



# BIDDER INFORMATION GUIDE

24080 SOUTH TAMiami TRAIL  
BONITA SPRINGS FLORIDA, 34134



PARADISE REALTY OF  
SOUTHWEST FLORIDA, LLC  
JOE. J JAMIESON

Licensed Real Estate Broker



PARADISE REALTY OF SOUTHWEST FLORIDA, LLC

JOE J. JAMIESON

LICENSED REAL ESTATE BROKER

450 OLD SAN CARLOS BLVD #101

FORT MYERS BEACH, FLORIDA 33931

PHONE: 239-463-0110

**AUCTION PROJECT MANAGERS**

BRETT BAUGH, SALES ASSOCIATE AND AUCTIONEER

239-738-6237

THADDEUS DEITRIECH, SALES ASSOCIATE AND PROCUREMENT

SPECIALIST

239-463-9277



# GENERAL REAL ESTATE TERMS AND CONDITIONS

## AUCTION

The Public Auction ("Auction") will be conducted by Paradise Realty of Southwest Florida, LLC ("Broker"). These Terms and Conditions generally describe real properties (individually a "Property and collectively the Properties"). The auction is conducted pursuant to all Florida State Law. The Seller(s) have contracted with the Broker and grants to sell their Property at live and/or online auction pursuant to applicable law.

## GENERAL AUCTION INFORMATION

The information being provided to all prospective bidders, including any of their agents in connection with the Auction, is to be used for informational purposes only. The Seller(s) nor Broker make no representation or warranties as to the accuracy or completeness of any information provided including but not limited to the condition of the Property, condition of the Title, or any descriptions of the Property on any third party website.

***ALL REAL PROPERTY IS SOLD "AS IS" "WHERE IS" WITH NO IMPLIED OR EXPRESSED WARRANTY. ALL ASSETS ARE SOLD WITH ALL FLAWS AND DEFECTS. THE SELLER(S) IS NEVER OBLIGATED TO REMEDY A FLAW OR PRE-EXISTING DEFECT.***

## BIDDER REGISTRATION

All bidders must be registered to participate in a live, simulcast or online only auction. A prospective bidder must provide and agree to the following items 1) A valid driver's license or passport 2) The bidders phone number 3) Evidence in the form of a letter of guaranteed credit from a bank or approved financial institution that is proving the ability to pay any winning high bid 4) All bidders must agree to a Bidder Registration Deposit of \$50,000. This amount should be made with a wire transfer no later than 72 hours prior to the auction time. These deposits will be held in the escrow account of Paradise Realty of Southwest Florida LLC or its agent. Bidder Registration Deposits will be returned in 3 business days if you do not become a winning bidder on a property 5) Agree immediately upon becoming the highest bidder to enter into a written contract for Sale and Purchase of said Real Estate. Properties are sold to the highest and best bidder "**AS IS, WHERE IS WITH ALL FAULTS AND LIMITATIONS**". All sales are final, in accordance with applicable Florida law.

## BUYER'S RESPONSIBILITIES

It is the responsibility of prospective bidders to inspect **ALL** properties and decide their level of interest. Bidders are encouraged to investigate all physical and legal aspects of the property they are interested in purchasing. These aspects include but are not limited to legal standing, taxes, and any existing liens. Prospective Bidder(s) should utilize all informational resources made available to them including but not limited to the county recorder's office, real estate broker, lawyer, and accountant before purchasing any real estate. The Broker and Seller(s) are not responsible for the accuracy of any printed, written or verbal descriptions. All printed and online marketing materials are for informational purposes only. **ALL** sale day announcements will take precedence over any previously advertised materials.

## OPENING & HIGH BIDS

An Opening Bid is a bid authorized by the Seller(s) to commence the bidding on any given property. Opening bids promote interest and competitive bidding. Minimal bids made with the purpose of slowing or discouraging competitive bidding on any item may be rejected or ignored by the Broker. The Broker reserves the right to reject an advancing bid that, in his expert opinion, does not commensurate with the value of the asset. The Auctioneer reserves the right to place bids on behalf of the Seller(s) up until the Undisclosed Reserve Price. The Undisclosed Reserve Price is the amount of money the property must bring before it sells to the highest and best bidder. The Broker reserves the right to allow the Seller(s) to reject or accept any or all offers. Although you may be the highest bidder on a property you may not be the best bidder as deemed by the Seller(s). Bidders who collude with the hope or intent to limit open and competitive bidding, or who are believed to be colluding, will be disqualified from bidding. Bidders who collude will forfeit their Bidder Registration Deposit. Bid rigging is illegal and will **NOT** be tolerated in any form or practice. On the fall of the hammer or in a customary manner by saying "Sold", an oral contract is entered into between the high bidder and the Seller(s). By placing a bid at the auction, the prospective bidder acknowledges and agrees with Terms and Conditions set forth within. The prospective bidders will receive a copy of the Terms and Conditions on the day of the auction. Bidders will sign an acknowledgement a form stating that they received the auction Terms and Conditions. If a prospective bidder becomes a high bidder and is unable or unwilling to enter into a Contract for Sale and Purchase of the property being auctioned, the prospective bidder will forfeit his Bidder Registration Deposit. All prospective bidders are encouraged to seek legal advice if they have any questions concerning the Terms and Conditions.

## CONTESTED BIDS

In the event of any dispute between bidders, or in the event there is a question to the validity of any bid placed, Paradise Realty of Southwest, LLC will have final determination. This includes any bids acknowledged at the auction venue or a bid recognized by an online bidder. The Broker may determine to sell the item to the original bidder, or reopen the bidding. The Broker may completely re-offer and resell the disputed asset. The Broker will have sole discretion in such circumstances and will have ultimate authority for resolution. In the event a winning bidder refuses to transact on an asset they will forfeit their Bidder Registration Deposit. The bidder(s) at sufferance will have **NO** further recourse in such disputes.

