



CACHON
— REALTY GROUP —



Cachon Realty Group and Marc Middleton Present:

Broadway Professional Center

3900 Broadway

Fort Myers, FL 33901

25,000 Sq Ft

4 Buildings

Potential to build up 4 additional stories

Well water for irrigation (extremely rare)

91% Leased

Gross Income \$390,000 year

Subject Photographs

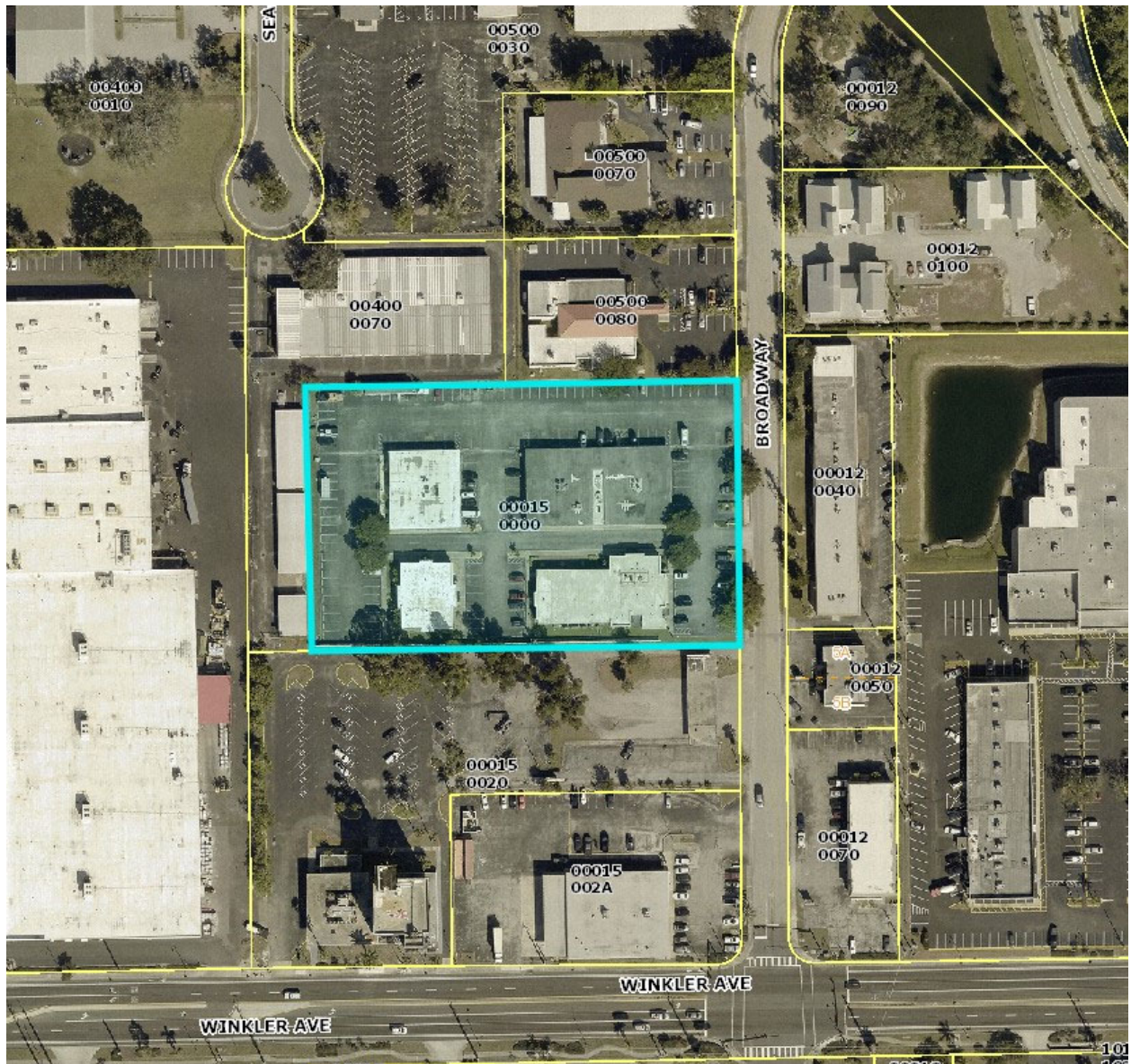


Broadway Professional Center
3900 Broadway
Fort Myers, Florida





Aerial Photograph



Executive Summary

Property Name	Broadway Professional Center
Address	3900 Broadway Fort Myers, Lee County, Florida 33901
Property Type	Office
Owner of Record	Royal T Properties, LLC
Tax ID	36-44-24-P1-00015.0000
Legal Description	PARL IN E1/2 OF SW1/4 OF NW1/4 AS DESC IN OR 1209/ 1155 + OR 1350/1920
Land Area	2.72 acres; 118,570 SF
Gross Building Area	29,349 SF
Rentable Area	24,935 SF
Percent Leased	91%
Year Built; Year Renovated	1973; Typical upkeep
Zoning Designation	CI, Commercial Intensive
Highest and Best Use - As if Vacant	Office use
Highest and Best Use - As Improved	Continued office use
Exposure Time; Marketing Period	9 - 12 months; 9 - 12 months
Date of the Report	October 27, 2025

Value Conclusions

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Leased Fee	October 10, 2025	\$3,800,000
Prospective Market Value As Stabilized	Leased Fee	July 10, 2026	\$3,970,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Bank OZK may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. Our opinion of prospective market value as stabilized assumes the subject property is at stabilized occupancy as of June 10, 2026, the effective appraisal date.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Royal T Properties, LLC
Income Statement
For the Five Months Ending May 31, 2026

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 33,304.31	100.00	\$ 163,179.14	100.00
Total Revenues	<u>33,304.31</u>	<u>100.00</u>	<u>163,179.14</u>	<u>100.00</u>
Cost of Sales				
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>33,304.31</u>	<u>100.00</u>	<u>163,179.14</u>	<u>100.00</u>
Expenses				
Bank Charges	40.50	0.12	202.50	0.12
Electric Expense	169.03	0.51	658.10	0.40
Int Exp Clark Brown Note	229.13	0.69	1,152.24	0.71
Int WF #2290 2023 Prop Tax	841.60	2.53	4,348.55	2.66
IntBankOZKmtg	4,068.92	12.22	21,231.65	13.01
Landscaping Expense	585.00	1.76	2,805.00	1.72
Legal and Professional Expense	0.00	0.00	11,383.15	6.98
Maintenance Expense	770.00	2.31	16,516.00	10.12
Postage Expense	82.00	0.25	82.00	0.05
Water, Sewer, Garbage, Stormwa	817.20	2.45	5,787.36	3.55
Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.10</u>	<u>0.00</u>
Total Expenses	<u>7,603.38</u>	<u>22.83</u>	<u>64,166.65</u>	<u>39.32</u>
Net Income	\$ <u>25,700.93</u>	<u>77.17</u>	\$ <u>99,012.49</u>	<u>60.68</u>

