

**SAGE**

COMMERCIAL PROPERTIES  
&  
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

COMMERCIAL  
PROPERTY  
for  
SALE

DESCRIPTION :



**Listing #9400780: 11.4+/- Acre Parcel**  
**w/ Operational Business--Zoned PUD**  
**FL Gulf Coast--Upscale Metro Area**

GENERAL :

**Executive Summary:**

- Zoned PUD--38,000 cars/day Traffic Count
- Potential to Rezone to High-Density Residential (12 units/A potent.), or Commercial
- Upscale Metro Area, Florida Gulf Coast
- Centrally Located, Situated Near High-End Gated Communities
- Currently Has an Operating Business on the Property (Included)
- Generates Approximately \$289,828/yr Net Operating Income (NOI)
- Seller Financing Available: \$3,950,000 at 7.5% for 84 months
- **Location CONFIDENTIAL--Send Back Attached CA for Details**

**Prospectus Contents:**

- 1. Property Package (includes aerials, maps, survey, PUD)
- 2. Reports: Demographics & Income
- 3. Business Package (includes financials, photos)

PRICE : **Sale: \$6,950,000**

CONTACT : **Dick Naedel (239) 250-3133 [Dick@SAGEFLA.com](mailto:Dick@SAGEFLA.com)**

**NOTICE:** All information herein subject to change without notice. Information obtained from Seller and other sources. No warranty is made as to the accuracy, fitness, or suitability of this information for any purpose. No responsibility is taken to ensure that this information is updated beyond initial entry. All pertinent information must be verified by prospective Buyers prior to entering into any transaction.

**IF YOU WOULD LIKE TO RECEIVE MORE DETAILS OR A PROSPECTUS ON THIS PROPERTY and BUSINESS INCLUDING FINANCIAL DATA, PHOTOS, etc. BY RETURN E-MAIL—**

Please fill-in the Confidentiality Agreement (next page) :

- ① Print name(s) of Prospect(s)
- ② Signature(s)
- ③ Date signed
- ④ Telephone number (cell phone if preferred)
- ⑤ Street Address, City, State, Zip
- ⑥ E-mail address (important)

**ALSO,**

Please fill in completely, and Fax back the attached Personal Financial Profile .

FAX both back to: **1-(866) 848-5898**

(no cover sheet necessary)

TO: Dick Naedel, Business Broker

FAX: 1-(866) 848-5898



**CONFIDENTIALITY / DISCLOSURE STATEMENT**  
**TRANSACTION BROKER**

**1** (print name) \_\_\_\_\_ and/or assigns, herein known as PROSPECT, acknowledges and agrees that PROSPECT approached **Dick Naedel** of SAGE Commercial Properties & Business Brokerage, Inc., 9130 Galleria Court, Naples, FL 34109, a TRANSACTION BROKER (BROKER), and that BROKER was the first to advise PROSPECT of the availability of and details concerning the following property and associated business (the OPPORTUNITY):

<u>LISTING #</u>	<u>DESCRIPTION</u>
9400780	11.4A Parcel + Included Business--Gulf Coast FL

PROSPECT understands and agrees that all dealings concerning said OPPORTUNITY will be handled through BROKER and that BROKER HAS ENTERED INTO AN AGREEMENT FOR PAYMENT OF A COMMISSION WITH THE SELLER. PROSPECT further agrees that information received with respect to the above-mentioned OPPORTUNITY will be kept in strict confidence, will not be used to compete with the SELLER and that PROSPECT shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself and the PROSPECT'S sole purpose in seeking information about the OPPORTUNITY is to purchase the OPPORTUNITY. In the event that PROSPECT violates this confidentiality covenant or any other covenant herein with respect to SELLER, then BROKER, Listing BROKER and SELLER shall be entitled to all remedies provided by law, including but not limited to injunctive relief and damages. The same remedies shall be afforded and available to the BROKER in the event that the PROSPECT and/or the SELLER circumvent the BROKER. BROKER shall be deemed to include all and any other BROKERS with whom BROKER is co-operating.