## BUYER'S PREMIUMS

A Buyer's Premium of 10% will be applied in addition to the final bid price on **ALL** sold properties. The final high bid price plus the Buyer's Premium will be the total purchase price. A Buyer's Premium of 11% will be applied to assets won by any online bidder. This 1% added to the Buyer's Premium, reflects a 1% convenience surcharge of the online bidding platform.

## ESCROW DEPOSITS AND CLOSING

Upon becoming the successful bidder on any asset, the Winning Bidder will be required to submit an escrow deposit of 10 percent (10%) of the final bid price. This additional escrow deposit must be done by wire transfer. The Winning Bidder must then enter into a written Contract for Purchase of Real Estate. The Registration Deposit of the Winning bidder will be applied to the additional escrow deposit with the remainder remittable by wire transfer to equal the 10 percent (10%) required. **DO NOT** enter into the bidding process if you do not have the ability to transact on the given asset. If a winning bidder cannot or will not enter into the Contract For Purchase of Real Estate they will forfeit their Bidder Registration Deposit. Closings will be as advertised or announced the day of the auction. Real Estate closings are typically 15 to 30 days after the auction. ALL Real Estate Contracts will be available for review prior to the auction.

## CLERKING AND RECORDING

Records kept by the Paradise Realty of Southwest Florida, LLC clerking staff will be taken as final evidence in the event of any dispute of purchase. Registered Bidders are responsible for all purchases made with his or her bidder number. Auctions will be audio and video recorded. By registering as a bidder you agree that the video and or audio recording may be used at a later date as evidence in the event of any dispute.

## AUCTION SPECIFICS

All assets sold by Paradise Realty of Southwest Florida, LLC are sold with ("Reserve") **UNLESS** advertised as an ("Absolute Auction"). The term Reserve means that there is a predetermined undisclosed minimum amount the asset must achieve before it will sell. The title to the property will be a Special Warranty Deed granted by the Seller(s).

## ABSENTEE BIDS AND ONLINE BIDDING

Absentee bids will be accepted when possible as a convenience to our customers. Bidders, whether in attendance, absentee, or online, for legal purposes are to be considered as customers and not as a client. Our bidders will always be dealt with honestly, fairly, and in good faith. NO agency relationship exists whatsoever when acting in the capacity of a bidder. Paradise Realty of Southwest Florida, LLC will not be held liable for any errors in bid placement or failure to execute bids. The absentee bidder must select the method of execution of the absentee bid. Absentee bids can be competitively placed or placed at the commencement of bidding as a highest or best offer. Absentee Bidders must be aware that there are risks of being outbid by any increment without any liability to Paradise Realty of Southwest Florida, LLC. The decision to accept absentee bids from any prospective bidder will be left solely to the discretion of Paradise Realty of Southwest Florida, LLC. You will be notified the day of the auction if you were the successful bidder. Additional escrow deposit of 10% total is due upon notification of a successful bid remittable by wire transfer. All absentee bids are irrevocable and you will have to sign an Absentee Bid Authorization Form that will be a binding agreement with all pertinent information of the property. Paradise Realty of Southwest Florida, LLC will not be responsible for bids that are not received from the online bidders due to system failures, service failures, interruptions, or technical difficulties beyond the scope and control Paradise Realty of Southwest Florida, LLC.

## PHONE BIDDING

Phone bidding will be offered as a convenience to our bidders only if you have satisfied all the criteria for becoming an absentee bidder and you would like to insure that you have the opportunity of advancement of your highest and best bid. Paradise Realty of Southwest Florida, LLC is not responsible for missed calls, dropped calls, busy lines or wrong numbers. A down payment will be requested prior to the agreement of a phone bid. Payment is due immediately when you become the winning bidder when bidding by phone.

## CAUSE OF PROCUREMENT OR EVENT CANCELLATION

If a registered bidder with Paradise Realty of Southwest Florida, LLC is the purchaser of a real estate parcel previously contracted and advertised by our firm, within 180 Days of an auction conducted by our firm, a full buyer's premium will be due on the previously contracted property. The Buyer's Premium amount of 10% will be due on the sale price of the previously contracted asset.

## EXCEPTIONS TO TERM AND CONDITIONS

Auction Day announcements will take precedence over any previously advertised material to be announced on the day of our auction in the opening announcements per Florida State Statute.

## DISCLAIMER

This property is being sold in its existing "AS-IS" condition, with no expressed or implied guarantees or warranties whatsoever. It is the Purchaser's sole responsibility to perform all inspections and to be satisfied as to the property's condition prior to bidding. Personal onsite inspection of the property is recommended and Bidders are advised to independently verify all information they deem important. Paradise Realty of Southwest Florida, LLC and its agents and subagents, and Sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. Although information has been obtained from resources deemed reliable, Paradise Realty of Southwest Florida, LLC or Seller makes no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotion/publicity statements and materials. All information contained in the Bidder/Information, Package, website or any other promotional materials, including but not limited to: square footage, acreage, dimensions, maps, taxes, etc. was provided by the Seller and is believed to be correct. However, neither the Seller nor the Broker makes any guarantee or warranty as to the accuracy or completeness of such information. Purchaser and or Purchaser's Agent/Broker shall bear the sole responsibility to confirm all information relevant to the property prior to bidding. Neither the Seller, nor the Broker shall be liable for any relief, or adjustments based on the failure of the property, including, but not limited to: amount of acreage, square footage, zoning, or environmental condition to conform to any specific standard, expectation, or any published information. By bidding on this property, Purchaser agrees to the above. Paradise Realty of Southwest Florida, LLC is not responsible for any injuries whether personal or catastrophic that occurs prior to, during, and or after an auction. Auction attendees acknowledge by attending an auction that there is a certain assumption of risk when you attend such an event. Peril from auction lots, noise, crowds, equipment, vehicles, animals, weather, chemicals, or any unseen, unheard and unknown factors may be present. Although these factors are out of the control and scope of Paradise Realty of Southwest Florida, LLC, they still MAY be present at any given time prior, during, or after an auction event. All information is deemed to be reliable, but Paradise Realty of Southwest Florida, LLC makes no guarantee to the accuracy or completeness published.



