

FOR SALE

investment properties corporation

available

\$2,890,000



28741 S Cargo Ct., Bonita Springs

Lot Size: 1.80 Acres 78,282 SF

Building Size: 30,532 SF - 5 units

Zoning: Industrial

Year Built: 2001

Eave Height: 24' Center Height: 28'

Construction: Block

Loading Dock: Yes - Two

Parking: 36 spaces

Garage Doors: 7 - 12' x 12' Dock High Doors

Sprinkler System: Yes

R.E. Taxes: \$17,168.41 (2016)

CONTACT: BILL GONNERING, CCIM, SIOR

239-261-3400, ext. 162 bill@ipcnaples.com

CHRISTINE G. McMANUS, CCIM, SIOR

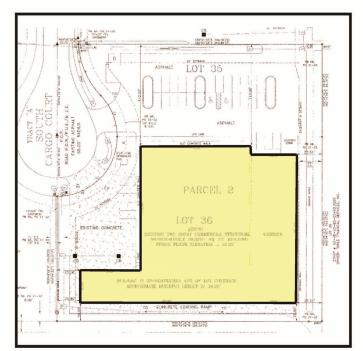
239-261-3400, ext. 163 christine@ipcnaples.com



Investment Properties Corporation of Naples 3838 Tamiami Trail North, Suite 402 Naples, Florida 34103-3586 Tel 239.261.3400 fax 239.261.7579 www.ipcnaples.com

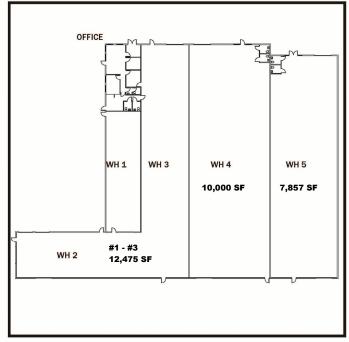


28741 South Cargo Court



Site Plan

	2013	2014	2015	\$ per square foot
Common Area Electricity	1500.00	1500.00	500.00	0.02
Fire System Maintenance	2140.00	1057.00	1870.00	0.06
Insurance	12810.00	12500.00	17496.49	0.57
Irrigation	200.00	200.00	200.00	0.01
Landscaping	3500.00	3500.00	3000.00	0.10
Legal & Professional	1000.00	1000.00	300.00	0.01
Management Fee	9000.00	9000.00	9000.00	0.29
Pest Control	700.00	600.00	700.00	0.02
HVAC	5000.00	5000.00	5000.00	0.16
Pressure Washing	1500.00	1500.00	1500.00	0.05
Repairs & Maintenance	5000.00	5000.00	5000.00	0.16
Postage	0.00	0.00	151.29	0.00
Water & Sewer	1834.00	1017.00	1017.00	0.03
Master Association Budget	790.00	790.00	790.00	0.03
R/E Taxes	15571.00	15926.00	16643.62	0.55
Total	60545.00	58590.00	63168.40	2.07



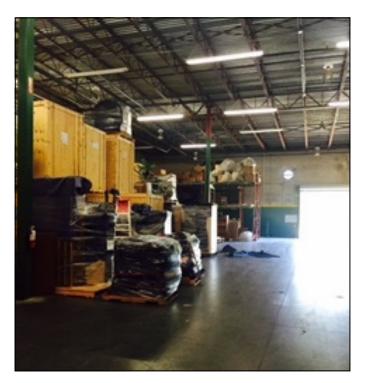
Floor Plan

28741 S Cargo Court Bonita Springs













Current Rent Roll as of April 2017

28741 South Cargo Court	Current Re	ntal unt	il May 22,	2017							
Tenant	Base Rent	SQ FT.	Unit #	CAM	\$PSF	Sub-Total	6% Tax	Total Rent	Security Deposit	Commencement	Terms
											Option 1: 8/1/2015 -7/31/2017 \$5.78 Option 2: 8/1/2017- 7/31/19 \$5.95 Option 3: 8/1/19
Florida Decorator's Warehousing	\$46,282.25	12,475	1	\$2.07	\$3.71	\$72,105.50	\$4,326.33	\$76,431.83	\$0.00	8/1/2013	7/31/21 \$6.13
Shaw Development	\$90,000.00	10,000	2	\$2.07	\$9.00	\$110,700.00	\$6,642.00	\$117,342.00	\$9,778.50		One year lease with 1 - 1 year option and a first right of refusal on Unit 3.
Florida Decorator's Warehousing	\$54,449.01	7.857	3	\$2.07	\$6.93	\$70,713.00	\$4,242.78	\$74,955.78	\$0.00	9/22/2016	Expires 5/22/2017. No options. Shaw has first right of refusal on the unit.
Fiorida Decorator's Warehousing	\$190,731.26	7,857	3	\$2.07	\$0.93	\$70,715.00	\$4,242.78	\$74,955.78	\$0.00	8/22/2010	on the unit.
	V 230,132120					\$253,518.50	\$15,211.11	\$268,729.61	\$9,778.50		
Current Cap Rate	6.60%										
20744.0											
28741 South Cargo Court	Current Re	ntai sta	rting May	22, 2017							
Tenant	Base Rent	SQ FT.	Unit #	CAM	\$PSF	Sub-Total	6% Tax	Total Rent	Security Deposit	Commencement	Terms
Florida Decorator's Warehousing	\$48,403.00	12,475	1	\$2.07	\$3.88	\$74,226.25	\$4,326.33	\$78,552.58	\$0.00		Option 1: 8/1/2015 -7/31/2017 \$5.78 Option 2: 8/1/2017 7/31/19 \$5.95 Option 3: 8/1/19 7/31/21 \$6.13
Fiorida Decorator's Warehoushig	\$48,405.00	12,473	1	\$2.07	\$3.00	\$74,220.23	\$4,320,33	\$76,332.36	\$0.00	8/1/2013	7/31/21 \$0.13
Shaw Development	\$90,000.00	10,000	2	\$2.07	\$9.00	\$110,700.00	\$6,642.00	\$117,342.00	\$9,778.50	1/1/2017	One year lease expiring
•					-						Starts 5/22/2017 and ends 12/31/2017. One - 1 year
	1						44 444 74	604 040 77	40.00	0/00/0000	
Shaw Development - beginning May 22	\$70,713.00	7,857	3	\$2.07	\$9.00	\$86,976.99	\$4,242.78	\$91,219.77	\$0.00	8/22/2016	option.
Shaw Development - beginning May 22	\$70,713.00 \$ 209,116.00	7,857	3	\$2.07	\$9.00	\$86,976.99	\$4,242.78	\$91,219.77	\$0.00	8/22/2016	option.