ROYAL T PROPERTIES, LLC (24,981 TOTAL SQ FT) 3900 Broadway, Fort Myers, FL 33901

BLDC	UNIT	TENANT	SECURITY	LAST MO.	MO. RENT	SALES TA	OTHER	TOTAL	RENT INCR	TENANT SINCE	LEASE END DATE
A	1	Beauty Lounge Studio LLC 3471(3410)sqft 4 toilets/5 sinks	\$2,000.00	\$3,751.62	\$3,660.00	\$0.00		\$3,660.00	6/1/2026	2024	06/30/27
									3 Yr Lease		
A	14	Serendipity Health & Wellness 1,225 sq ft 2 toilets/3 sinks	\$1,000.00	\$1,615.23	\$1,538.31	\$0.00		\$1,538.31	1/31/2026	2023	01/31/27
									3 Yr lease		
A	15	VACANT 1,150 sq ft 1 toilet 2 sinks					Proj \$1750				
A	16	Politecnico De Fort Myers 1,214 sq ft 2 sinks, 1 toilet	\$1,000.00	\$1,388.82	\$1,349.52	\$0.00		\$1,349.52	3/31/2025	2016	03/31/27
									3 Yr lease		
B	1	Politecnico De Fort Myers 1,184 sq ft 1 toilet / 2 sink	\$1,190.25	\$1,859.25	\$1,850.00	\$0.00		\$1,850.00	8/31/2025	2019	10/14/30
									3 Yr Lease		
B	2	Best Insurance USA 1,115 sq ft 1 toilet/ 2 sinks	\$1,000.00	\$742.00	\$1,742.19	\$0.00		\$1,742.19	12/31/2025	2015	12/31/26
									3 Yr Lease		
B	3	Advanced FL Medical Group Corp FPI 2,520 sq ft 3 toilets/ 5 sinks	\$2,001.69	\$2,098.24	\$3,937.50	\$0.00		\$3,937.50	03/31/2025	2014	03/31/29
									3 Yr lease		
B	4	Beauty Lounge Studio LLC 1,147 sq ft 2 toilet / 3 sinks	\$1,000.00	\$2,017.13	\$1,792.19	\$0.00		\$1,792.19	11/30/2025	2024	12/31/30
									3 Yr Lease		
B	5	Fleur Chiropractic & Wellness 1,781 sq ft 2 toilet / 3 sinks	\$1,000.00	\$2,795.72	\$2,781.81	\$0.00		\$2,781.81		2025	09/30/26
									3 Yr Lease		
B	7	Politecnico De Fort Myers 1,200 sq ft 1 toilet / 5 sinks	\$1,000.00	\$1,559.53	\$1,485.26	\$0.00		\$1,485.26	5/1/2025	2016	04/30/27
									3 Yr Lease		
B	8	Skin Palace & Wellness LLC 930 sq ft 1 toilet /2 sink	\$1,000.00	\$1,448.13	\$1,379.17	\$0.00		\$1,379.17	1/31/2026	2024	01/31/27
									3 Yr Lease		
C		Sante Plus Medical Center 3,284 (3,200) sq ft 4 toilets / 11 sinks	\$2,000.00	\$5,000.00	\$5,000.00	0		\$5,000.00		2026	12/31/26
									3 Yr Lease		
D	9	Politecnico De Fort Myers 1,147 sq ft 1 toilet / 6 sinks	\$1,000.00		\$1,108.09	\$0.00		\$1,108.09	1/31/2026	2016	01/31/27
									3 Year Lease		
D	10	Politecnico De Fort Myers 1,165 sq ft 2 toilets / 2 sinks	\$1,040.65	\$977.14	\$1,820.31	\$0.00		\$1,820.31	8/31/2025	2016	08/31/28
									3 Yr Lease		
D	11	Church of God 1,162 sq ft 2 toilets / 2 sinks	\$1,000.00	\$1,400.00	\$1,815.63	Exempt		\$1,815.63	6/1/2025	2024	Month to Month
									1 Yr Lease		
D	12	Center for Chiropractic Solutions 1,240 sq ft 1 toilet /4 sinks	\$1,001.96	\$1,042.53	\$1,757.00	\$0.00		\$1,757.00	5/31/2025	2019	09/30/26
									2 Yr Opt to renew		
TOTAL LEASED			\$18,234.55	\$27,695.34	\$33,016.98	\$0.00	\$0.00	\$33,016.98			

Public Services

Service	Name/Station	Driving Distance (Miles)	Direction
Police Department	Fort Myers	3±	North
Fire Department	Fort Myers Station #3	<1	West
Hospital	Lee Memorial	2±	North
Elementary School	Orangewood	<1	West
Middle/Junior High School	Fort Myers	1±	North
High School	Fort Myers	2±	North

The closest colleges and universities are Florida Gulf Coast University (FGCU) and Florida Southwestern State College (FSW). FGCU offers 58 bachelor's degrees, 25 master's degrees, six doctoral degrees, and 12 graduate certificates. FSW offers 21 associate degrees, 5 bachelor's degree, and 18 certificate programs. Proximity to parks, golf courses, and other recreational activities is average. Of note is the proximity east of Cleveland Ave/US-41.

Land Use

Predominant land uses in the immediate vicinity of the subject include a mix of commercial. Land use characteristics of the area are summarized below.