## **INSTRUCTIONS CONCERNING BIDDING ESCROW DEPOSITS AND WIRE TRANSFERS**

**24080 SOUTH TAMiami TRAIL, BONITA SPRINGS, FLORIDA 34134**

TO PARTICIPATE IN THE AUCTION ALL BIDDERS MUST BE PREQUALIFIED AND REGISTERED. A BIDDER REGISTRATION DEPOSIT OF \$50,000 WILL BE REQUIRED TO BID AT THE AUCTION. THE BIDDER REGISTRATION DEPOSITS MUST BE MADE BY WIRE TRANSFER NO LATER THAN 72 HOURS PRIOR TO THE AUCTION TIME AND MUST BE ACCOMPANIED BY THE BIDDER REGISTRATION FORM AND LETTER OF CREDIT FROM THE BIDDER'S FINANCIAL INSTITUTION. ALL LETTERS OF CREDIT MUST BE VERIFIABLE.

IN THE EVENT THAT A PARTY WISHES TO PARTICIPATE IN ABSENTEE BIDDING IN ANY FORM, (INTERNET, PHONE, OR PROXY) THAT PARTY WILL HAVE TO SATISFY THESE CRITERIA.

THE PARTY WITH INTEREST IN MAKING BIDS SHALL REGISTER AS A BIDDER WITH PARADISE REALTY OF SOUTHWEST FLORIDA, LLC AND MEET **ALL** THE BIDDER REGISTRATION REQUIREMENTS AS SET FORTH IN GENERAL TERMS AND CONDITIONS. THE POTENTIAL BIDDER MUST EXECUTE AND RETURN THE FOLLOWING DOCUMENTS DOWNLOADED FROM THE WEBSITE AT LEAST 72 HOURS PRIOR TO THE AUCTION.

- 1) COMPLETED AND SIGNED BIDDER'S REGISTRATION FORM
- 2) LEGIBLE COPY OF DRIVER'S LICENSE OR PASSPORT
- 3) LETTER OF GUARANTEE FROM YOUR FINANCIAL INSTITUTION
- 4) VERIFICATION OF ESCROW FUNDS WIRE TRANSFER
- 5) BUYER REPRESENTATION DOCUMENTATION, IF APPLICABLE

PLEASE SEND DOCUMENTS TO THE ADDRESS OF:

PARADISE REALTY OF SOUTHWEST FLORIDA, LLC  
450 OLD SAN CARLOS, BLVD #101  
FORT MYERS BEACH, FLORIDA 33931  
ATTENTION: THADDEUS DEITRIECH

THE BIDDER REGISTRATION FORMS AND BIDDER DEPOSITS MUST BE RECEIVED BEFORE YOU WILL BE REGISTERED FOR THE AUCTION. BIDDER DEPOSITS WILL BE MAINTAINED AND ACCOUNTED FOR BY THE BROKER'S ESCROW AGENT. THE ESCROW AGENT WILL BE:

AGENT TITLE SERVICES, LLC  
1104 SE 46<sup>TH</sup> LANE, SUITE 4  
CAPE CORAL, FLORIDA 33904  
OFFICE: 239-443-1350  
FAX: 239-443-1332

CLOSING AGENT: ADRIENNE GRAEBER

IF A THIRD PARTY CHOOSES TO BID BY PHONE THEY WILL HAVE TO SIGN A LIMITED POWER OF ATTORNEY TO PARADISE REALTY OF SOUTHWEST FLORIDA, LLC OR ITS DESIGNEE TO EXECUTE THE CONTRACT TO PURCHASE REAL ESTATE. PLEASE CONTACT BRETT BAUGH AT BRETT@DABEACH.COM OR THADDEUS DEITRIECH AT THADDEUS@DABEACH.COM FOR WIRE TRANSFER DOCUMENTS.

IF YOU ARE NOT A SUCCESSFUL BIDDER YOUR BIDDER DEPOSIT WILL BE REFUNDED IN THREE 3 BUSINESS DAYS.





## BIDDER REGISTRATION FORM

PLEASE COMPLETE THIS FORM AND RETURN WITH A LETTER OF GUARANTEE FROM YOUR FINANCIAL INSTITUTION. PLEASE SEND TO PARADISE REALTY OF SOUTHWEST FLORIDA, LLC NO LATER THAN 72 HOURS PRIOR TO THE DAY OF THE AUCTION. THIS FORM MUST BE ACCOMPANIED BY A BIDDER REGISTRATION DEPOSIT IN THE FORM OF A WIRE TRANSFER **ONLY**. THIS FORM APPLIES TO LIVE, ABSENTEE, PHONE AND ONLINE BIDDERS. ON THE DAY OF THE AUCTION PLEASE MAKE SURE YOU BRING YOUR GOVERNMENT ISSUED FORM OF IDENTIFICATION. YOU WILL BE ISSUED YOUR BIDDER NUMBER ON THE DAY OF THE AUCTION.

BIDDER'S LEGAL NAME: \_\_\_\_\_

BIDDER'S ADDRESS: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_

COMPANY ADDRESS: \_\_\_\_\_

ARE YOU A PRINCIPAL? \_\_\_\_\_ YES \_\_\_\_\_ NO

PHONE NUMBER: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

PASSPORT OR DRIVER'S LICENSE NUMBER: STATE OR COUNTRY \_\_\_\_\_

DRIVER'S LICENSE NUMBER \_\_\_\_\_

PASSPORT NUMBER \_\_\_\_\_

BY SIGNING THIS FORM I DECLARE THAT I HAVE REVIEWED THE TERMS AND CONDITIONS FOR THE AUCTION. I DO UNDERSTAND THAT THE PROPERTY IS BEING SOLD "AS-IS, WHERE IS WITH ALL FAULTS AND LIMITATIONS". I ALSO AGREE BY PLACING A BID AT THE AUCTION I DO ADHERE TO THE TERMS AND CONDITIONS OF THE AUCTION AND THOSE TERMS WILL BE BINDING. UPON BECOMING THE HIGHEST AND BEST BIDDER I DO HEREBY AGREE TO ENTER INTO A CONTRACT FOR SALE AND PURCHASE OF REAL ESTATE WITH THE SELLER. I UNDERSTAND IN ORDER TO BE REGISTERED FOR THIS AUCTION TO BID ON THE PROPERTY I MUST SUBMIT MY BIDDER REGISTRATION DEPOSIT NO LATER THAN 72 HOURS PRIOR TO THE AUCTION.

NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

### PARADISE REALTY OF SOUTHWEST FLORIDA

450 OLD SAN CARLOS BLVD #101  
FORT MYERS BEACH, FLORIDA 33931  
PHONE: 239-463-0110  
EMAIL: BRETT@DABEACH.COM

**LEE COUNTY PROPERTY  
APPRAISER  
PUBLIC RECORD**





Property Data for Parcel 16-47-25-B2-00003.0060

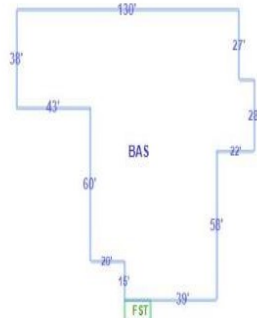
<b>Owner Of Record</b>	[ Tax Map Viewer ]	<b>Image of Structure</b>
SOUTHEAST USA LC PO BOX 6076 FORT MYERS BEACH FL 33932		
<b>Site Address</b>	[ Pictometry Aerial Viewer ]	Photo Date December of 2012
24080 S TAMiami TrL BONITA SPRINGS FL 34134		
<b>Legal Description</b>		
N 500 FT OF N 900 FT OF W 1/2 OF NE 1/4 W OF US 41 LESS PAR 3.006A		
<b>Classification / DOR Code</b>		
RESTAURANTS, CAFETERIAS / 21		

Property Values (2013 TRIM)	Exemptions	Attributes
<b>Just</b> 1,359,941	<b>Homestead / Additional</b> 0 / 0	<b>Land Units Of Measure</b> 5F
<b>Assessed</b> 1,359,941	<b>Widow / Widower</b> 0 / 0	<b>Units</b> 157687.00
<b>Portability Applied</b> 0	<b>Disability</b> 0	<b>Frontage</b> 0
<b>Cap Assessed</b> 1,359,941	<b>Wholly</b> 0	<b>Depth</b> 0
<b>Taxable</b> 1,359,941	<b>Senior</b> 0	<b>Total Number of Buildings</b> 2
<b>Cap Difference</b> 0	<b>Agriculture</b> 0	<b>Total Bedrooms / Bathrooms</b> 4 / 20.5
		<b>Total Living Area</b> 13,968
		<b>1st Year Building on Tax Roll</b> 1985
		<b>Historic District</b> No

Appraisal Details

Land						
Land Tracts						
Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure	
1000	Commercial, Vacant	676	600	107687.00	Square Feet	
2100	Restaurant	0	0	50000.00	Square Feet	
Land Features						
Description	Year Added	Units				
BLACK TOP - IMPROVED	1985	27,568				
FENCE - CHAIN LINK - 6 FOOT	1985	218				
BLACK TOP - IMPROVED	1985	18,522				
BLACK TOP - IMPROVED	1995	3,626				
FENCE - WOOD - SOLID BOARD	1995	468				

Buildings							
Building 1 of 2							
Building Characteristics							
Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built	
56 - restaurant	4 - commercial	1.0	0	17.0	1985	1990	
Building Subareas							
Description	Heated / Under Air			Area (Sq Ft)			
BAS - BASE	Y			10,663			
FST - FINISHED UTILITY	N			150			
Building Features							
Description	Year Added	Units					
SPRINKLER SYSTEM (INTERIOR)	1990	10,813					
SHED - METAL W/FLOOR	1995	64					
Building Front Photo				Building Footprint			



**Building 2 of 2**

**Building Characteristics**

Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
27 - duplex	1 - single family residential	2.0	4	3.5	1985	1985

**Building Subareas**

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,317
FGR - FINISHED GARAGE	N	442
FGR - FINISHED GARAGE	N	526
FOP - FINISHED OPEN PORCH	N	140
FOP - FINISHED OPEN PORCH	N	35
FOP - FINISHED OPEN PORCH	N	25
FOP - FINISHED OPEN PORCH	N	145
FSP - FINISHED SCREEN PORCH	N	150
FSP - FINISHED SCREEN PORCH	N	150
FUS - FINISHED UPPER STORY	Y	1,317
FUS - FINISHED UPPER STORY	Y	526
FUS - FINISHED UPPER STORY	Y	145
STP - STOOP	N	210
STP - STOOP	N	140

**Building Features**

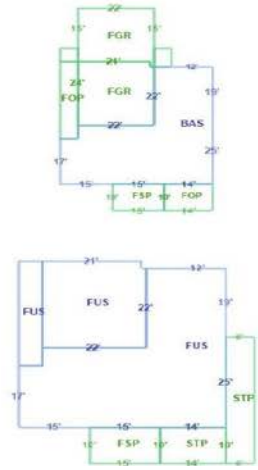
Description	Year Added	Units
FIREPLACE - TYPE B	1985	1
CARPORT - UNFINISHED	1992	400

Building Front Photo

Building Footprint



Photo Date : December of 2012



# **US CENSUS COMMUNITY DEMOGRAPHICS**

## Lee County, Florida

Want more? [Browse data sets for Lee County](#)

