



Offering Memorandum For Sale or Lease



DIAMOND RIDGE CENTER

3291 WOODS EDGE PKWY 1, BONITA SPRINGS, FL 34134

PRESENTED BY:

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Property Information

PROPERTY SUMMARY

DIAMOND RIDGE CENTER

3291 WOODS EDGE PKWY 1
1ST FLOOR ONLY
BONITA SPRINGS, FL 34134

OFFERING SUMMARY

SALE PRICE:	\$2,248,000
LEASE RATE:	\$28.00 SF/yr (NNN)
BUILDING SIZE:	10,692 SF
AVAILABLE SF:	4,819 SF
LOT SIZE:	1.29 Acres
PRICE / SF:	\$466.49
CAP RATE:	6.0%



PROPERTY SUMMARY

Introducing 3291 WOODS EDGE PKWY 1 in Bonita Springs, FL – an exceptional commercial real estate opportunity. This 4,819 SF building features 1 unit, presenting an ideal space for a savvy office building investor. With its prime location in the highly sought-after Bonita Springs area, this property offers promising potential for a range of office uses. Boasting modern amenities and versatile space, this property exemplifies the epitome of commercial real estate investment. Discover the perfect canvas for realizing your vision and maximizing your investment at 3291 WOODS EDGE PKWY 1.

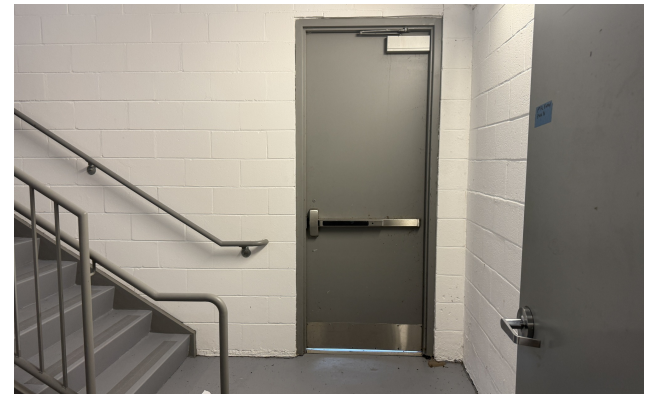
PROPERTY PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