Surrounding Area Land Uses

Character of Area	Suburban
Predominant Age of Improvements (Years)	New to 50+
Predominant Quality and Condition	Average
Approximate Percent Developed	75%
Infrastructure and Planning	Average
Predominant Location of Undeveloped Land	East
Prevailing Direction of Growth	East

Immediate Surroundings

North	Commercial
South	Commercial
East	Commercial
West	Commercial

Development Activity and Trends

During the last five years, development has been predominantly of industrial, multifamily, and retail uses. There are 23 properties currently under construction within a five-mile radius of the subject including Links of Penzance, Daniels Marketplace, Alessio Trade Center, Palmera on the River, Garrett Forum, Latimer Crossing, The Montage at Midtown, The Winslow, The Tailor, The Sinclair at Palm Pointe, Montego Suare Apartments, Sunny Cove, Lee Health Hospital, and Home Towne Studios. There are 39 properties currently proposed for construction within a five-mile radius of the subject including

Royal Palm Square, Eastwood Commons, Vantage, Colonial Commons, EKOS on Evans, Bloom Fort Myers, Harbor Grand Development, Shoppes of Seaboard, Seaboard Waterside, Home 2 Suites by Hilton, Fort Myers Police Headquarters, Liv Smart Studios by Hilton, Reserve at Eastwood, Residence Inn by Marriott, Staybridge Suites, Horizon Tamiami, and Epic Express Car Wash. The pace of development has generally accelerated over this time.

The subject is located northeast of the former Royal Palm Square shopping center which is proposed for redevelopment. Demolition of several building recently began. The first phase will include approximately 300 multifamily units, a 130-key hotel, up to 40,000 square feet of medical office, and up to 50,000 square feet of first- and second-floor retail. Some tenants have leases through 2033 and won't be redeveloped until later phases of the project.

Outlook and Conclusions

In comparison to other areas in the region, the area is rated as follows:

Surrounding Area Ratings

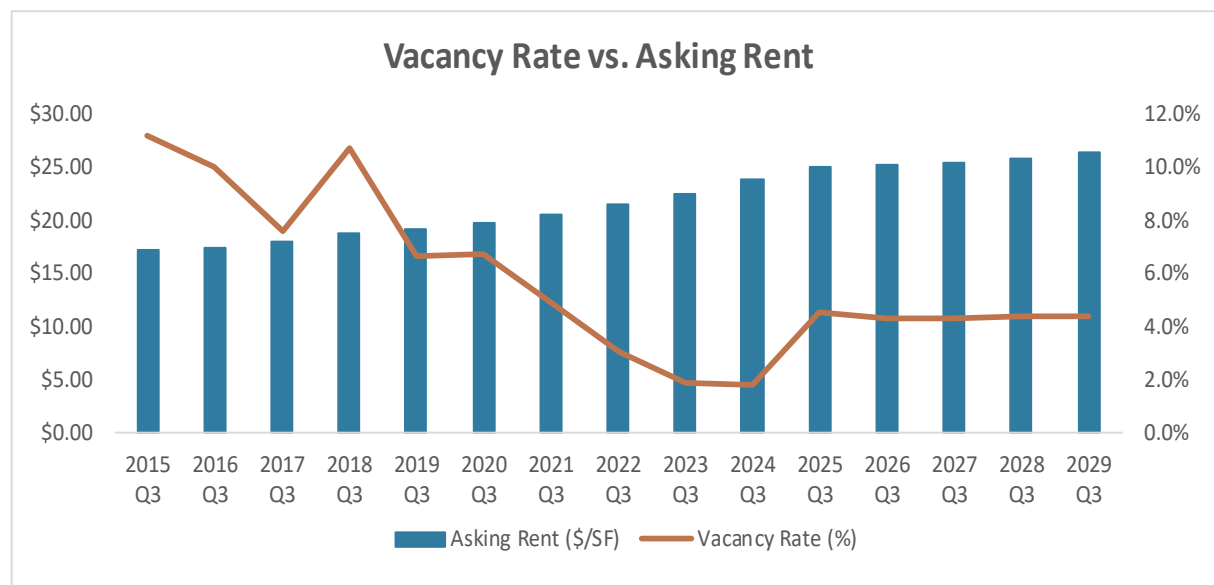
Highway Access	Average
Demand Generators	Average
Convenience to Support Services	Average
Convenience to Medical Services	Average
Convenience to Public Transit	Average
Employment Stability	Average
Neighborhood Amenities	Average
Police and Fire Protection	Average
Barriers to Competitive Entry	Average
Price/Value Trends	Average
Property Compatibility	Average

All Office City of Ft Myers Submarket Trends

Period	Stock	Demand	Vacancy	Net Completions 12 Months	Under Construction Stock	Net Absorption 12 Months	Asking Rent	Rent Growth 12 Month	Price Growth	Cap Rate
2015 Q3	5,191,403	4,611,991	11.16%	6,064	5,886	24,414	\$17.17	1.72%	8.54%	7.92%
2016 Q3	5,185,289	4,664,633	10.04%	-6,114	50,000	52,642	\$17.47	1.78%	3.42%	7.99%
2017 Q3	5,242,593	4,845,426	7.58%	57,304	0	180,793	\$17.93	2.65%	0.56%	8.27%
2018 Q3	5,242,593	4,679,536	10.74%	0	0	-165,890	\$18.72	4.36%	4.31%	8.38%
2019 Q3	5,236,048	4,888,560	6.64%	-6,545	51,171	209,024	\$19.24	2.80%	3.02%	8.54%
2020 Q3	5,287,219	4,932,655	6.71%	51,171	0	44,095	\$19.73	2.56%	5.52%	8.33%
2021 Q3	5,309,219	5,047,256	4.93%	22,000	26,759	114,601	\$20.57	4.24%	5.14%	8.00%
2022 Q3	5,268,593	5,106,399	3.08%	-40,626	0	59,143	\$21.46	4.32%	4.96%	8.21%
2023 Q3	5,266,693	5,166,825	1.90%	-1,900	0	60,426	\$22.57	5.16%	-3.12%	8.89%
2024 Q3	5,266,693	5,174,053	1.76%	0	0	7,228	\$23.75	5.26%	4.75%	9.01%
2025 Q3	5,266,693	5,026,592	4.56%	0	0	-147,461	\$24.97	5.14%	8.79%	8.67%
2026 Q3	5,262,389	5,037,685	4.27%	-4,304	0	11,576	\$25.19	0.86%	-0.18%	8.79%
2027 Q3	5,257,744	5,030,792	4.32%	-4,645	0	-6,132	\$25.50	1.22%	0.88%	8.79%
2028 Q3	5,254,641	5,026,303	4.35%	-3,103	0	-3,727	\$25.90	1.57%	4.35%	8.56%
2029 Q3	5,252,421	5,023,070	4.37%	-2,220	0	-2,719	\$26.33	1.65%	4.24%	8.34%

