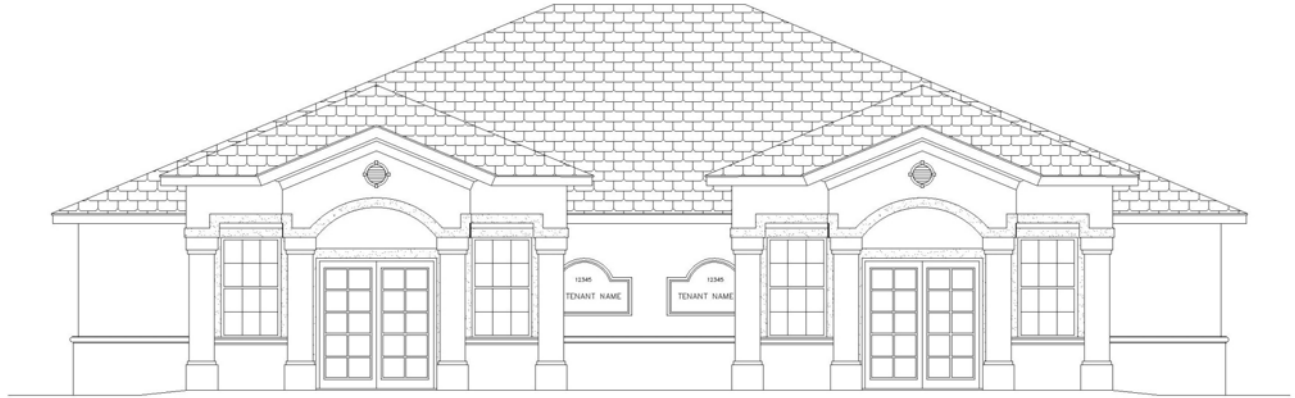




# Professional Office Developers, Inc.

*Building Professional Centers in the Greater Tampa Bay Area*

*Lutz Lake Fern Professional Park*



***At Lutz Lake Fern Professional Park we sell and lease individual buildings of 2,000 up to 4,000 square feet, as well as individual spaces from 1,000 square feet and up.***

For more information contact

*Kevin Howell*

*Phone: 813- 240-9218*

*Fax: 813-902-6141*

*Email:*

*professionalofficedevelopers@gmail.com*



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*Building Professional Centers in the Greater Tampa Bay Area*

## *Lutz Lake Fern Professional Park*

Lutz Lake Fern Professional Park, located just west of North Dale Mabry Hwy and just east of Sun Lake Blvd. at 2902 Lutz Lake Fern Road, Lutz, Fl., is our newest collection of individually owned office and professional buildings. Site work is in permitting; we expect to be constructing buildings within the next six to eight months! The site is beautifully wooded with water features and is located on the South side of Lutz Lake Fern Road in the dynamic North Dale Mabry area.

It is convenient to everything, especially the major arteries of I-75 and the Suncoast Expressway and borders the most easily recognizable areas in Hillsborough County. The explosive growth in this area is indicative of how your business will prosper there.

The site consists of seven individual office or professional buildings, and sizes can range from 2,000 to 4,000 square feet, and they can be subdivided into smaller occupancies of 1,000 square feet and up. Building interiors can be constructed to your exact specifications to yield maximum value for your occupancy dollar. We provide architectural assistance with interiors and design. Generous interior allowances go a long way towards creating that special environment in which to conduct your business, and every building has a water view. In addition, we will be happy to recommend financing sources to respond to your request promptly and professionally.

Development is done by Professional Office Developers, Inc. The Company is managed by Kevin Howell, who has been developing real estate in the Greater Tampa Bay Area for over 30 years. We would be more than happy to schedule an appointment to show you the property and the available options. We can also provide you with a demonstration of the numerous benefits of owning your own building. With the current economies of owning real estate, this is one of the best times in history to purchase your own building, either for personal occupancy or for other investment purposes. To find out more about this park, or about our other parks for sale, call Kevin at 813-240-9218 or email him at [Professionalofficedevelopers@gmail.com](mailto:Professionalofficedevelopers@gmail.com).

