



FORT MYERS: NNN INVESTMENT INDUSTRIAL WAREHOUSE

2570 FRANKLIN STREET
FORT MYERS, FL 33901

Gail Bowden



DISCLAIMER

NNN WAREHOUSE INVESTMENT | 14,783 SF | FORT MYERS, FL

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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.



All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





1 PROPERTY INFORMATION

2570 Franklin Street
Fort Myers, FL 33901

Executive Summary



SALE OVERVIEW

SALE PRICE: \$1,200,000

CAP RATE: 9.35%

NOI: \$112,160

LOT SIZE: 1 SF

BUILDING SIZE: 14,783 SF

GRADE LEVEL DOORS: 7

DOCK HIGH DOORS: 0

CEILING HEIGHT: 16.0 FT

YEAR BUILT: 1979

RENOVATED: 2016

ZONING: IL

MARKET: Fort Myers

CROSS STREETS: Franklin & Evans

PROPERTY DESCRIPTION

Absolute NNN Warehouse Investment. Six (6) year (09.01.2015 to 08.31.2021) lease to Credit Tenant. Tenant will amend lease at closing to a full six (6) years, 3% increase annually. Established (over 25 years). Sale includes one additional parcels for future expansion.

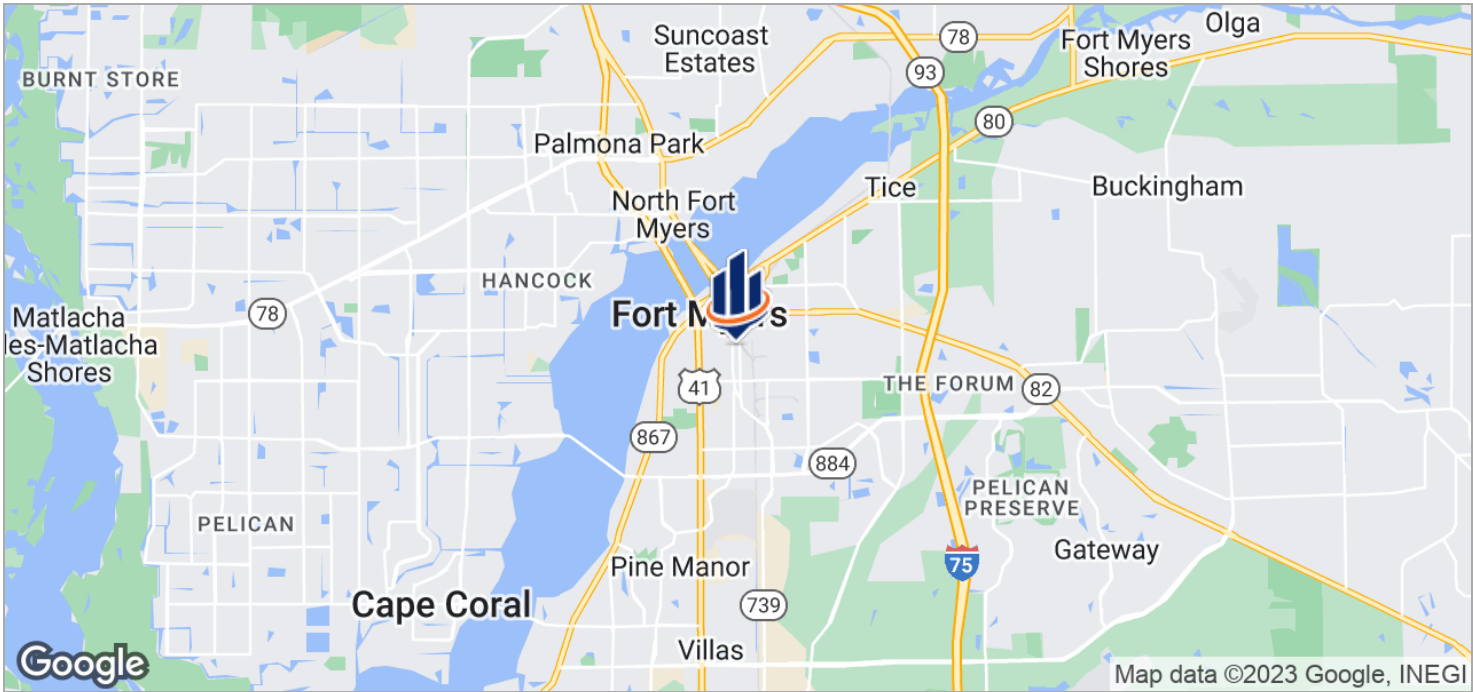
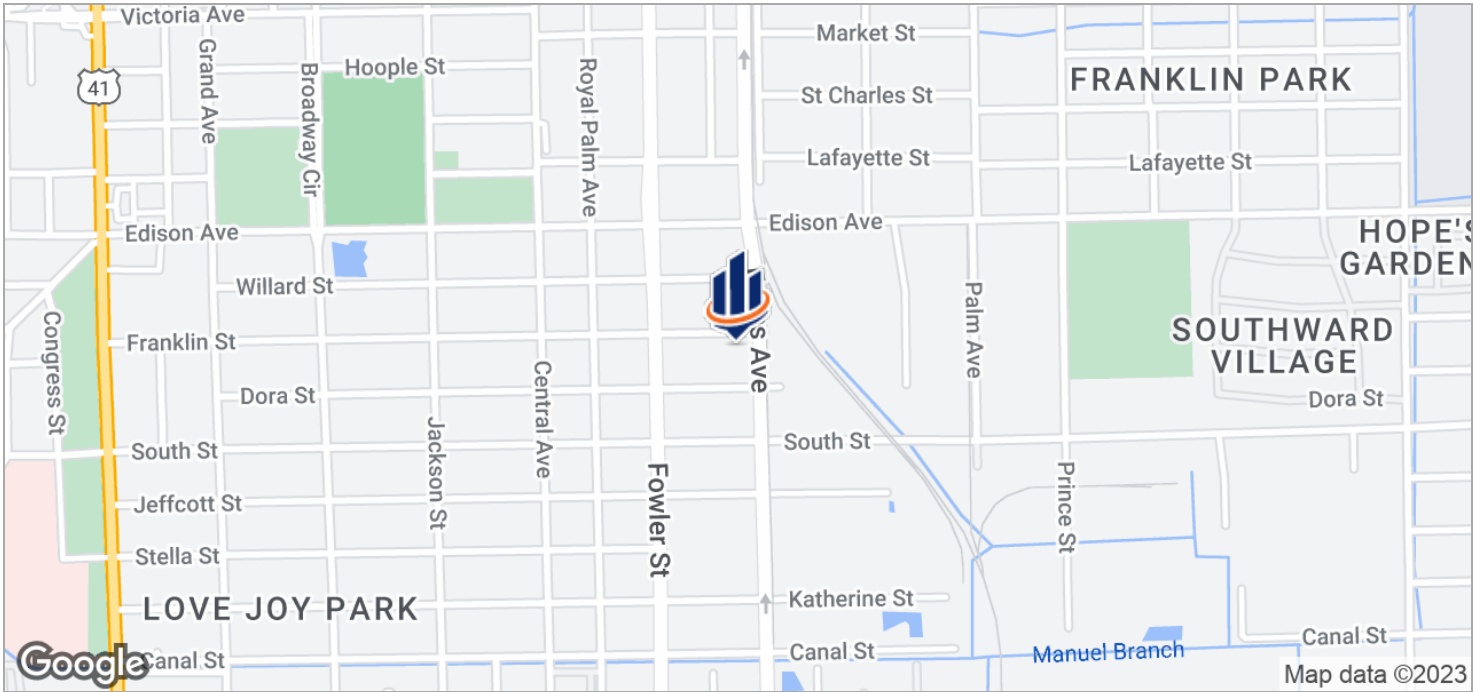
Tenant has made the following upgrades to the building since moving in September of 2015. Exterior of building painted, updated office space (paint, ceilings, etc.), 4 mini split A/C's in office area, currently in the process of permitting for two (2) well docks, new water line from meter to building, cut down trees and etc around building.