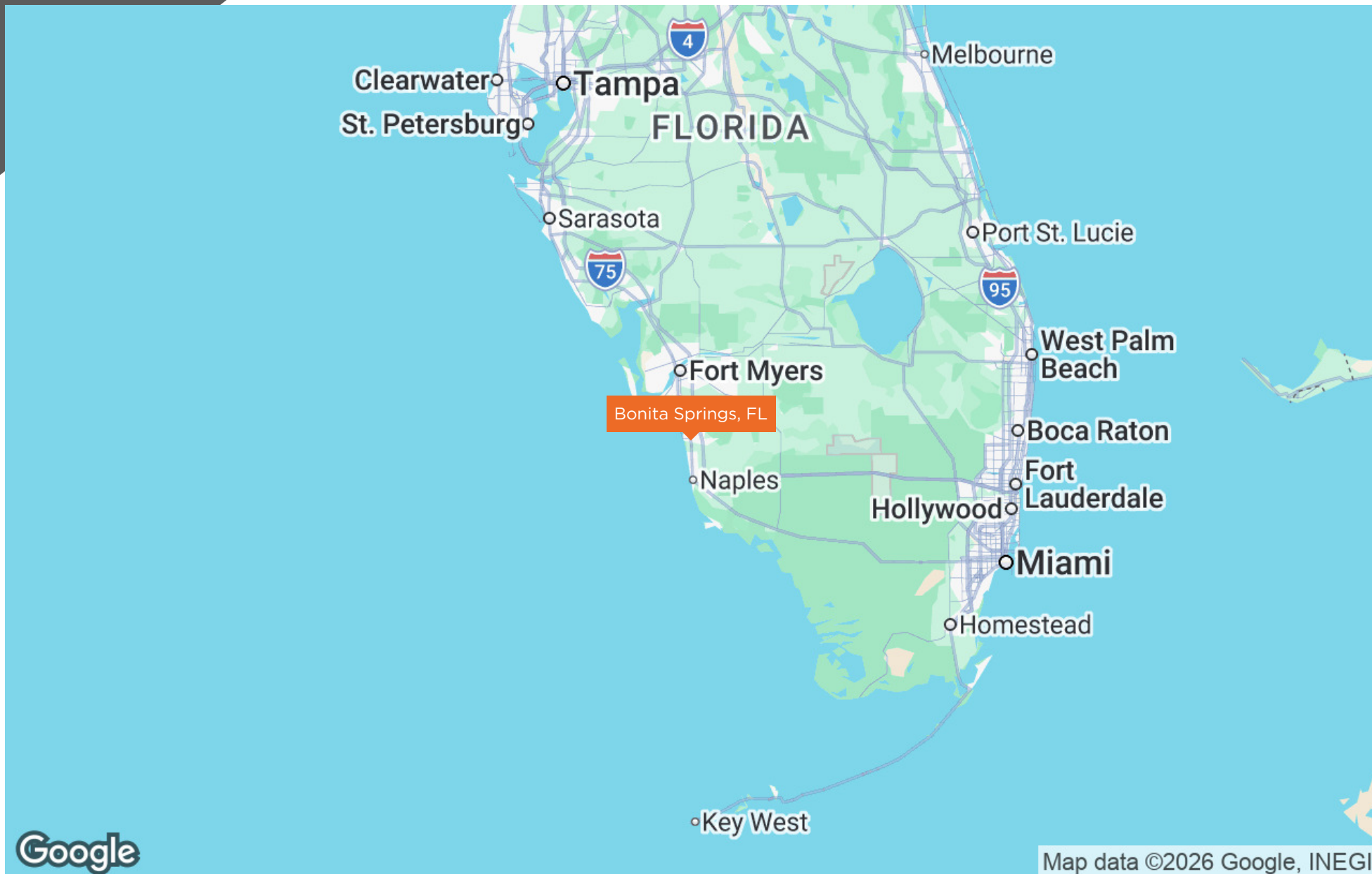
Location Information

LOCATION DESCRIPTION

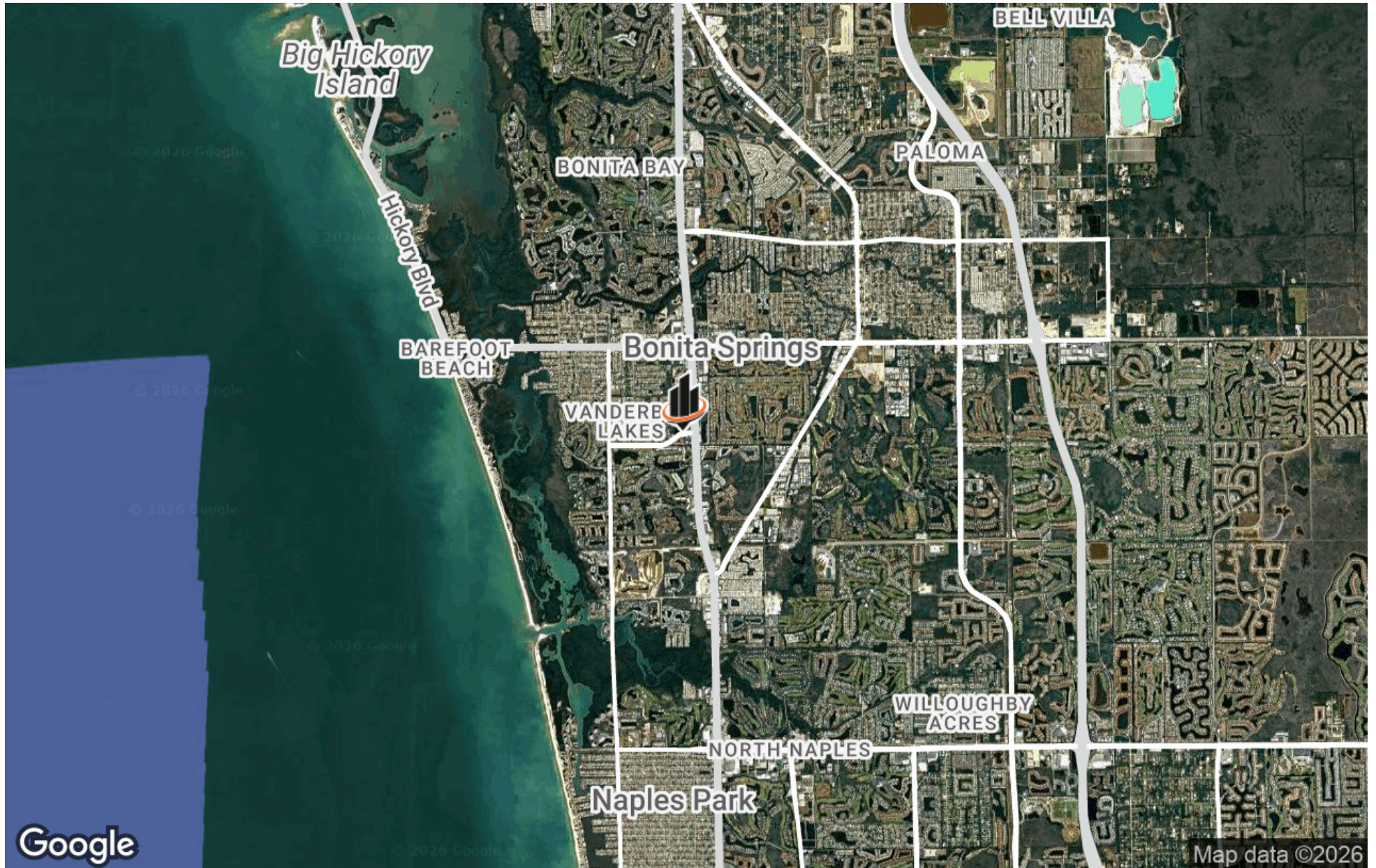


Situated within the Diamond Ridge Center commercial condominium complex at 3291 Woods Edge Parkway in Bonita Springs, Florida, offering proximity to local municipal and fire services.