Thank you!

Please call for our current pricing. Prices include finished interiors custom built to your specifications. Our properties sell out quickly so reserve your building now!





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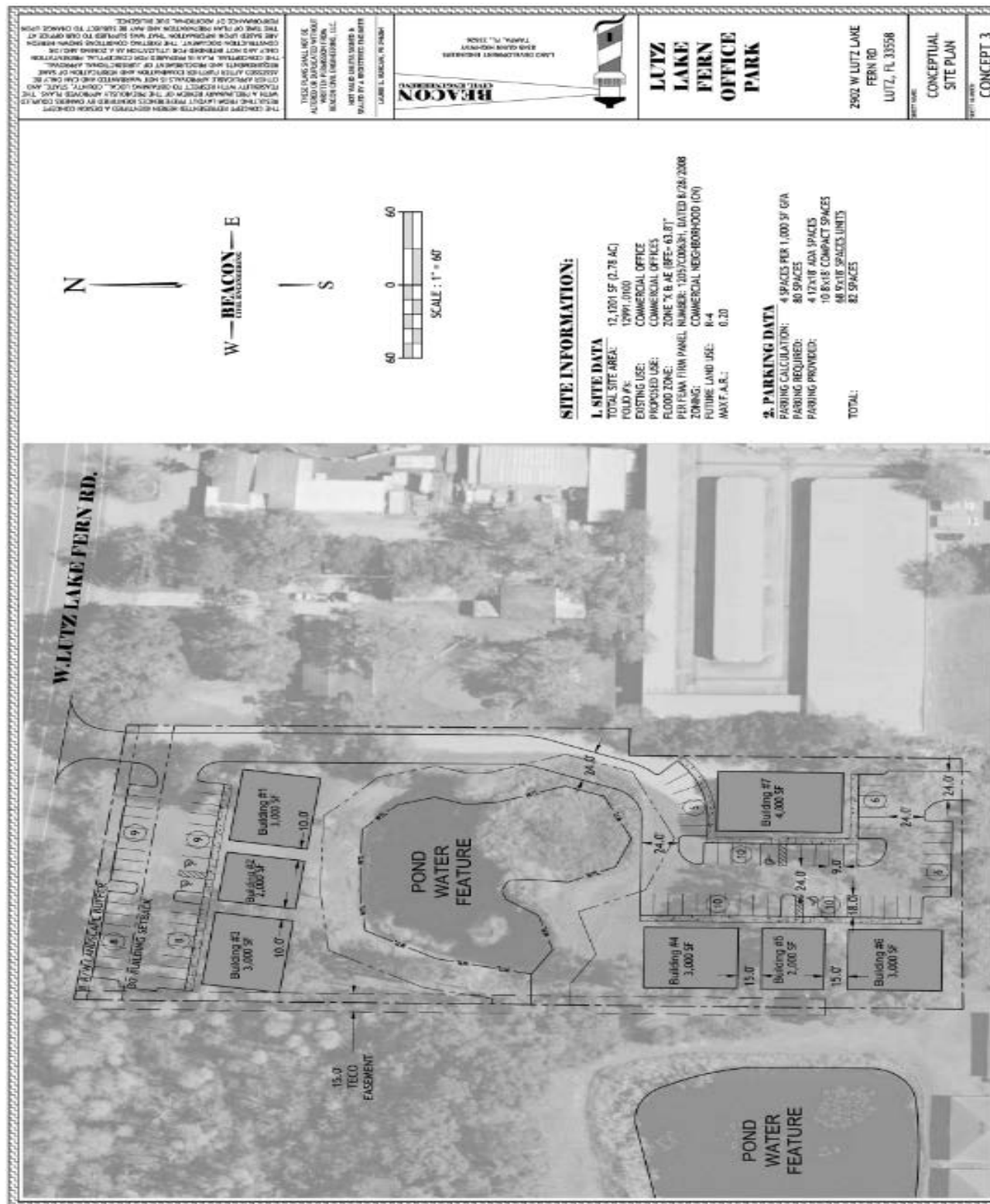
*Building Professional Centers in the Greater Tampa Bay Area*