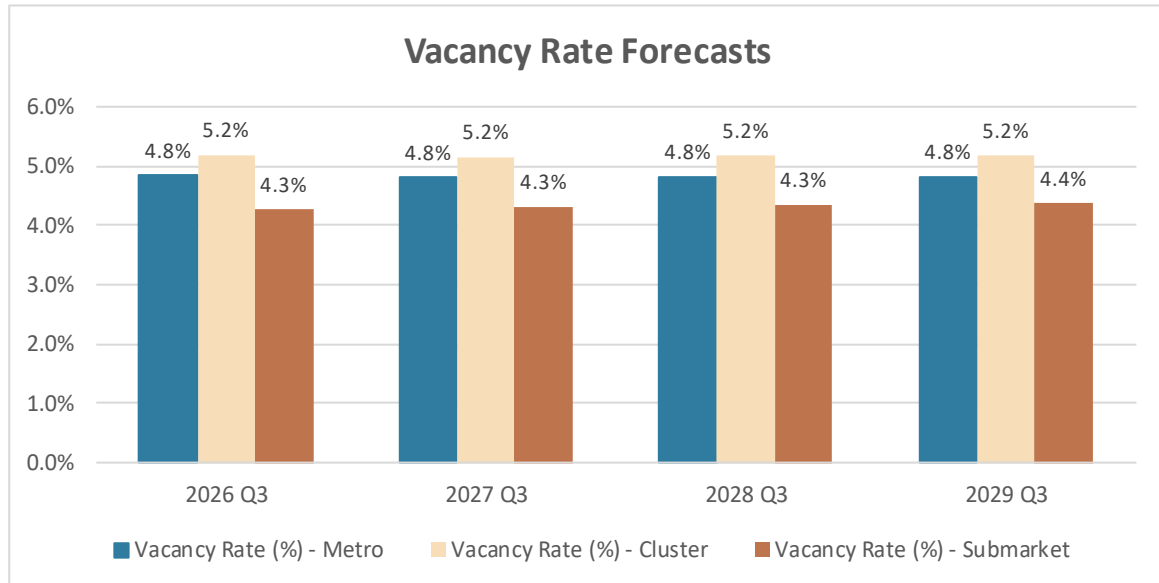
Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

- The City of Ft Myers submarket comprises 14.1% of the metro building stock and 14.2% of the metro building demand.
- The vacancy rate in the City of Ft Myers submarket is 4.56%, which is less than the metro area's average of 5.15%.
- City of Ft Myers market rate is \$24.97/SF which is less than the metro area's average rate of \$29.04/SF.

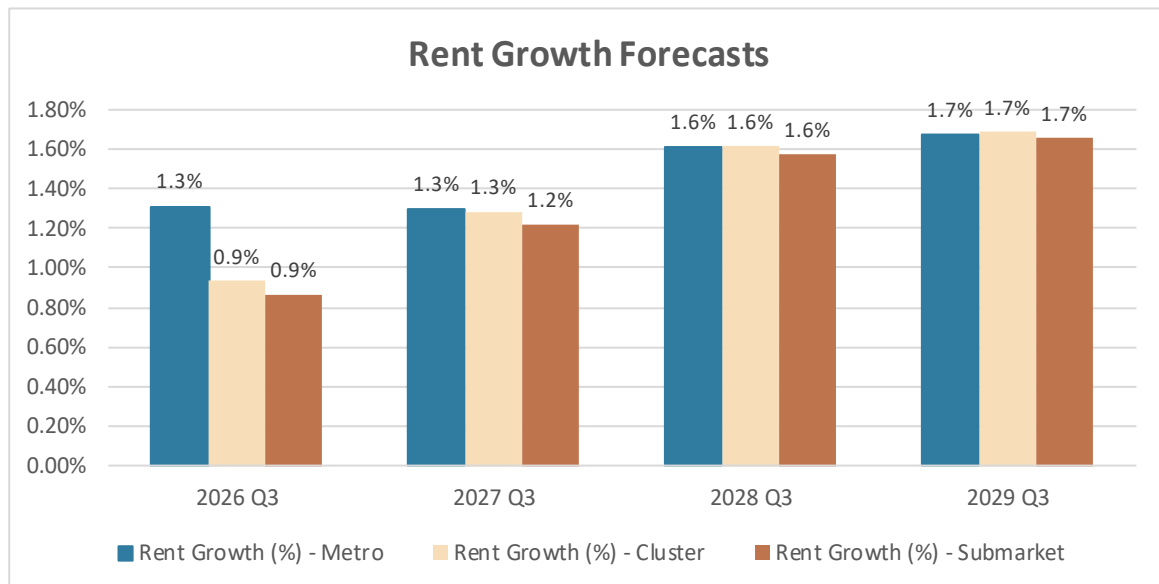
City of Ft Myers Submarket Trends and Forecasts

Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

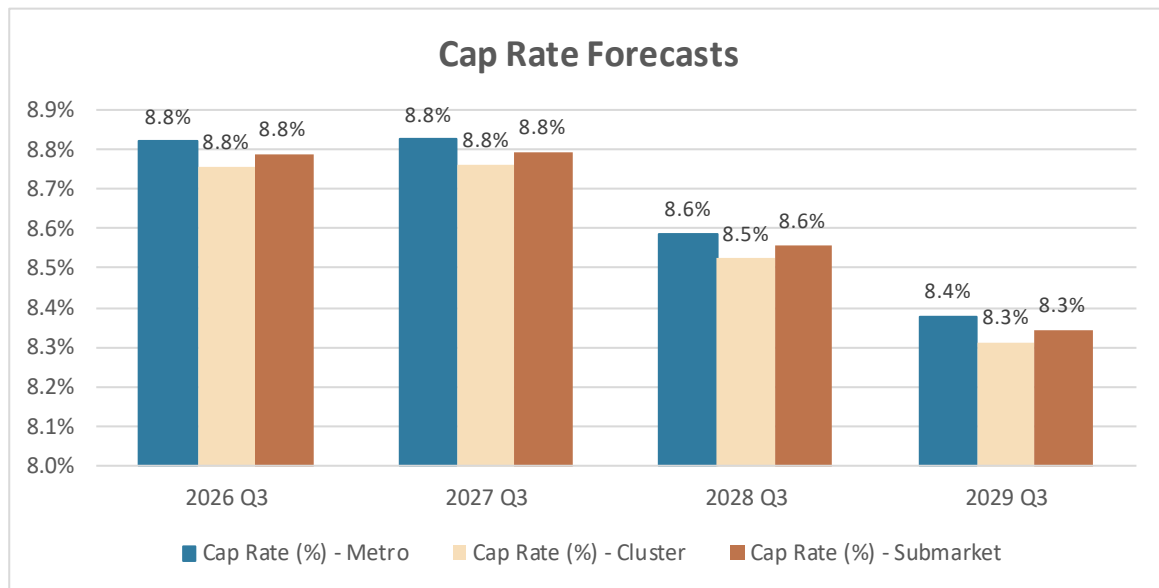
Office Market Forecast Comparisons



Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.