People QuickFacts	Lee County	Florida
Population, 2012 estimate	645,293	19,317,568
Population, 2010 (April 1) estimates base	618,754	18,802,690
Population, percent change, April 1, 2010 to July 1, 2012	4.3%	2.7%
Population, 2010	618,754	18,801,310
Persons under 5 years, percent, 2012	5.0%	5.5%
Persons under 18 years, percent, 2012	19.1%	20.7%
Persons 65 years and over, percent, 2012	24.9%	18.2%
Female persons, percent, 2012	51.0%	51.1%
-----		
White alone, percent, 2012 (a)	87.3%	78.3%
Black or African American alone, percent, 2012 (a)	9.0%	16.6%
American Indian and Alaska Native alone, percent, 2012 (a)	0.5%	0.5%
Asian alone, percent, 2012 (a)	1.6%	2.7%
Native Hawaiian and Other Pacific Islander alone, percent, 2012 (a)	0.1%	0.1%
Two or More Races, percent, 2012	1.5%	1.9%
Hispanic or Latino, percent, 2012 (b)	18.9%	23.2%
White alone, not Hispanic or Latino, percent, 2012	70.1%	57.0%
-----		
Living in same house 1 year & over, percent, 2007-2011	80.9%	83.5%
Foreign born persons, percent, 2007-2011	15.2%	19.2%
Language other than English spoken at home, percent age 5+, 2007-2011	21.3%	27.0%
High school graduate or higher, percent of persons age 25+, 2007-2011	87.0%	85.5%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	24.6%	26.0%
Veterans, 2007-2011	67,341	1,637,466
Mean travel time to work (minutes), workers age 16+, 2007-2011	26.4	25.7
-----		
Housing units, 2011	372,117	9,026,965
Homeownership rate, 2007-2011	73.8%	69.0%
Housing units in multi-unit structures, percent, 2007-2011	28.1%	29.9%
Median value of owner-occupied housing units, 2007-2011	\$181,000	\$188,600
Households, 2007-2011	243,017	7,140,096
Persons per household, 2007-2011	2.50	2.56
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$28,946	\$26,733
Median household income, 2007-2011	\$49,444	\$47,827
Persons below poverty level, percent, 2007-2011	13.5%	14.7%
-----		
Business QuickFacts	Lee County	Florida
Private nonfarm establishments, 2011	15,629	490,851 <sup>1</sup>
Private nonfarm employment, 2011	171,148	6,732,639 <sup>1</sup>

Private nonfarm employment, percent change, 2010-2011	2.4%	1.6% <sup>1</sup>
Nonemployer establishments, 2011	53,486	1,717,627
<hr/>		
Total number of firms, 2007	64,852	2,009,589
Black-owned firms, percent, 2007	4.2%	9.0%
American Indian- and Alaska Native-owned firms, percent, 2007	S	0.5%
Asian-owned firms, percent, 2007	2.3%	3.2%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	S	0.1%
Hispanic-owned firms, percent, 2007	13.6%	22.4%
Women-owned firms, percent, 2007	26.5%	28.9%
<hr/>		
Manufacturers shipments, 2007 (\$1000)	1,181,824	104,832,907
Merchant wholesaler sales, 2007 (\$1000)	2,271,601	221,641,518
Retail sales, 2007 (\$1000)	9,193,114	262,341,127
Retail sales per capita, 2007	\$15,708	\$14,353
Accommodation and food services sales, 2007 (\$1000)	1,191,997	41,922,059
Building permits, 2012	2,043	64,810
<b>Geography QuickFacts</b>	<b>Lee County</b>	<b>Florida</b>
Land area in square miles, 2010	784.51	53,624.76
Persons per square mile, 2010	788.7	350.6
FIPS Code	071	12
Metropolitan or Micropolitan Statistical Area	Cape Coral-Fort Myers, FL Metro Area	

## Bonita Springs (city), Florida

Want more? [Browse data sets for Bonita Springs \(city\)](#)

People QuickFacts	Bonita Springs	Florida
Population, 2012 estimate	46,340	19,317,568
Population, 2010 (April 1) estimates base	43,914	18,802,690
Population, percent change, April 1, 2010 to July 1, 2012	5.5%	2.7%
Population, 2010	43,914	18,801,310
Persons under 5 years, percent, 2010	4.4%	5.7%
Persons under 18 years, percent, 2010	13.8%	21.3%
Persons 65 years and over, percent, 2010	33.8%	17.3%
Female persons, percent, 2010	49.6%	51.1%
-----		
White alone, percent, 2010 (a)	88.8%	75.0%
Black or African American alone, percent, 2010 (a)	0.8%	16.0%
American Indian and Alaska Native alone, percent, 2010 (a)	0.5%	0.4%
Asian alone, percent, 2010 (a)	1.0%	2.4%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	0.1%	0.1%
Two or More Races, percent, 2010	1.4%	2.5%
Hispanic or Latino, percent, 2010 (b)	22.5%	22.5%
White alone, not Hispanic or Latino, percent, 2010	75.1%	57.9%
-----		
Living in same house 1 year & over, percent, 2007-2011	86.5%	83.5%
Foreign born persons, percent, 2007-2011	21.3%	19.2%
Language other than English spoken at home, percent age 5+, 2007-2011	26.5%	27.0%
High school graduate or higher, percent of persons age 25+, 2007-2011	85.6%	85.5%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	28.5%	26.0%
Veterans, 2007-2011	5,944	1,637,466
Mean travel time to work (minutes), workers age 16+, 2007-2011	22.8	25.7
-----		
Housing units, 2010	31,716	8,989,580
Homeownership rate, 2007-2011	79.4%	69.0%
Housing units in multi-unit structures, percent, 2007-2011	31.5%	29.9%
Median value of owner-occupied housing units, 2007-2011	\$269,300	\$188,600
Households, 2007-2011	18,708	7,140,096
Persons per household, 2007-2011	2.34	2.56
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$39,964	\$26,733
Median household income, 2007-2011	\$53,274	\$47,827
Persons below poverty level, percent, 2007-2011	14.9%	14.7%
-----		
Business QuickFacts	Bonita Springs	Florida
Total number of firms, 2007	5,340	2,009,589
Black-owned firms, percent, 2007	S	9.0%