2 LOCATION INFORMATION

2570 Franklin Street
Fort Myers, FL 33901

Location Maps



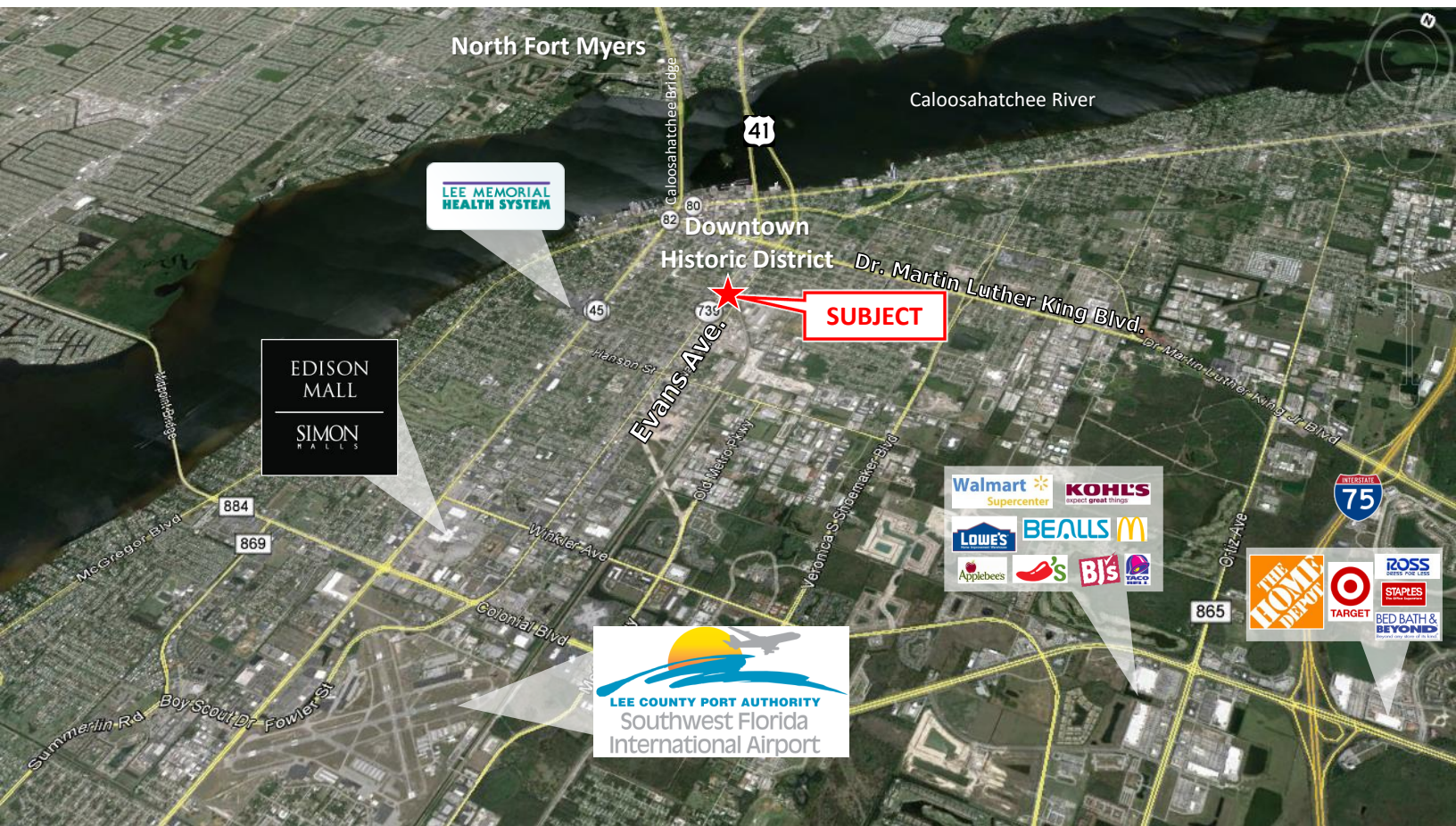
Aerial Location Map 1



Aerial Location Map 2



Aerial Location Map 3





3 FINANCIAL ANALYSIS

2570 Franklin Street
Fort Myers, FL 33901

Financial Summary

INVESTMENT OVERVIEW

FT. MYERS NNN INDUSTRIAL WAREHOUSE

Price	\$1,200,000
Price per SF	\$81.17
CAP Rate	9.4%
Cash-on-Cash Return (yr 1)	0.0 %
Total Return (yr 1)	\$112,160
Debt Coverage Ratio	-