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Office Market Outlook and Conclusions

Based on the key metro and submarket area trends, construction outlook, and the performance of competing properties, IRR expects the mix of property fundamentals and economic conditions in the Southwest Florida metro area to have a positive impact on the subject property's performance in the near-term.

Property Analysis

Land Description and Analysis

Land Description	
Land Area	2.72 acres; 118,570 SF
Source of Land Area	Public Records
Primary Street Frontage	Broadway - 270 feet
Shape	Rectangular
Corner	No
Water/Port Access	No
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	12071C0426H
Date	November 17, 2022
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City of Fort Myers
Zoning Designation	CI
Description	Commercial Intensive
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	A variety of commercial including office, retail, and medical.
Minimum Lot Area	10,000 square feet
Minimum Lot Width (Feet)	100
Minimum Setbacks (Feet)	Front - 25; Side (interior) - 10; Side (street) - 20; Rear - 10; Waterfront - 25
Maximum Building Height	70' or five stories
Maximum Site Coverage	0.45
Other Land Use Regulations	Future Land Use - Traditional Community
Utilities	
Service	Provider
Water	Well
Sewer	City of Fort Myers
Electricity	LCEC
Natural Gas	Teco
Local Phone	Multiple carriers

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

Potential Development Density

Similar sites are generally developed to an FAR of 0.10 to 0.30. Therefore, it appears that the development potential of the site as though vacant would be 23,714 to 53,356 square feet of building area. This compares with the subject's actual developed gross building area of 29,349 square feet.

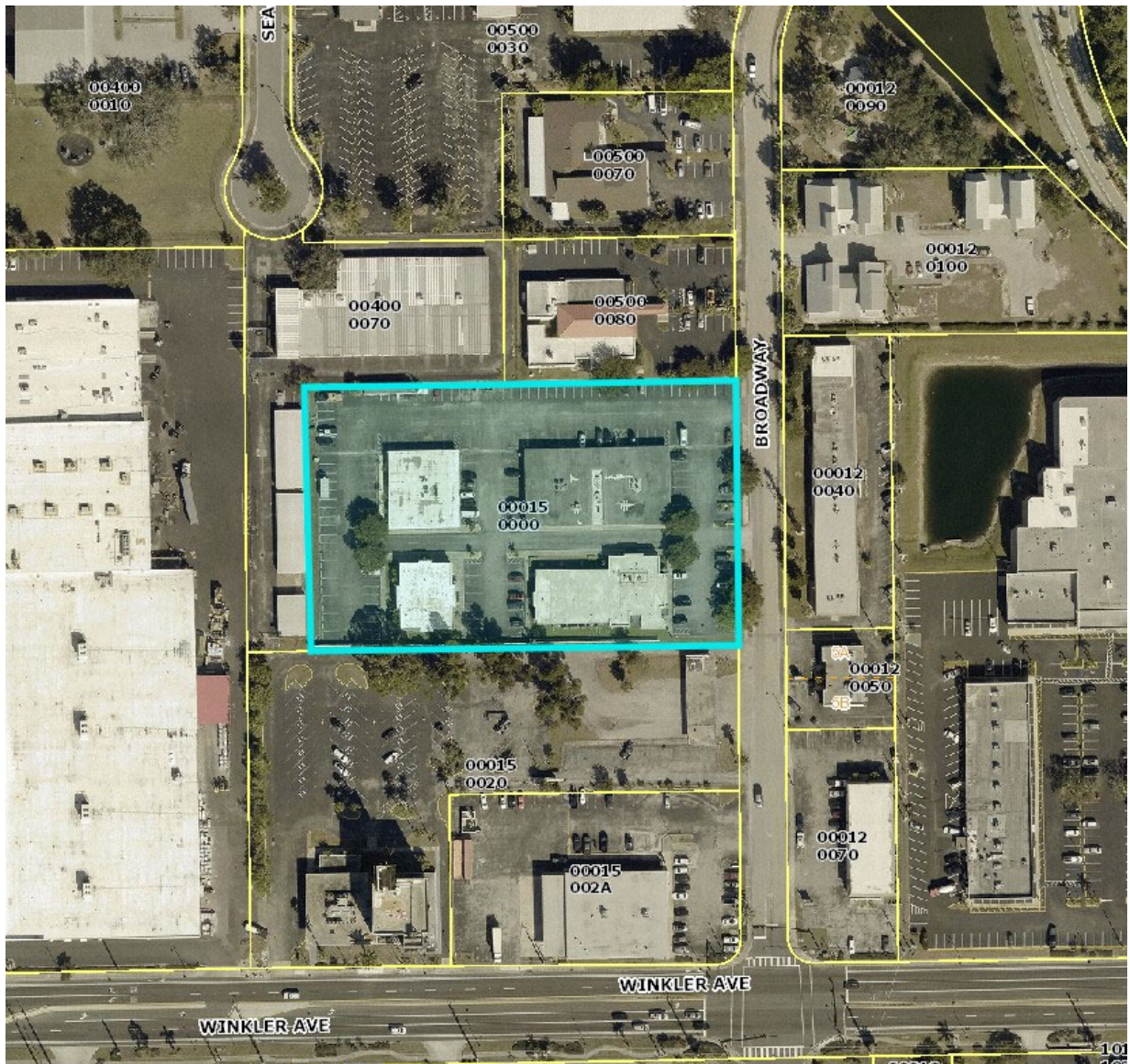
Easements, Encroachments and Restrictions

A current title report was not provided for review. There are no apparent easements, encroachments, or restrictions that would adversely affect value. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Conclusion of Site Analysis

Overall, the physical characteristics and the availability of utilities result in a functional site, suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include a variety of commercial including office, retail, and medical.. No other restrictions on development are apparent.

Aerial Photograph



Improvements Description and Analysis

Overview

The subject is an existing office property containing four buildings with a total of 24,935 square feet of rentable area. The improvements were constructed in 1973 and are 91% leased as of the effective appraisal date. The site area is 2.72 acres or 118,570 square feet. The following description is based on the inspection of the property and discussions with ownership.