American Indian- and Alaska Native-owned firms, percent, 2007	F	0.5%
Asian-owned firms, percent, 2007	2.8%	3.2%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	6.8%	22.4%
Women-owned firms, percent, 2007	24.9%	28.9%
-----		
Manufacturers shipments, 2007 (\$1000)	NA	104,832,907
Merchant wholesaler sales, 2007 (\$1000)	188,279	221,641,518
Retail sales, 2007 (\$1000)	663,059	262,341,127
Retail sales per capita, 2007	\$15,674	\$14,353
Accommodation and food services sales, 2007 (\$1000)	104,504	41,922,059
<b>Geography QuickFacts</b>	<b>Bonita Springs</b>	<b>Florida</b>
Land area in square miles, 2010	38.60	53,624.76
Persons per square mile, 2010	1,137.7	350.6
FIPS Code	07525	12
Counties	<a href="#">Lee County</a>	



# Estero CDP, Florida

Want more? [Browse data sets for Estero CDP](#)

People QuickFacts	Estero CDP	Florida
Population, 2012 estimate	X	19,317,568
Population, 2010 (April 1) estimates base	X	18,802,690
Population, percent change, April 1, 2010 to July 1, 2012	X	2.7%
Population, 2010	22,612	18,801,310
Persons under 5 years, percent, 2010	2.8%	5.7%
Persons under 18 years, percent, 2010	9.2%	21.3%
Persons 65 years and over, percent, 2010	42.0%	17.3%
Female persons, percent, 2010	52.0%	51.1%
-----		
White alone, percent, 2010 (a)	95.2%	75.0%
Black or African American alone, percent, 2010 (a)	1.0%	16.0%
American Indian and Alaska Native alone, percent, 2010 (a)	0.1%	0.4%
Asian alone, percent, 2010 (a)	1.3%	2.4%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	Z	0.1%
Two or More Races, percent, 2010	0.9%	2.5%
Hispanic or Latino, percent, 2010 (b)	5.9%	22.5%
White alone, not Hispanic or Latino, percent, 2010	91.1%	57.9%
-----		
Living in same house 1 year & over, percent, 2007-2011	89.6%	83.5%
Foreign born persons, percent, 2007-2011	10.5%	19.2%
Language other than English spoken at home, percent age 5+, 2007-2011	11.7%	27.0%
High school graduate or higher, percent of persons age 25+, 2007-2011	92.7%	85.5%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	39.8%	26.0%
Veterans, 2007-2011	3,676	1,637,466
Mean travel time to work (minutes), workers age 16+, 2007-2011	21.8	25.7
-----		
Housing units, 2010	18,479	8,989,580
Homeownership rate, 2007-2011	86.3%	69.0%
Housing units in multi-unit structures, percent, 2007-2011	29.3%	29.9%
Median value of owner-occupied housing units, 2007-2011	\$281,600	\$188,600
Households, 2007-2011	10,563	7,140,096
Persons per household, 2007-2011	2.11	2.56
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$45,762	\$26,733
Median household income, 2007-2011	\$62,031	\$47,827
Persons below poverty level, percent, 2007-2011	6.0%	14.7%
-----		
Business QuickFacts	Estero CDP	Florida
Total number of firms, 2007	2,417	2,009,589
Black-owned firms, percent, 2007	F	9.0%

American Indian- and Alaska Native-owned firms, percent, 2007	F	0.5%
Asian-owned firms, percent, 2007	S	3.2%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	S	22.4%
Women-owned firms, percent, 2007	26.6%	28.9%
-----		
Manufacturers shipments, 2007 (\$1000)	NA	104,832,907
Merchant wholesaler sales, 2007 (\$1000)	11,268	221,641,518
Retail sales, 2007 (\$1000)	422,498	262,341,127
Retail sales per capita, 2007	NA	\$14,353
Accommodation and food services sales, 2007 (\$1000)	105,370	41,922,059
<b>Geography QuickFacts</b>	<b>Estero CDP</b>	<b>Florida</b>
Land area in square miles, 2010	20.02	53,624.76
Persons per square mile, 2010	1,129.2	350.6
FIPS Code	21150	12
Counties	<a href="#">Lee County</a>	

