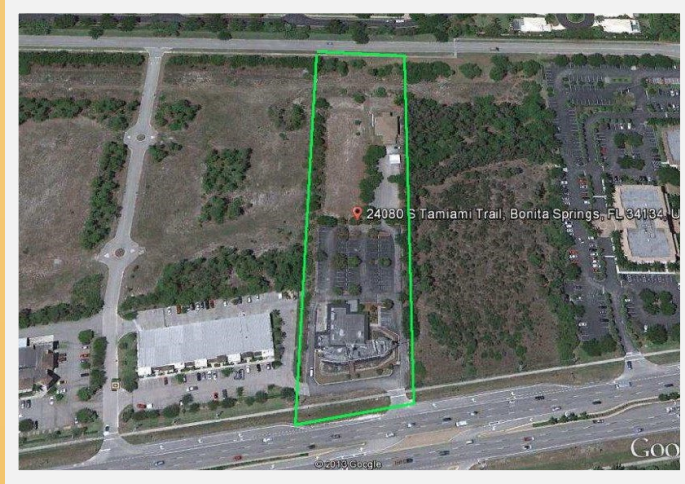


# PUBLIC AUCTION

## “THE SHIP”



COMMERCIAL REAL ESTATE OPPORTUNITY  
24080 SOUTH TAMiami TRAIL, BONITA SPRINGS, FLORIDA 34134  
SATURDAY, DECEMBER 7TH, 2013  
BIDDERS WELCOMED AT 9:00AM WITH AUCTION PROMPTLY AT 10:00AM  
AUCTION LOCATION:  
HAMPTON INN AND SUITES  
10611 CHEVROLET WAY, ESTERO, FLORIDA 33928



### EVENT DETAILS

THE PROPERTY WILL BE AVAILABLE FOR PREVIEW ON THE FOLLOWING DATES: NOVEMBER 16TH, 2013 FROM 10:00AM TO 1:00PM AND NOVEMBER 30TH, 2013 FROM 1:00PM TO 4:00PM. FOR A PERSONALIZED SHOWING OR ANY QUESTIONS AND DETAILS ABOUT THE PROPERTY PLEASE CALL THADDEUS DEITRIECH AT 239-463-9277.

### PROPERTY HIGHLIGHTS

3.62 ACRES ZONED COMMERCIAL TOURISM (CT) WITH 200 LINEAL FOOT OF PRIME FRONTAGE ON ROUTE 41 IN BEAUTIFUL BONITA SPRINGS, FLORIDA. THIS ICONIC SOUTHWEST FLORIDA LOCATION CURRENTLY HAS A 10,800 SQ. FT. BUILDING THAT CAN BE EASILY REPURPOSED OR REMOVED FOR A NEW BUILD. THE PROPERTY HAS REAR FRONTAGE ON WALDEN CENTER AVENUE AND 97 PAVED PARKING SPACES. ACCESS DRIVES AND UTILITIES ARE IN PLACE. PLENTY OF LAND TO ACCOMMODATE MANY DIFFERENT BUSINESS POSSIBILITIES. LAND IS GRADED FOR A BUILDING PAD. POTENTIAL USES MAY INCLUDE RETAIL, ENTERTAINMENT, BANKING, RESTAURANT, SELF STORAGE AND OR PRE-SCHOOL ALL WITH A HIGH DAILY TRAFFIC VOLUME OF OVER 50K CARS DAILY.

### TERMS AND CONDITIONS

#### MINIMUM OPENING BID: \$700,000.00

THIS PROPERTY WILL BE SOLD WITH RESERVE. THE MINIMUM OPENING BID IS THE AMOUNT THAT STARTS THE BIDDING WHICH PROMOTES OPEN AND COMPETITIVE BIDDING.

#### ADVANCED BIDDER REGISTRATION:

ALL BIDDERS MUST BE PREQUALIFIED TO BID LIVE AND OR ONLINE AND PRESENT A **\$50,000.00** EARNEST MONEY DEPOSIT. ALL DEPOSITS MUST BE MADE BY WIRE TRANSFER NO LATER THAN **72** HOURS PRIOR TO THE DAY OF AUCTION. ALL DEPOSITS WILL BE MAINTAINED BY THE BROKER'S ESCROW AGENT. LETTERS OF CREDIT ARE REQUIRED TO REGISTER AND **MUST** BE VERIFIABLE WITH YOUR FINANCIAL INSTITUTION.