Improvements Description					
	Overall Property	Building 1	Building 2	Building 3	Building 4
Name of Property	Broadway Professional Center	Building A	Building B	Building C	Building D
General Property Type	Office	Office	Office	Office	Office
Property Sub Type	Mixed-Use	—	—	—	—
Specific Use	Office/Retail/Medical	—	—	—	—
Competitive Property Class	B	—	—	—	—
Occupancy Type	Multi-Tenant	Multi-Tenant	Multi-Tenant	Multi-Tenant	Multi-Tenant
Percent Leased	91%	—	—	—	—
Number of Tenants	14	—	—	—	—
Tenant Size Range (SF)	930 - 3,471	—	—	—	—
Number of Buildings	4	1	1	1	1
Stories	1	1	1	1	1
Construction Class	C	C	C	C	C
Construction Type	Masonry	Masonry	Masonry	Masonry	Masonry
Construction Quality	Average	Average	Average	Average	Average
Condition	Average	Average	Average	Average	Average
Gross Building Area (SF)	29,349	8,163	11,700	3,792	5,694
Rentable Area (SF)	24,935	7,060	9,877	3,284	4,714
Land Area (SF)	118,570	—	—	—	—
Floor Area Ratio (RA/Land SF)	0.21	—	—	—	—
Floor Area Ratio (GBA/Land SF)	0.25	—	—	—	—
Building Area Source	Public Records/Rent Roll	Public Records/Rent Roll	Public Records/Rent Roll	Public Records/Rent Roll	Public Records/Rent Roll
Year Built	1973	1970	1973	1970	1973
Actual Age (Yrs.)	52	55	52	55	52
Estimated Effective Age (Yrs.)	25	25	25	25	25
Estimated Economic Life (Yrs.)	50	50	50	50	50
Remaining Economic Life (Yrs.)	25	25	25	25	25
Number of Parking Spaces	138	38	58	17	25
Source of Parking Count	Inspection	—	—	—	—
Parking Type	Surface	—	—	—	—
Parking Spaces/1,000 SF RA	5.53	5.38	5.87	5.18	5.30

Construction Details				
	Building 1	Building 2	Building 3	Building 4
Foundation	Slab	Slab	Slab	Slab
Structural Frame	CBS	CBS	CBS	CBS
Exterior Walls	Brick	Stucco	Brick	Stucco
Roof	Reinforced concrete; Build up tar and gravel	Steel frame or truss; Build up tar and gravel	Reinforced concrete; Build up tar and gravel	Steel frame or truss; Build up tar and gravel
Interior Finishes	Office	Office	Office	Office
HVAC	Central	Central	Central	Central

Improvements Analysis

The subject property is improved with four multi-tenant mixed-use office buildings. The improvements were originally constructed as medical offices in 1970 and 1973. Building sizes range from 3,284 square feet to 9,877 square feet of rentable area. Tenant mix includes a variety of salons, medical offices, general offices, technical school, and a church.

Quality and Condition

The improvements are of average quality construction and are in average condition. The quality of the subject is consistent with competing properties. Maintenance has been consistent with competing properties. Overall, the market appeal of the subject is consistent with competing properties.

Functional Utility

The improvements appear to be adequately suited to their current use. Based on the property inspection and consideration of the foregoing, there do not appear to be any significant items of functional obsolescence.

Deferred Maintenance

No deferred maintenance is apparent from the property inspection, and none is identified based on discussions with ownership.

ADA Compliance

Based on the property inspection and information provided, there are no apparent ADA issues. However, ADA matters are beyond the scope of expertise of the assignment participants, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



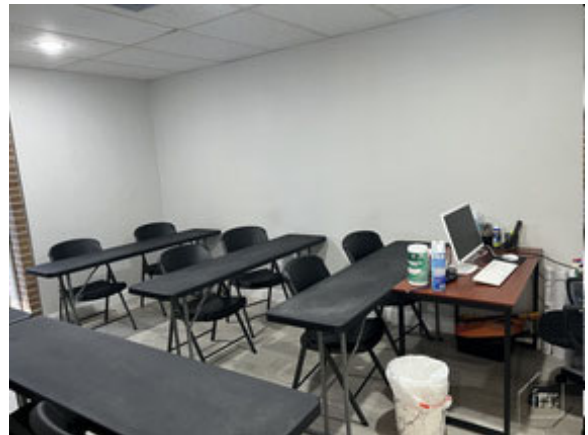
Interior View of Subject Property



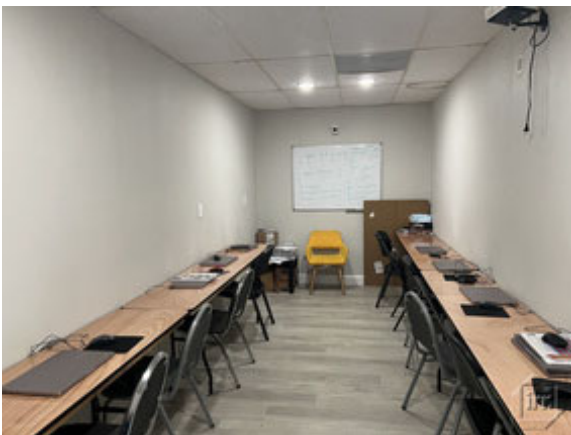
Interior View of Subject Property



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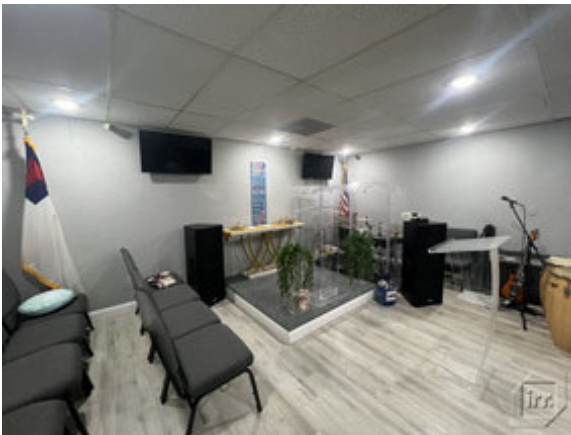
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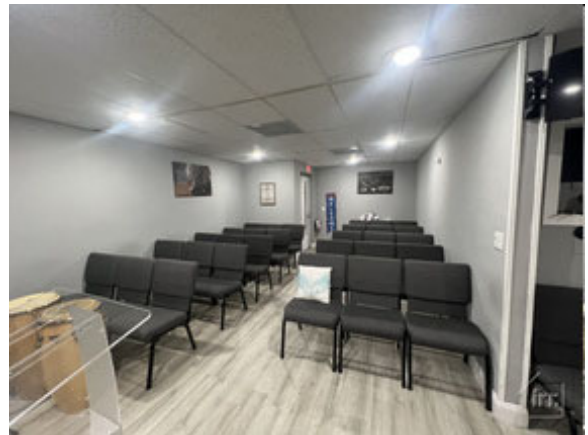
Interior View of Subject Property



