

# FOR SALE

**Bonita Executive Center – 5,689 SF Office Condo  
8891 Brighton Ln, Unit 103, Bonita Springs, FL 34135**

**Sales Price: \$2,400,000 / 8.0% CAP / FULLY LEASED!**



**OFFERED BY: BLUEPRINT ASSET MANAGEMENT  
MIKE HAUPERT 239-300-7368 / MANAGEMENT1@300RENT.NET**



## PROPERTY FEATURES

High Profile CLASS A Executive Suites located in desirable US 41 corridor of Bonita Springs.

## SPACE AVAILABLE

Modern and freshly remodeled office suites  
Conference room  
Private mailboxes  
24-hour access with security fob  
Kitchen / Coffee Bar

## LEASE RATES

1 or 2 Year Gross Leases  
see page 3 for current rates.

## LOCATION

Located conveniently just off US 41 and north of Highland Woods Blvd @ traffic light

Directly across from luxury shopping and fine dining at The Promenade.

Multiple prestigious gated communities within 1-mile radius

North/South US-41 travel  
as well as 3.5 miles to Interstate 75  
provide multiple options for accessibility

# FLOORPLAN

## SHOWING CURRENTLY OCCUPIED & AVAILABLE UNITS



# CURRENT RENT ROLL

Call or email listing agent for rent roll.

Mike Haupt: 239-300-7368 ; [Management1@300rent.net](mailto:Management1@300rent.net)

Current NOI:

\$192,190

# PROFORMA RENT ROLL

Call or email listing agent for rent roll.

Mike Haupert: 239-300-7368 ; [Management1@300rent.net](mailto:Management1@300rent.net)

Proforma NOI:

\$220,200

# PROPERTY EXPENSES & VALUATION

<b>Bonita Executive Center - 8891 Brighton Ln 103</b>	
<u>Property Expense Summary</u>	
	<b>Annual Expense</b>
<b>2025 Property Tax</b>	<b>\$11,787.71</b>
<b>Condo Association Dues (Gulfshore Building) (Paid Quarterly \$6,194.98)</b>	<b>\$24,779.92</b>
- Includes Property Insurance	
<b>HOA Association Dues (Section 28 Comm. Center)(Paid Annually)</b>	<b>\$608.00</b>
<b>Electric</b>	
- 103A (Average \$185 p/m)	\$2,220.00
- 103B (Average \$215 p/m)	<u>\$2,580.00</u>
	<b>\$4,800.00</b>
<b>Water / Sewer (\$55 p/m)</b>	<b>\$660.00</b>
<b>Common Area Cleaning (\$600 p/m)</b>	<b>\$7,200.00</b>
<b>Other / Miscellaneous</b>	<b>\$805.45</b>
<b>Total Annual Property Expenses:</b>	<b>\$55,441.08</b>
<b>PSF:</b>	<b>\$9.75</b>

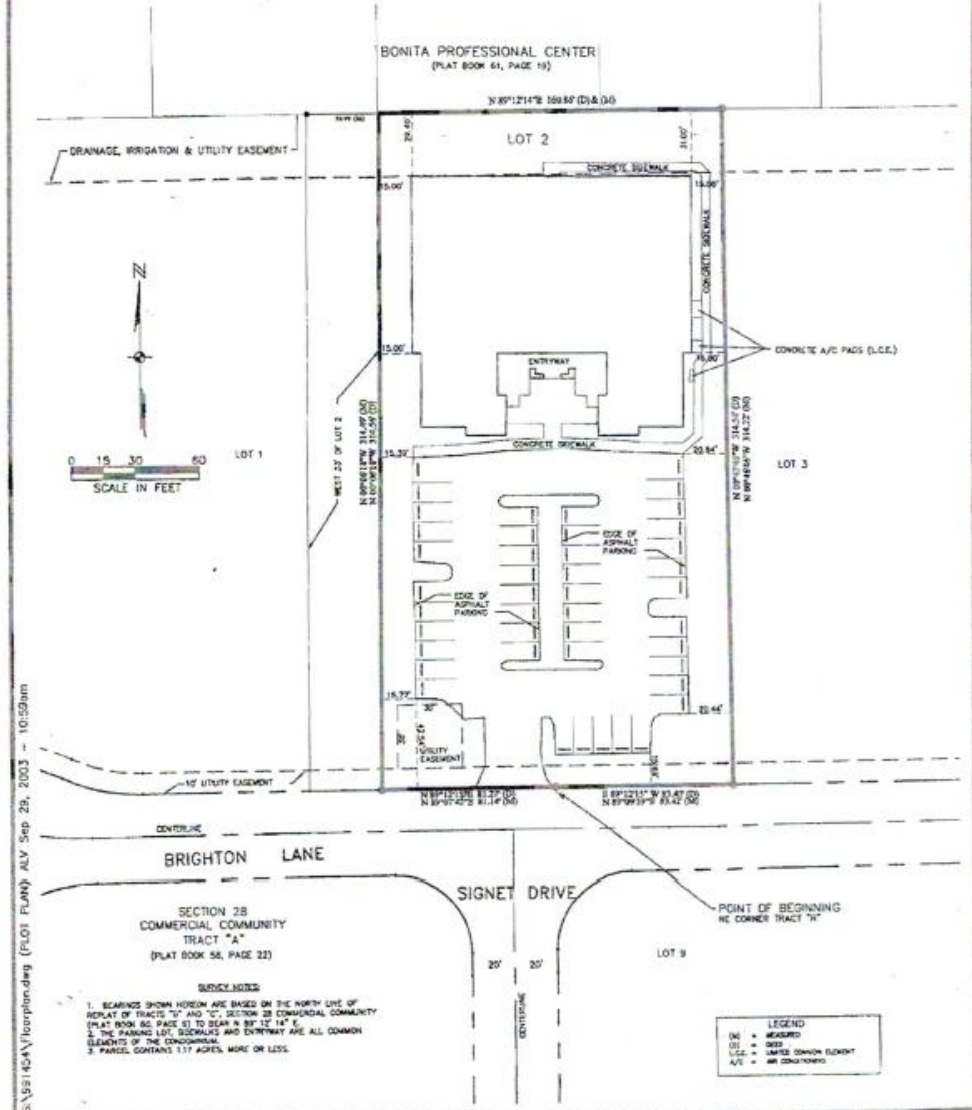
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# SURVEY & CONDO UNIT DIAGRAM