# **COMMERCIAL COMPARABLE SALES**

## COMPARABLES IN THE FORT MYERS AREA

### Comparable Sales

SUBJECT	CITY	Acres	\$ Acre	Listed Price	STATUS	Current Tax Value	LIST \$ TxVal	Type/Comments
24080 S Tamiami Tr Bonita Springs FL 34134	Bonita Springs	3.62	\$607,735	\$2,200,000	AVAILABLE	\$1,359,914	1.62	Graded /Filled Ready Build Site 10,800 sqft Galleon Ship(Façade)Bldg 2500 sqft Duplex Residential Dwelling
SALES		Acres	\$ Acre	Sale Price	Sale Date	Current Tax Value	SOLD \$ TxVal	Type/Comments
<b>Ft Myers</b>								
12635 S Cleveland Ave	Ft Myers	5.56	\$593,525	\$3,300,000	Aug-12	\$1,210,475	2.73	Clarion Hotel
14181 S Tamiami Tr	Ft Myers	4.82	\$477,178	\$2,300,000	May-12	\$2,651,929	0.87	Strip Plaza
18875 S Tamiami Tr	Ft Myers	0.69	\$1,788,261	\$1,233,900	Jun-13	\$459,548	2.69	Bank Bldg
<b>Bonita Springs/Estero</b>								
23200 Via Villagio -US41	Estero	0.86	\$2,791,214	\$2,400,444	Aug-13	\$644,167	3.73	Improved Retail -Coconut Pointe
Hertz Corp 8101 Williams US41 & Williams	Estero	34.25	\$321,898	\$11,025,000	Sep-13	\$1,499,294	7.35	Raw Land Fill Req to Develop Corner US41/Williams
23281 Lyden Dr US41 & Coconut	Estero	9.674	\$310,110	\$3,000,000	Apr-13	\$1,158,921	2.59	Corner Vacant Commercial unfilled
3440 Renaissance Blvd US41 Frontage	Bonita Springs	2.11	\$1,339,174	2,825,658.00	Oct-13	\$1,573,488	1.80	<b>Adjacent to Subject Property</b> South Neighboring Plaza 19k sqft Bldg (2001)
24530 S Tamiami Tr	Bonita Springs	1.09	\$1,026,789	\$1,119,200	Mar-11	\$740,067	1.51	7/11 Convenience 2583 sq ft Bldg (1997)
24971 S Tamiami Tr	Bonita Springs	2.54	\$570,866	\$1,450,000	Sep-13	\$1,579,942	0.92	Strip Plaza
26811 S Tamiami Tr	Bonita Springs	1.27	\$838,583	\$1,065,000	May-11	\$1,047,382	1.02	Royal Shell Bldg
26911 South Bay Dr	Bonita Springs	1.67	\$718,563	\$1,200,000	Apr-11	\$731,247	1.64	Church
28600 Trails Edge	Bonita Springs	3.09	\$922,977	\$2,852,000	Mar-12	\$1,506,614	1.89	La Quinta Hotel
<b>NORTH NAPLES</b>								
15450 Tamiami Tr N	N Naples	8.72	\$206,422	\$1,800,000	Feb-13	\$1,328,805	1.35	Distress/Raw Land 2 adjacent parcels (3.77 acr&4.95 acr)
8877 Tamiami Tr N	N Naples	1.03	\$2,446,990	\$2,520,400	Aug-11	\$989,731	2.55	Bank United Bldg

Prepared By :  
Thaddeus Deitrich  
Paradise Realty SWFL  
239-463-9277

11/13/2013

# **COMMERCIAL TOURISM DEFINITIONS AND INFORMATION**



## COMMERCIAL TOURISM DEFINITION

THE PURPOSE AND INTENT OF THE CT DISTRICT (COMMERCIAL TOURISM DISTRICT) IS TO PERMIT THE DESIGNATION OF SUITABLE LOCATIONS FOR AND TO FACILITATE THE PROPER DEVELOPMENT AND USE OF LAND FOR THE COMMERCIAL PROVISION OF ACCOMMODATIONS AND SERVICES FOR TOURISTS AND OTHER VISITORS AND SHORT TERM OR SEASONAL RESIDENTS. THE TERM "ACCOMMODATIONS," AS USED IN THIS SUBSECTION, IS INTENDED TO INCLUDE HOUSING, VARIOUS AMENITIES INCLUDING RECREATIONAL FACILITIES, AND LOCAL RETAIL TRADE IN GOODS AND SERVICE, BOTH GENERAL AND SPECIFIC TO THE LOCALITY OR ATTRACTOR OR PRINCIPAL ACTIVITIES. AREAS DESIGNATED TOURIST COMMERCIAL ARE EXPECTED TO BE LOCATED NEAR OR ADJACENT TO AN ATTRACTOR OF TOURISM SUCH AS GULF BEACH FRONTAGE, THEME PARKS, MAJOR PUBLIC OR PRIVATE PARKS AND OTHER RECREATIONAL OR SCENIC RESOURCES.

LEE COUNTY LAND DEVELOPMENT CODE CHAPTER 34 –ZONING COMMERCIAL DISTRICTS

[HTTP://LIBRARY.MUNICODE.COM/HTML/12625/LEVEL2/LADECO\\_CH6BUBURE.HTML#LADECO\\_CH6BUBURE](http://library.municode.com/html/12625/level2/la deco_ch6bubure.html#la deco_ch6bubure)

LEE COUNTY LAND DEVELOPMENT CODE CHAPTER 34 - ZONING  
TABLE 34-844. USE REGULATIONS FOR CONVENTIONAL COMMERCIAL DISTRICTS

[HTTP://LIBRARY.MUNICODE.COM/HTML/12625/LEVEL2/LADECO\\_CH34ZO.HTML#LADECO\\_CH34ZO\\_S34-844USRETA](http://library.municode.com/html/12625/level2/la deco_ch34zo.html#la deco_ch34zo_s34-844usreta)

### DISCLAIMER:

IT IS THE RESPONSIBILITY OF THE BIDDER AND/OR BIDDER'S AGENT TO DETERMINE IF THE CURRENT ZONING MEETS THE SPECIFIC NEEDS OF THE BIDDER'S INTENDED USAGE.