OPERATING DATA

FT. MYERS NNN INDUSTRIAL WAREHOUSE

Gross Scheduled Income	\$112,160
Other Income	\$0
Total Scheduled Income	\$112,160
Vacancy Cost	\$0
Gross Income	\$112,160
Operating Expenses	\$0
Net Operating Income	\$112,160
Pre-Tax Cash Flow	\$112,160

Income & Expenses

INCOME SUMMARY	FT. MYERS NNN INDUSTRIAL WAREHOUSE	PER UNIT
GROSS INCOME	\$112,160	\$112,160
EXPENSE SUMMARY	FT. MYERS NNN INDUSTRIAL WAREHOUSE	PER UNIT
AAvantage Relocation, Inc.	\$112,160	\$112,160
GROSS EXPENSES	\$112,160	\$112,160
NET OPERATING INCOME	\$112,160	\$112,160

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
AAvantage Relocation, Inc.	1	14,020	09/01/2015	08/31/2021	\$112,160	100%	\$8.00
Totals/Averages		14,020			\$112,160		\$8.00



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DEMOGRAPHICS

2570 Franklin Street
Fort Myers, FL 33901

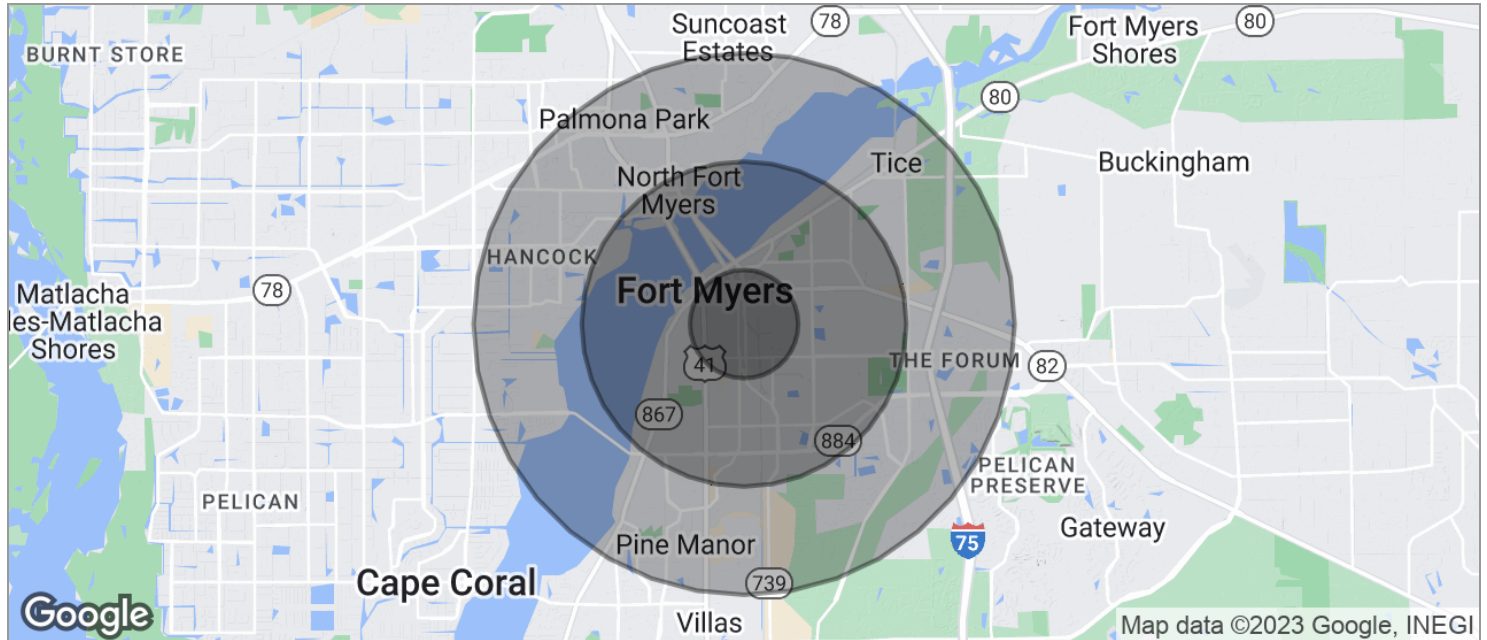
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,806	20,531	50,477
Total persons per hh	2.6	2.5	2.5
Average hh income	\$32,640	\$49,357	\$56,263
Average house value	\$183,042	\$191,142	\$207,964