Exhibit "B" - Page 2 of 4

## GULFSHORE BUILDING AT BONITA SPRINGS A CONDOMINIUM

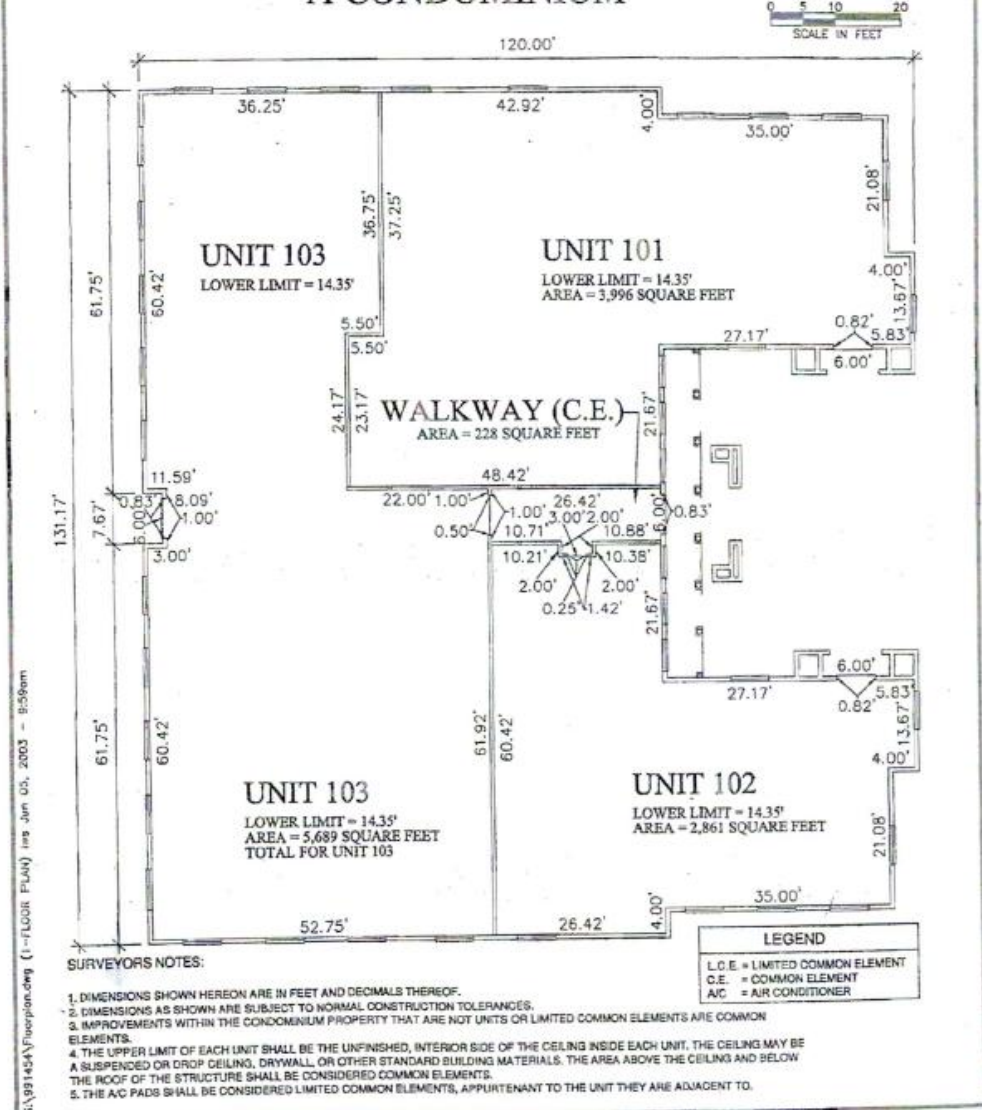


**JOHNSON ENGINEERING**  
 2158 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (813) 334-0046  
 FAX (813) 334-3651  
 E.B. #642 & L.B. #642

SURVEY PLOT PLAN				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
8/22/02	19991454	28-47-25	1" = 60'	

Exhibit "B" - Page 3 of 4

## GULFSHORE BUILDING AT BONITA SPRINGS A CONDOMINIUM



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UNIT DIMENSION PLAN FIRST FLOOR				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
8/22/02	19991454	28-47-25	1" = 20'	

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