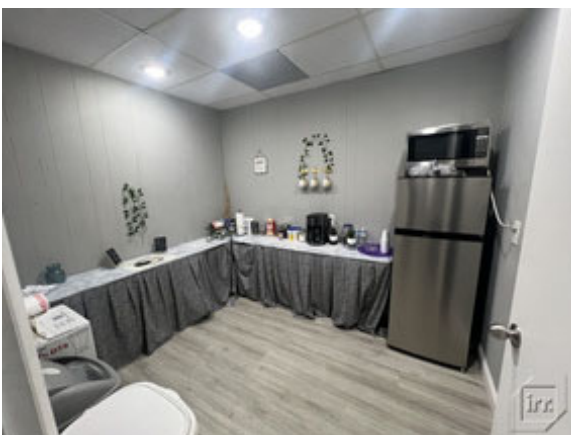
Interior View of Subject Property



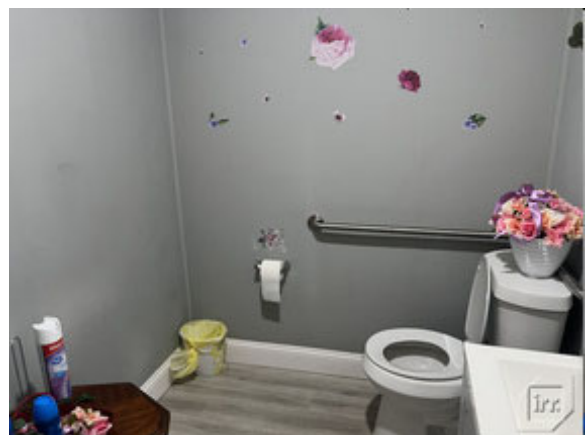
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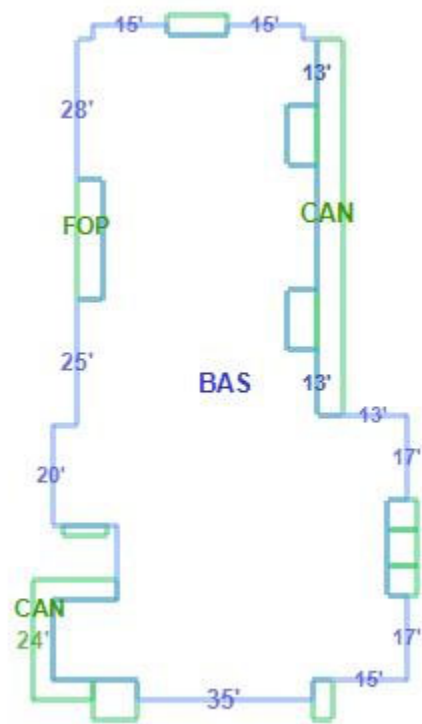


Interior View of Subject Property



Interior View of Subject Property

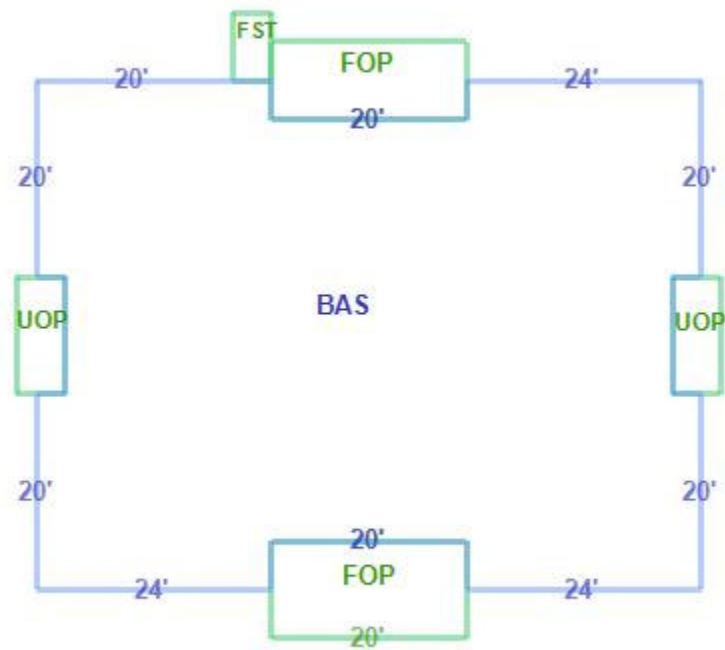
Building #1/A Footprint



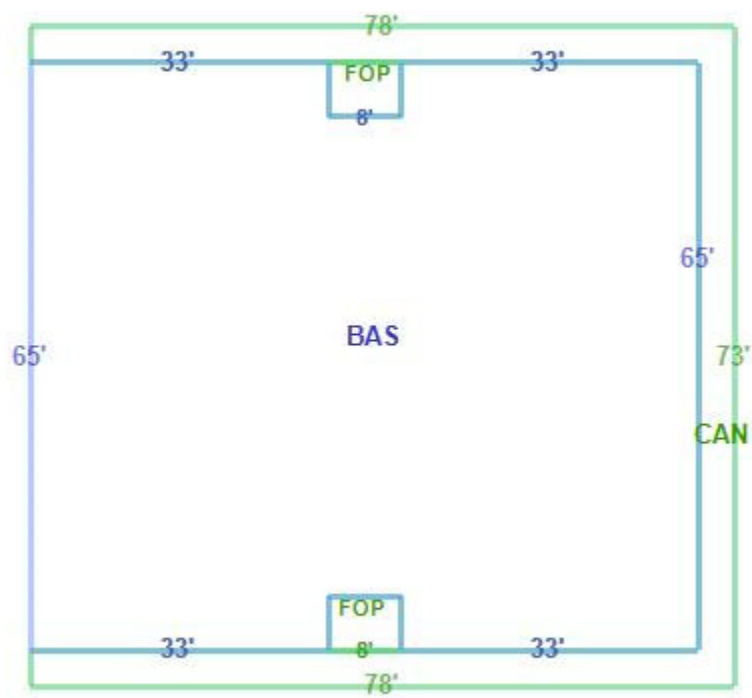
Building #2/B Footprint



Building #3/C Footprint



Building #4/D Footprint



Location & Property Identification

Property Name:	Banyan Building
Sub-Property Type:	Medical Office
Address:	8140 College Pky.
City/State/Zip:	Fort Myers, FL 33919
County:	Lee
Submarket:	Fort Myers
Market Orientation:	Suburban
Property Location:	PARL IN SE 1/4 DESC OR 4685 PG 3811
IRR Event ID:	3413564