*Lutz Lake Fern Professional Park*

www.ProfessionalOfficeDevelopers.com



19302 Gunn Highway, Odessa, Florida 33556  
Office Phone: 813 - 920 - 0894, Fax: 813 - 902 - 6141  
Info@ProfessionalOfficeDevelopers.com







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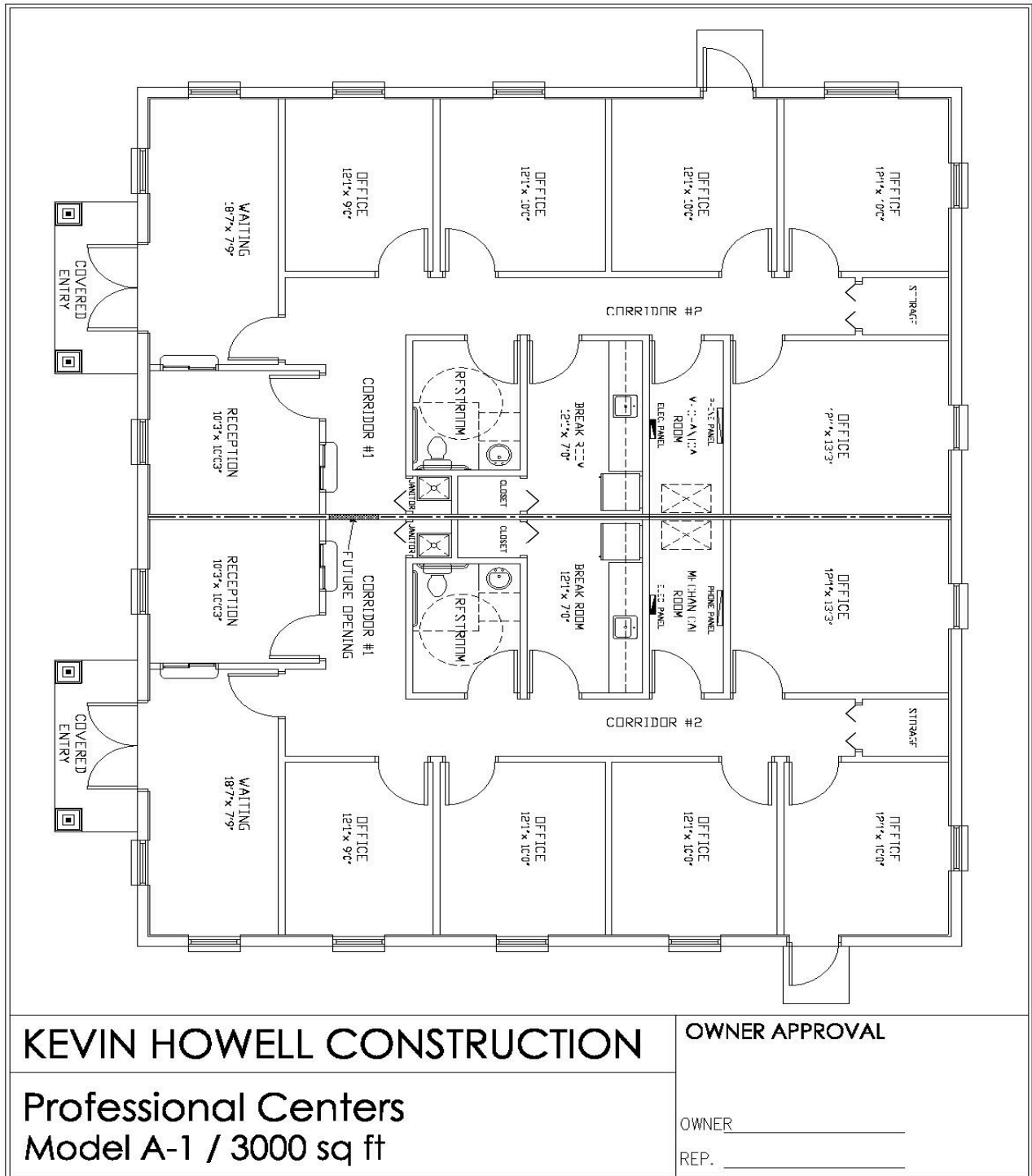


