Funds (POF):** Documentation verifying liquidity for the tiered deposits and total acquisition.

5. Open Due Diligence & Transparency

To facilitate the 90-day window, primary engineering, Drainage Equity memos, and SB 7040 Compliance data are hosted in the Data Room for immediate review.

Seller Note: The Day 30 hardening reflects the Seller's provision of comprehensive upfront engineering, allowing for an accelerated initial review.