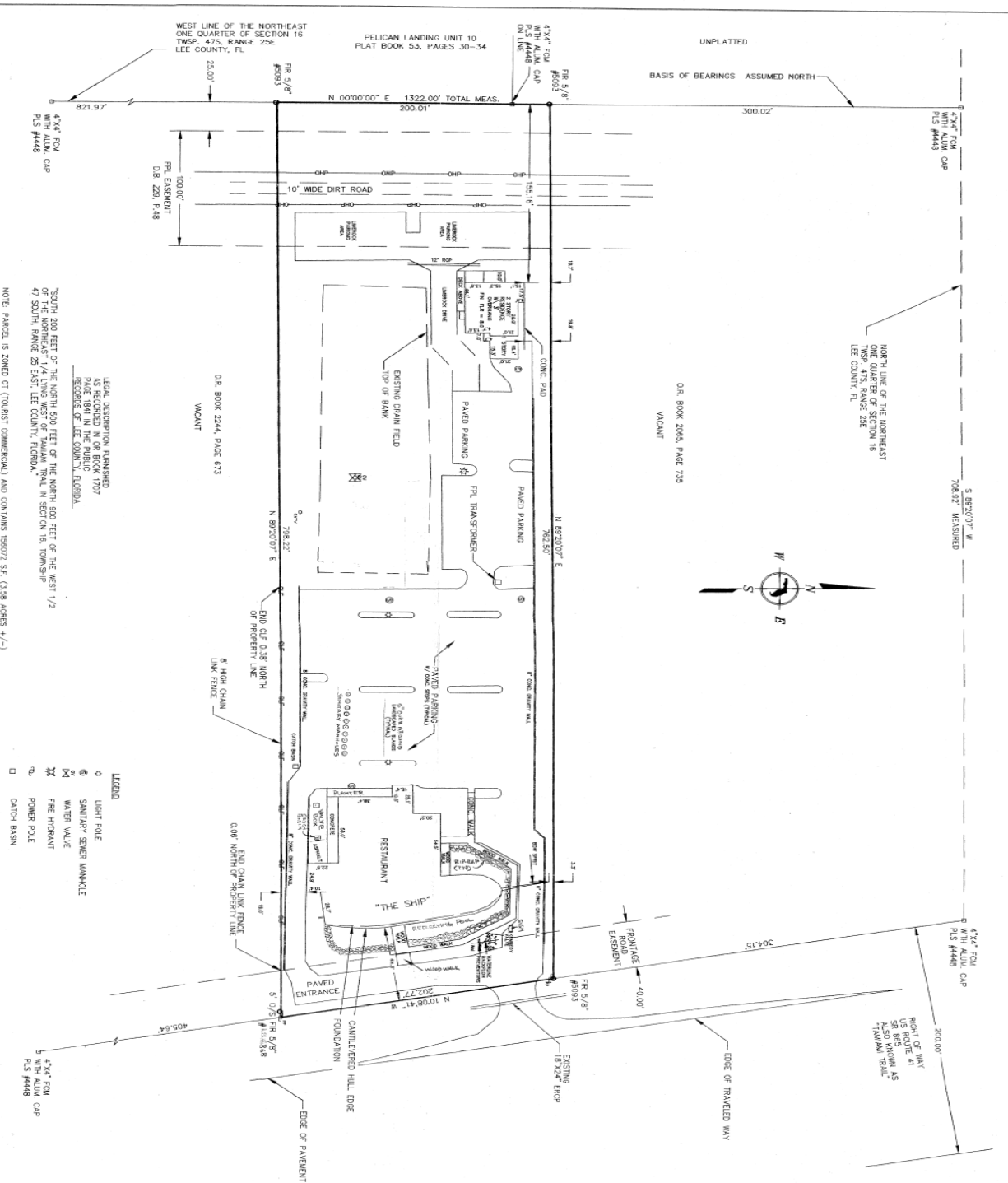
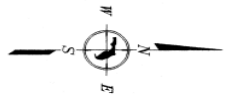
ALL FORMAL ZONING VERIFICATION LETTERS (ZVL) TO DETERMINE USAGE MUST BE SUBMITTED TO LEE COUNTY ZONING AT THE TIME AND EXPENSE OF THE BIDDER.

### [APPLYING FOR A ZONING VERIFICATION LETTER](#)

BIDDER IS ENCOURAGED TO USE ADVANCE DUE DILIGENCE TO VERIFY IF ANY ZONING CHANGES MAY BE REQUIRED TO ENCOMPASS THE BIDDERS INTENDED USAGE. ACTUAL REZONING MUST BE DONE AT THE TIME AND EXPENSE OF THE BIDDER AFTER THE CLOSING OF THE TRANSACTION.

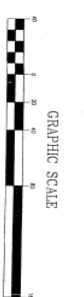
# **SUBJECT PROPERTY SURVEY**





LEGAL DESCRIPTION UNANSWERED AS RECORDED IN O.R. BOOK 1707 O.R. BOOK 2244, PAGE 873 DECEMBER 22, 1998, JACKSONVILLE, FLORIDA.

LEGEND  
 ○ LIGHT POLE  
 ⊗ SANITARY SEWER MANHOLE  
 ⊗ WATER VALVE  
 ⊗ FREE HYDRANT  
 ⊗ POWER POLE  
 ⊗ CATCH BASIN



FOR THE BENEFIT OF:  
 1. FIRST UNION NATIONAL BANK;  
 2. PROGRESSIVE TITLE, INC.;  
 3. OLD SPANISH NATIONAL TITLE.

NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY.

NOTES:  
 1. THIS BOUNDARY SURVEY IS NOT MADE UNLESS SIGNED BY AND SEALED WITH THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR.  
 2. UNDERGROUND UTILITIES, OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.  
 3. DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 4. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST ONE QUARTER OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, BEARING ONE NORTH, WHICH IS ASSUMED.  
 5. PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LETTER FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED JULY 20, 1998, COMMUNITY PANEL NUMBER 1A-98-0199, ST. LEE SOUTH FLOODPLAIN.

LEGEND  
 -SR = SET 5/8" IRON ROD W/ CAP #8-3527  
 -FR = FOUND 5/8" IRON ROD  
 -FOL = FOUND CONCRETE MONUMENT  
 -EOP = ELLIPTICAL REINFORCED CONCRETE PIPE  
 -OH = OVERHEAD POWER LINES  
 -CTV = CABLE TELEVISION  
 -PP = WATER VALVE  
 -FV = FREE HYDRANT  
 -PS = PROFESSIONAL SURVEYOR AND MAPPER

**CYE**  
 CONSULTING-TECH ENGINEERING, INC.  
 24431 Old of Road  
 BOYNTON SPRINGS, FL 34135  
 Phone (941) 947-0366  
 Fax (941) 947-1323  
 www.cye-engineering.com  
 CERTIFICATE OF PROFESSIONAL REGISTER

THIS SURVEY WAS CONDUCTED AND ENGINEERED BY THE SURVEYOR IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED ON ALL SURVEY INSTRUMENTS. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED ON ALL SURVEY INSTRUMENTS. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED ON ALL SURVEY INSTRUMENTS.

**PRODUCT**  
 BOUNDARY SURVEY

**DATE**  
 08/11/2010

**PROJECT**  
 BOUNDARY SURVEY

**SCALE**  
 1" = 40'

**PROJECT NO.**  
 C-255