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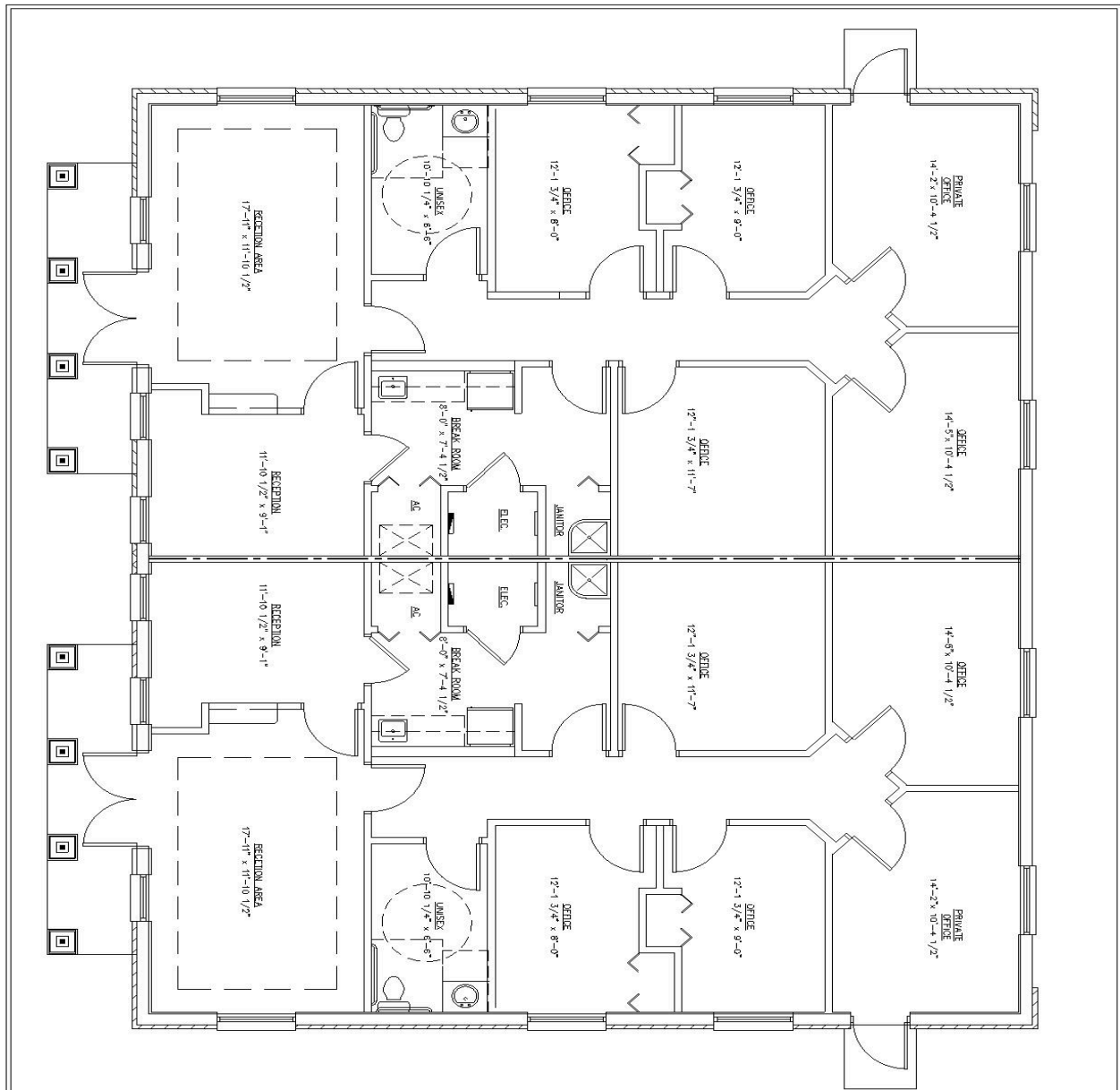