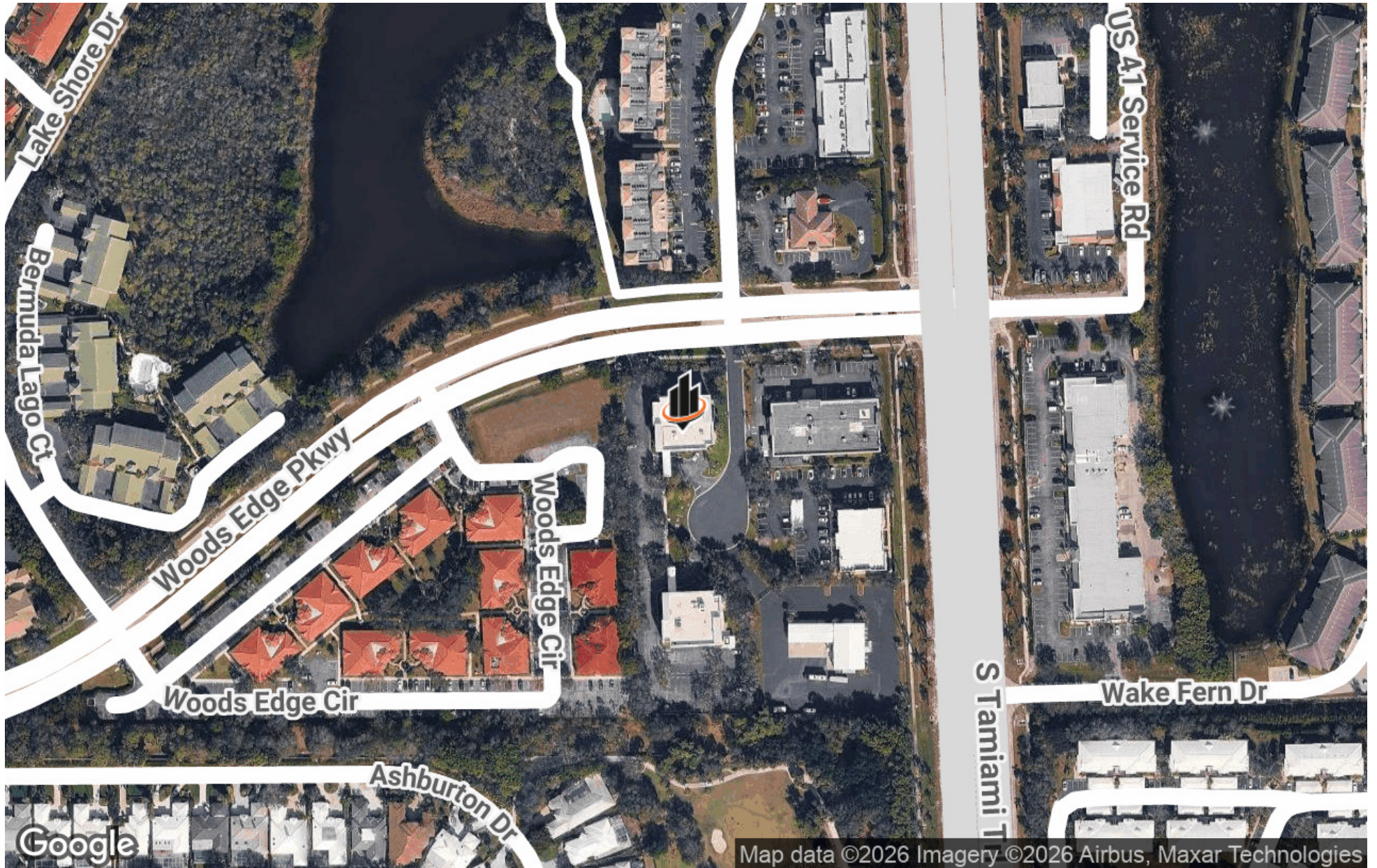
REGIONAL MAP



LOCATION MAP



AERIAL MAP





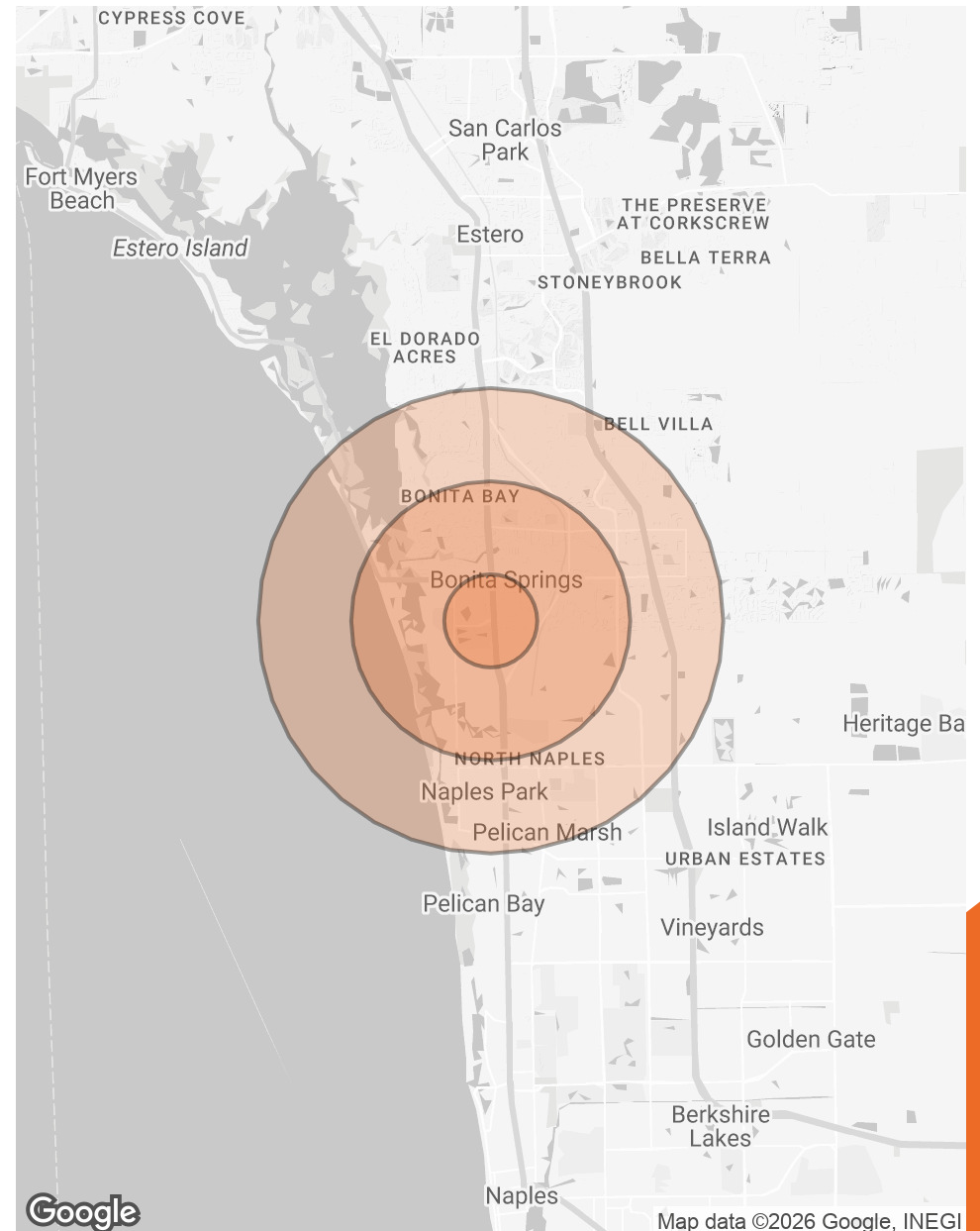
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,051	37,217	88,367
AVERAGE AGE	62.4	57.9	57.6
AVERAGE AGE (MALE)	59.1	56.6	56.2
AVERAGE AGE (FEMALE)	65.2	59.8	59.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,294	17,846	41,561
# OF PERSONS PER HH	1.8	2.1	2.1
AVERAGE HH INCOME	\$143,642	\$157,043	\$155,043
AVERAGE HOUSE VALUE	\$529,568	\$602,857	\$700,238

2023 American Community Survey (ACS)





Sale Comparables



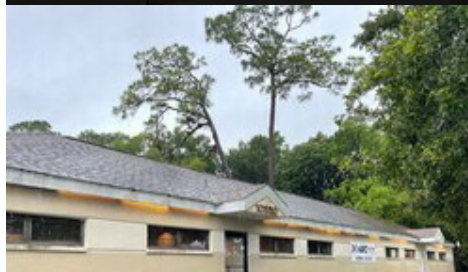
★ **DIAMOND RIDGE CENTER**
3291 WOODS EDGE PKWY 1
Bonita Springs, FL 34134

PRICE:	\$2,248,000	BLDG SIZE:	4,819 SF
LOT SIZE:	1.29 Acres	NO. UNITS:	1
CAP RATE:	6%	YEAR BUILT:	2006
PRICE/SF:	\$466.49		