	1 MILE	3 MILES	5 MILES
Total population	7,384	52,077	125,698
Median age	33.8	36.9	39.7
Median age (male)	34.1	35.7	38.5
Median age (female)	33.0	37.9	40.8

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,384	52,077	125,698
MEDIAN AGE	33.8	36.9	39.7
MEDIAN AGE (MALE)	34.1	35.7	38.5
MEDIAN AGE (FEMALE)	33.0	37.9	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,806	20,531	50,477
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$32,640	\$49,357	\$56,263
AVERAGE HOUSE VALUE	\$183,042	\$191,142	\$207,964

* Demographic data derived from 2020 ACS - US Census

Rent Comps



SUBJECT PROPERTY

2570 Franklin Street | Fort Myers, FL 33901

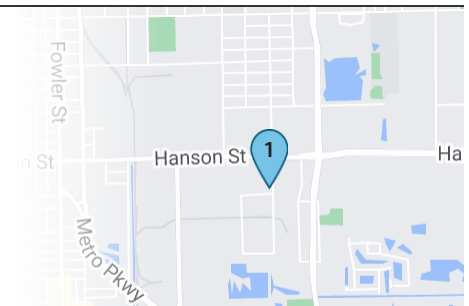
Lease Rate: \$8.00 SF Space Size:
Year Built: 1979 Lot Size: 0.0 AC
No. Units: 1



PYRAMID PARK

3560 Work Drive | Fort Myers, FL 33916

Lease Rate: \$9.23 SF Lease Type: MG
Space Size: 2,600 SF Year Built: 2006
Bldg Size: 2,600 SF



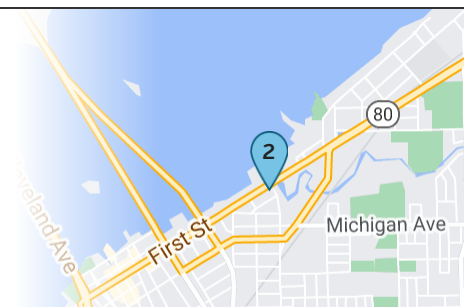
2,150sf warehouse and 450sf office/showroom, two 14' overhead doors, 16' clear height, private bathroom, six reserved parking spaces. Overnight parking permitted.



LEE TRAN BUILDING

3056 Palm Avenue | Fort Myers, FL 33916

Lease Rate: \$7.86 SF Lease Type: MG
Space Size: 2,520 SF Bldg Size: 5,040 SF



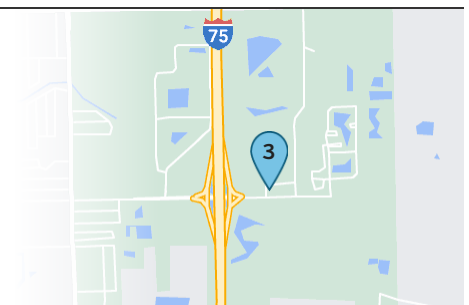
1050 Sq Ft Air Conditioned Office Area/ First class all CBS construction.



WAREHOUSE

5961 Northland Road | Fort Myers, FL 33905

Lease Rate: \$8.30 SF Lease Type: MG
Space Size: 2,450 SF Bldg Size: 14,700 SF



This 2450sf warehouse features an office, restroom and large 14x16 overhead door.