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**KEVIN HOWELL CONSTRUCTION**

**Professional Centers**  
**Model A-2 / 3000 sq ft**

**OWNER APPROVAL**

OWNER \_\_\_\_\_  
 REP. \_\_\_\_\_



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	<p><b>OWNER APPROVAL</b></p> <p>OWNER _____ DATE _____</p> <p>REP. _____ DATE _____</p>
<p><b>KEVIN HOWELL CONSTRUCTION</b></p> <p><b>Professional Centers</b></p> <p><b>Model B-1 / 2500 sq ft</b></p>	





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## **Frequently Asked Questions;**

- **What are you building on that site?** We build individual office buildings in an office park setting. The buildings range from 2,000 square feet to 4,000 square feet, and can be further subdivided for individual sale or lease. The exteriors of the buildings all have a similar look but the interior is designed to the owner's specifications.
- **What is the procedure?** We will send you a marketing package that contains information about the park. We are also available to meet at the site or in our office. If you desire to move forward, we will send you a contract to review.
- **What are your general contract terms?** We start with an executed contract and a refundable deposit of \$ 20,000. Over the next 30 to 45 days you should make arrangements for your financing and meet with our architecture and design staff to design the floor plan and interior of your building. At the end of the specified time period, a 2<sup>nd</sup> deposit in the amount of \$ 20,000 is due. By this time financing should be secured and the deposits become non-refundable.
- **When will the buildings be ready?** The development start of each individual park is determined by the date we get the site development permits. Please contact us with questions related to park development. The site development process generally takes 4 to 6 months and building construction can be done simultaneously for the most part with site development. We allow 6 months for building construction.
- **What are the common area charges?** Common area charges are set initially at \$2.00 per square foot per year. The Board of Directors of the Association will set the charges after taking over the operation of the park.
- **Who manages the common area?** The common area is managed by an Association set up for that purpose. Each building owner is a member of the



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- **Are there any other charges?** The other expenses that you will incur are the general expenses of property ownership, including electricity, insurance, property taxes, etc.
- **What other projects have you done?** Mr. Howell has been actively involved in real estate development in the Tampa Bay area since 1980. Our website lists the projects we are currently working on as well as listing Mr. Howell's resume which shows the principal projects he has developed over the last 30 years.
- **Do you have recommended lenders for the project?** We always maintain a list of banks and others ready to lend on buildings in our parks. There are many lenders to choose from and we can help you find the lender best suited to your needs.
- **Can you provide design / architectural help?** We provide architectural and design assistance at no additional cost. We have numerous floor plans that we can show you to give you suggestions and a place to begin in the design process. For our investor customers, we have floor plan options specifically designed for your needs that you can use or modify as you desire.
- **What if I change my mind?** Your initial deposit of is refundable at any time for any reason up until the time the 2nd deposit is due. Of course, if we have incurred costs in connection with your proposed purchase (architectural and/or design work), those costs will be deducted prior to your refund. By the time your second deposit is due you should have financing secured and be moving towards closing. Both deposits become nonrefundable at this time.
- **As an investor, how much rent can I expect?** Rental rates vary from property-to-property and depend upon many factors, including how much rental space is otherwise available in the surrounding marketplace. With that in mind, rental rates generally quoted for this type of property range from \$23.50 to \$ 28.00 per square foot per year, triple net. Triple net means that the tenant is responsible for the expenses of the building in addition to paying the rent. Typically there is a common area charge covering these additional expenses of approximately \$5.00 per square foot per year.
- **Do you handle rentals?** We do not handle rentals for our owners. However, we do have excellent relationships with local real estate brokers and agents who do provide rental assistance and we would be happy to put you in contact with them. They will be able to answer your questions with regard to rentals at any time and will meet with you before you commit to a purchase if you so desire.