

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
Ft Myers								
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
Bonita Springs/Estero								
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
NORTH NAPLES								
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

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