Sale Information

Sale Price:	\$5,510,000
Effective Sale Price:	\$5,510,000
Sale Date:	07/16/2025
Listing Price:	\$5,780,000
Sale Status:	Closed
\$/SF GBA:	\$326.73
\$/SF NRA:	\$326.73
Grantor/Seller:	OGNC, LLC and 8140 College Parkway, LLC
Grantee/Buyer:	Partin Commercial Building, LLC
Property Rights:	Leased Fee
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Warranty Deed
Recording No.:	2025000193254
Verification Type:	Secondary Verification

Operating Data and Key Indicators

Net Operating Income:	\$ 463,754
Cap Rate - Derived:	8.42%

Occupancy

Occupancy at Time of Sale:	100.00%
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Improvement and Site Data

Legal/Tax/Parcel ID:	15-45-24-00-00014.0060
GBA-SF:	16,864
NRA-SF:	16,864
Acres(Usable/Gross):	1.19/1.19
Land-SF(Usable/Gross):	51,836/51,836
Usable/Gross Ratio:	1.00
Year Built:	1984
Most Recent Renovation:	2023
Property Class:	B
Construction Quality:	Average
Improvements Cond.:	Average
Construction Desc.:	Masonry
No. of Buildings/Stories:	1/2
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	56
Park. Ratio 1000 SF GLA:	3.32
No. Surface Spaces:	56
Park. Ratio 1000 SF GBA:	3.32
Elevators/Count:	Yes
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Bldg. to Land Ratio FAR:	0.33
Land to Building Ratio:	3.07
Zoning Code:	CPD

Location & Property Identification

Property Name:	2130-2140 McGregor Blvd
Sub-Property Type:	General Purpose, Low Rise
Address:	2130-2140 McGregor Blvd.
City/State/Zip:	Fort Myers, FL 33901
County:	Lee
Submarket:	Fort Myers
Market Orientation:	Suburban
IRR Event ID:	3362643

**Sale Information**

Sale Price:	\$1,900,000
Effective Sale Price:	\$1,900,000
Sale Date:	04/02/2025
Recording Date:	04/02/2025
Listing Price:	\$2,200,000
Sale Status:	Closed
\$/SF GBA:	\$169.49
\$/SF NRA:	\$189.79
Grantor/Seller:	Mcgregor Offices Llc
Grantee/Buyer:	AEC EAT LLC
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Exposure Time:	12 (months)
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Terms of Sale Comments:	Sale Leaseback
Document Type:	Warranty Deed
Recording No.:	2025000088136
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar

Occupancy

Occupancy Type Before Sale:	Multi-Tenant
Occupancy at Time of Sale:	100.00%
Number of Tenants at T.O.S.:	4

Improvement and Site Data

MSA:	Cape Coral-Fort Myers, FL Metropolitan Statistical Area
Legal/Tax/Parcel ID:	23-44-24-P2-00004.0010
GBA-SF:	11,210
NRA-SF:	10,011
Acres(Gross):	0.57
Land-SF(Gross):	24,974
Year Built:	1964
Most Recent Renovation:	2004
Property Class:	B
M&S Class:	C
Improvements Cond.:	Average
No. of Buildings/Stories:	1/2
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	26
Park. Ratio 1000 SF GLA:	2.60
No. Surface Spaces:	22
No. Covered Spaces:	4
Park. Ratio 1000 SF GBA:	2.32
Shape:	Irregular
Topography:	Level
Corner Lot:	Yes
Bldg. to Land Ratio FAR:	0.45
Land to Building Ratio:	2.23
Zoning Code:	U-CTR
Zoning Desc.:	Urban Center
Easements Desc.:	We are unaware of any

Location & Property Identification

Property Name:	6700 Daniels Pkwy
Sub-Property Type:	General Purpose, Low Rise
Address:	6700 Daniels Pky.
City/State/Zip:	Fort Myers, FL 33912
County:	Lee
Submarket:	South Fort Myers/San Carlos
Market Orientation:	Suburban
IRR Event ID:	3362645



Sale Information

Sale Price:	\$3,300,000
Effective Sale Price:	\$3,300,000
Sale Date:	01/09/2025
Recording Date:	01/10/2025
Sale Status:	Closed
\$/SF GBA:	\$179.81
\$/SF NRA:	\$193.05
Grantor/Seller:	Billy Creek, LLC
Grantee/Buyer:	Lee Healthcare Holdings, LLC
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Warranty Deed
Recording No.:	2025000009693
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Assessor, Deed

Occupancy

Occupancy Type Before Sale:	Multi-Tenant
Occupancy Type After Sale:	Multi-Tenant
Occupancy at Time of Sale:	100.00%
Number of Tenants at T.O.S.:	5

Improvement and Site Data

MSA:	Fort Myers, FL
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Legal/Tax/Parcel ID:	19-45-25-00-00003.005A
GBA-SF:	18,353
NRA-SF:	17,094
Acres(Gross):	1.75
Land-SF(Gross):	76,390
Year Built:	2001
Property Class:	B
M&S Class:	B
Construction Quality:	Average
Improvements Cond.:	Average
Exterior Walls:	Stucco
Construction Desc.:	Reinforced Concrete
No. of Buildings/Stories:	1/1
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	69
Park. Ratio 1000 SF GLA:	4.04
Park. Ratio 1000 SF GBA:	3.76
Elevators/Count:	None
Air-Conditioning Type:	Central
Bldg. to Land Ratio FAR:	0.24
Land to Building Ratio:	4.16
Zoning Code:	MPD
Zoning Desc.:	MPD
Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records

Comments

Multi-tenant office building at 6700 Daniels Pkwy in Fort Myers sold on January 9, 2025 for \$3,300,000. The