REGISTERED BIDDERS MUST SIGN AN ACKNOWLEDGEMENT THAT THEY RECEIVED A COPY OF THE TERMS AND CONDITIONS ON THE DAY OF AUCTION. A DETAILED COPY OF THE TERMS AND CONDITIONS FOR THE AUCTION CAN BE FOUND ON [WWW.PARADISEREALTYSWFL.COM](http://WWW.PARADISEREALTYSWFL.COM) WEBSITE UNDER THE UPCOMING AUCTIONS. BY PLACING A BID AT THIS AUCTION YOU DO HEREBY AGREE TO THE TERMS AND CONDITIONS OF THIS AUCTION. A PRELIMINARY SAMPLE CONTRACT FOR THIS PROPERTY CAN BE REVIEWED ON THE WEBSITE. FOR CONTRACT QUESTIONS OR REVIEW PLEASE CONTACT THADDEUS DEITRIECH AT 239-463-9277.

#### BUYER'S PREMIUMS:

A BUYER'S PREMIUM OF 10% WILL BE APPLIED TO THE FINAL BID PRICE. FOR ONLINE BIDDER'S A BUYER'S PREMIUM OF 11% WILL BE APPLIED TO THE FINAL BID PRICE. THE BUYER'S PREMIUM IS AN ADDITION TO THE FINAL HIGH BID PRICE AND WILL BE PAID TO THE LISTING BROKER. THE SELLER DOES **NOT** ALLOW FOR ANY FINANCING CONTINGENCY.

#### ESCROW DEPOSITS AND CLOSING:

UPON BECOMING THE HIGHEST AND BEST BIDDER ON THE PROPERTY, THE BIDDER WILL IMMEDIATELY ENTER INTO A CONTRACT FOR SALE AND PURCHASE ON SAID REAL ESTATE. A REMAINDER BALANCE OF A 10% EARNEST MONEY DEPOSIT WILL BE REQUIRED AT CONTRACT. IF YOU ARE NOT THE HIGH BIDDER ON THE PROPERTY YOUR DEPOSIT WILL BE RETURNED WITHIN 3 BUSINESS DAYS OF AUCTION. **PLEASE DO NOT** ENTER INTO THE BIDDING PROCESS IF YOU DO NOT HAVE THE ABILITY TO TRANSACT ON THE LISTED ASSET. IF A WINNING BIDDER CANNOT OR WILL NOT ENTER INTO THE CONTRACT FOR SALE AND PURCHASE OF SAID REAL ESTATE, THEY WILL FORFEIT THEIR BIDDER REGISTRATION DEPOSIT. THE CLOSING ON THIS REAL ESTATE WILL BE HELD ON DECEMBER 23, 2013. CLOSING AND WIRING DETAILS AND INSTRUCTIONS ARE AVAILABLE ON [WWW.PARADISEREALTYSWFL.COM](http://WWW.PARADISEREALTYSWFL.COM) WEBSITE UNDER UPCOMING AUCTIONS. THE FINAL CONTRACT WILL BE AVAILABLE FOR REVIEW ON THE DAY OF THE AUCTION.

#### 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 MAY BE INTERESTED IN BIDDING ON, INCLUDING BUT NOT LIMITED TO, PHYSICAL AND LEGAL CONDITION. THE BROKER AND OR SELLER ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY PRINTED, WRITTEN OR VERBAL DESCRIPTION. ALL PRINTED MATERIALS ARE FOR INFORMATIONAL PURPOSES ONLY. POTENTIAL BIDDERS ARE ENCOURAGED TO CONDUCT THEIR OWN DUE DILIGENCE AND SEEK LEGAL ADVICE IN ANY REAL ESTATE TRANSACTION. **ALL** SALE DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY ADVERTISED MATERIALS. **THE REAL PROPERTY IS SOLD "AS IS" WITH NO IMPLIED OR EXPRESSED WARRANTY. ALL ASSETS ARE SOLD WITH ALL FLAWS AND DEFECTS.**

IF YOU HAVE ANY QUESTIONS CONCERNING THE PROPERTY, CALL THADDEUS DEITRIECH AT 239-463-9277 OR EMAIL AT [THADDEUS@DABEACH.COM](mailto:THADDEUS@DABEACH.COM). IF YOU HAVE ANY QUESTIONS CONCERNING THE AUCTION PROCESS PLEASE CALL BRETT BAUGH AT 239-738-6237. SEE YOU AT THE AUCTION!

#### PARADISE REALTY OF SOUTHWEST FLORIDA, LLC

JOE JAMIESON LICENSED REAL ESTATE BROKER  
BRETT BAUGH PROJECT MANAGER AND SALES ASSOCIATE  
450 OLD SAN CARLOS BLVD #101  
FORT MYERS BEACH, FLORIDA 33931  
PHONE: 239-463-0110  
EMAIL: [BRETT@DABEACH.COM](mailto:BRETT@DABEACH.COM)



[WWW.PARADISEREALTYSWFL.COM](http://WWW.PARADISEREALTYSWFL.COM)