1. COCONUT POINT TOWN CENTER
23160 Fashion Drive
Estero , FL 33928

PRICE:	\$1,750,000	BLDG SIZE:	4,512 SF
LOT SIZE	70.32 Acres	YEAR BUILT:	2006
PRICE/SF:	\$387.85		



2. 10550 ABERNATHY ST
10550 Abernathy St
Bonita Springs, FL 34135

PRICE:	\$1,180,000	BLDG SIZE:	3,156 SF
LOT SIZE	0.34 Acres	NO. UNITS:	1
YEAR BUILT:	1988	PRICE/SF:	\$373.89
OCCUPANCY:	100%		

SALE COMPS

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3. TERRENE CT
8890 Terrene Ct
Bonita Springs, FL 34135

PRICE:	\$650,000	BLDG SIZE:	3,000 SF
LOT SIZE	0.07 Acres	NO. UNITS:	1
YEAR BUILT:	2000	PRICE/SF:	\$216.67
OCCUPANCY:	100%		

4



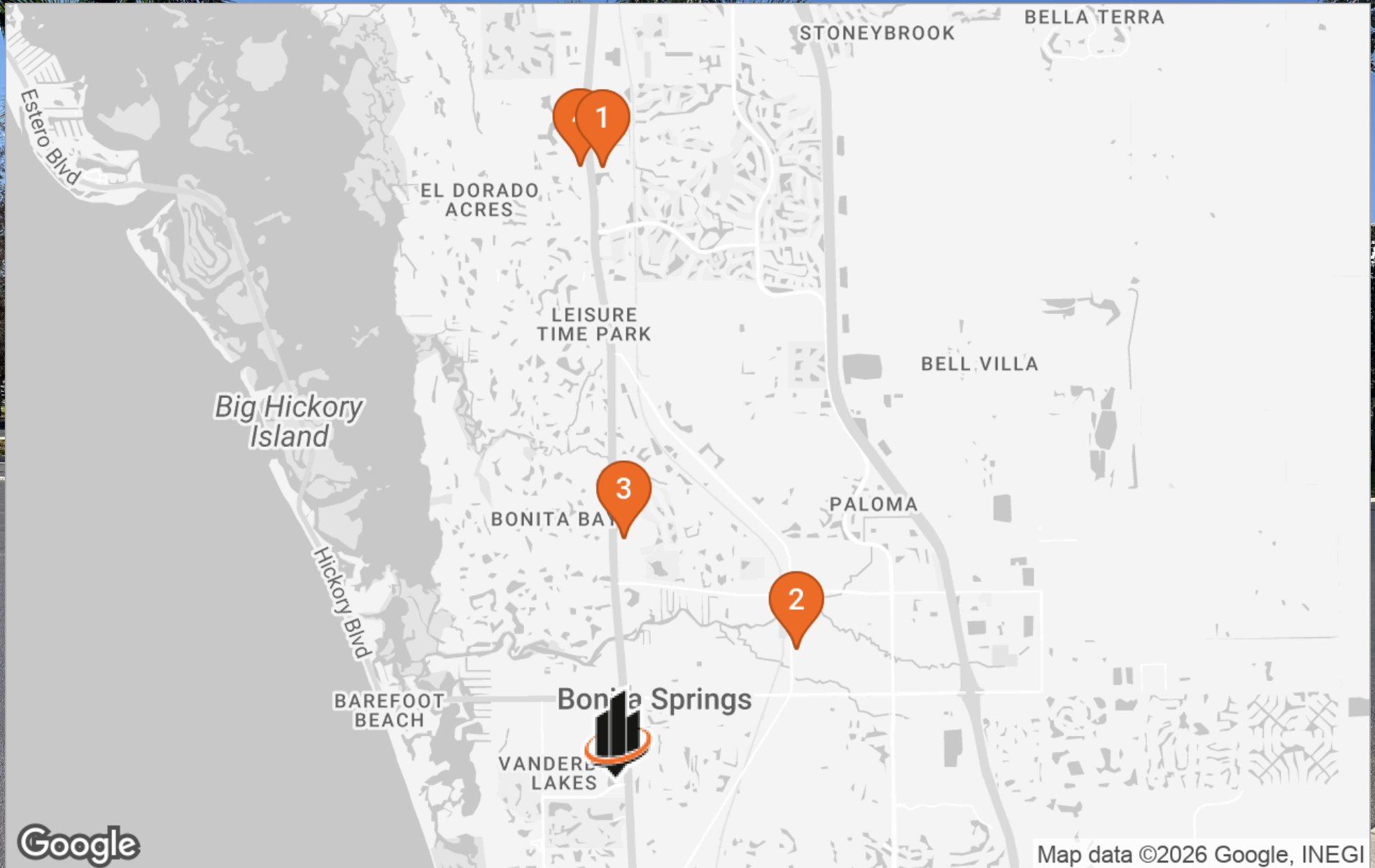
4. 22904 LYDEN DR. 1ST FLOOR 5-6
22904 Lyden Dr.
Estero , FL 33928