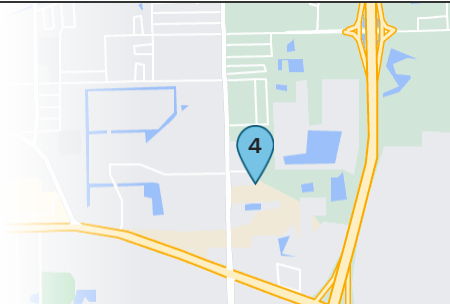
Rent Comps



FREESTANDING WAREHOUSE

8930 Laredo Avenue | Fort Myers, FL 33905

Lease Rate:	\$7.95 SF	Lease Type:	MG
Space Size:	15,000 SF	Bldg Size:	15,000 SF
Lot Size:	5 AC		



Freestanding warehouse situated on 2.5 - 5 acres with D.O ready! Features crushed rock, outdoor fenced storage area and overhead doors.

Rent Comps Summary

	SUBJECT PROPERTY	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	Fort Myers: NNN Investment Industrial Warehouse 2570 Franklin Street Fort Myers, FL 33901	N/A	14,020 SF	14,783 SF	1	100.0%
	RENT COMPS	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1	Pyramid Park 3560 Work Drive Fort Myers, FL 33916	\$9.23	2,600 SF	2,600 SF	1	-
2	Lee Tran building 3056 Palm Avenue Fort Myers, FL 33916	\$7.86	2,520 SF	5,040 SF	1	-
3	Warehouse 5961 Northland Road Fort Myers, FL 33905	\$8.30	2,450 SF	14,700 SF	1	-
4	Freestanding warehouse 8930 Laredo Avenue Fort Myers, FL 33905	\$7.95	15,000 SF	15,000 SF	1	-
TOTALS/AVERAGES		\$8.34	5,643 SF	9,335 SF	1	0%



5 ADDITIONAL INFORMATION

2570 Franklin Street
Fort Myers, FL 33901

Additional Photos



Additional Photos



Tenant Profile

AAdvantage Relocation, Inc.



AAdvantage Relocation, Inc. is a Panama City, Florida based logistics company providing vendor managed inventory (VM) warehousing and distribution services.

Has been in Business since 1987 with 6 locations.

Authorized agent for CRST ST [formerly Specialized Transportation Inc.] 48 state transportation of electronics, exhibits & displays, and high value products.

Warehousing & distribution for Sears, Meridian/Masterbrand Cabinets, Electrolux, Family Dollar; Primary 3PL for Trane Corporation.

www.aadvantagerelocation.com



6 ADVISOR BIOS

2570 Franklin Street
Fort Myers, FL 33901

Gail Bowden

Senior Investment Advisor
SVN | Commercial Advisory Group

Gail Bowden, Senior Investment Advisor with the SVN Commercial Advisory Group brings a unique blend of strategic creativity and expertise to the SVN team. Drawing on more than thirty years of experience, Gail is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Ms. Bowden ranks #3 of SVN's commercial real estate advisors worldwide, and #1 in Florida for 2015. Gail achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014. She also achieved several of SVN's most esteemed honors in 2015, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Gail, passionate about travel, has developed and cultivated long-standing relationships with real estate and development professionals all over the world.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in Medical Office and Industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$200 million. From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field.

Originally, from Utah where she attended the University of Utah, Gail graduated with a B.A. in Business Administration. Since moving to Sarasota over fourteen years ago, Gail has become an active member of the community and has established herself as an expert in commercial real estate sales & investment. Gail is a volunteer and auxiliary member of SPARCC [Safe Place & Rape Crisis Center] and also volunteers her time and expertise to Habitat for Humanity. Gail has a daughter, son-in-law and two grandchildren who live in Utah which she visits whenever possible. Her friends and family lend joy and balance to her life and work.

Specialties: Medical Office Buildings, Industrial

FL #SL3044621

Phone: 941.223.1525

Fax: 941.387.2160

Cell: 941.223.1525

Email: gail.bowden@svn.com

Address: 1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236



PRESENTED BY:

GAIL BOWDEN

Senior Investment Advisor
941.223.1525
gail.bowden@svn.com
FL #SL3044621