PRICE:	\$1,400,000	BLDG SIZE:	3,543 SF
LOT SIZE	1.24 Acres	NO. UNITS:	6
YEAR BUILT:	2023	PRICE/SF:	\$395.15

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	CAP RATE	YEAR BUILT	PRICE/SF	OCCUPANCY
	DIAMOND RIDGE CENTER							
★	3291 WOODS EDGE PKWY 1 Bonita Springs, FL	\$2,248,000	4,819 SF	1.29 Acres	6%	2006	\$466.49	-
	Coconut Point Town Center							
1	23160 Fashion Drive Estero , FL	\$1,750,000	4,512 SF	70.32 Acres	-	2006	\$387.85	-
	10550 Abernathy St							
2	10550 Abernathy St Bonita Springs, FL	\$1,180,000	3,156 SF	0.34 Acres	-	1988	\$373.89	100%
	Terrene Ct							
3	8890 Terrene Ct Bonita Springs, FL	\$650,000	3,000 SF	0.07 Acres	-	2000	\$216.67	100%
	22904 Lyden Dr. 1st Floor 5-6							
4	22904 Lyden Dr. Estero , FL	\$1,400,000	3,543 SF	1.24 Acres	-	2023	\$395.15	-
	AVERAGES	\$1,245,000	3,553 SF	17.99 ACRES	NAN%	2004	\$343.39	100%

SALE COMPS MAP & SUMMARY



PRO FORMA - 1ST FLOOR ONLY

Property Information	
SALE PRICE	\$2,248,000
LEASE RATE	\$28.00 SF/yr (NNN)
NUMBER OF UNITS	1
PRICE/SF	\$466.49
AVAILABLE SF	4,819 SF
LOT SIZE	1.29 Acres
BUILDING SIZE	4,819 SF
PRICE/UNIT	\$2,248,000
CAP RATE	6.0%
YEAR BUILT	2006

Proposed Financing On Sale	
% DOWN	30%
DOWN PAYMENT	\$674,400.00
LOAN AMOUNT	\$1,573,600.00
INTEREST RATE	5.99%
LENGTH OF LOAN 20 YR AM	5 Years
MONTHLY PAYMENT	\$11,243.21
ANNUAL DEBT SERVICE	\$134,918.52
DEBT COVERAGE RATIO	1.0
PRO FORMA DCR	1.0

Proposed Returns	
	PROFORMA CAP RATE SALE
NET OPERATING INCOME	\$134,932.00
LESS: LOAN PAYMENT	\$134,918.52
IRR	20.01%
PRINCIPAL REDUCTION YR 1	\$40,839.47

Cap Rates	
PROFORMA CAP RATE SALE	6.0 %



The Team

MEET THE TEAM



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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FORT MYERS, FL 33907



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