All data on the included business are provided for information purposes only. No representation is made by BROKER as to the accuracy of the data provided. BROKER encourages PROSPECT to thoroughly review and independently verify to PROSPECT'S own satisfaction that the data provided are substantially representative of the business activity of the SELLER and can be relied upon when considering the purchase of said business opportunity of SELLER. PROSPECT acknowledges that PROSPECT has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information supplied to BROKER by SELLER and to examine any and all applicable documentation relevant to the transaction.

In the event that PROSPECT discloses the availability of said designated OPPORTUNITY of SELLER to any third party and this third party purchases the OPPORTUNITY without the BROKER, then PROSPECT, in addition to the remedies specified herein above, will also be responsible for the payment of BROKER'S compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater.

PROSPECT agrees that he will not within two years from this date deal directly or indirectly with the SELLER without the BROKER'S written consent and should the PROSPECT do so directly or indirectly and a sale, management agreement, lease or other financial arrangement, including leasing the SELLER'S premises from the SELLER or Landlord is consummated, the PROSPECT shall be liable for all and any damages which the BROKER may suffer, including but not limited to the compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater and PROSPECT further agrees in terms of Section 475.42(1)(j) of the Florida Statutes, the BROKER at BUYER'S expense shall have the right to place any appropriate lien and encumbrance on the business and real estate or both, necessary to collect any compensation and this shall be the necessary authorization and consent as is required by the Statute. BUYER further grants BROKER a security interest under the FLORIDA UNIFORM COMMERCIAL CODE in and to all furniture, fixtures, inventory, accounts receivable and general tangibles of the OPPORTUNITY as security for such commissions due in the future arising out of any options which a BUYER may subsequently exercise and authorizes BROKER to file this Agreement as a financing statement to perfect such security interest. For the purpose hereof the prospect shall include any corporation, which the BUYER may use to purchase the said OPPORTUNITY.

This Contract shall be governed by the laws of the State of Florida and the parties and the Broker specifically agree as a matter of substance and express their intention to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to resolution by taking any controversy or claim to a Court of Competent Jurisdiction and to file a suit at law and/or in equity. The parties agree that jurisdiction and venue with venue for the entry of judgment upon said judgment shall be in Collier County, Florida. The court is directed to award the expenses of the lawsuit, all reasonable attorney's fees and costs, to the prevailing party in the lawsuit. No action shall be entertained if filed more than two years subsequent to the date the cause (s) of action actually occurred regardless of whether damages were otherwise as of said time calculable. The Broker shall be entitled to all information and copies of all documents relating to the lawsuit from the parties. In any event the Broker shall be entitled to a copy of all filings, pleadings and rulings within 5 days after such papers are issued.

The SELLER is the intended beneficiary of all covenants of Prospect, which benefit the SELLER, including without limitation, the covenants concerning the use of information disclosed to Prospect, and may bring an appropriate action to enforce such covenants. The Prospect acknowledges receiving a copy of this document. An electronic transmission of this document and any signatures shall be considered for all purposes as originals.

<b>2</b> _____	<b>3</b> _____	_____	_____
PROSPECT (1) [Signature]	DATE	PROSPECT (1) [Signature]	DATE
<b>4</b> _____	_____	_____	_____
TELEPHONE NUMBER		TELEPHONE NUMBER	
<b>5</b> _____	_____	_____	_____
STREET		STREET	
_____	_____	_____	_____
CITY STATE ZIP		CITY STATE ZIP	
<b>6</b> _____	_____	_____	_____
E-MAIL		E-MAIL	

**Broker:** SAGE Commercial Properties & Business Brokerage, Inc. ● 9130 Galleria Court ● Naples, FL 34109  
**Phone:** (239) 250-3133 **FAX:** 1-(866) 848-5898 **Agent Sending:** Dick Naedel



**FINANCIAL PROFILE  
STRICTLY CONFIDENTIAL**

Name(s) \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Assets**

Cash on Hand and in Bank	\$
U.S. Government Securities	
Account, Loans and Notes Receivable	
Cash Surrender Value of Life Insurance	
Value of Business owned	
Other Stocks and Bonds	
Real Estate	
Automobile – Number	
Household furnishings & other personal effects	
Other Assets (Itemized)	

**Total Assets \$**

**Liabilities and Net Worth**

Notes Payable	\$
Liens on Real Estate	
Other Liabilities (itemize)	

**Total Liabilities \$**

**Net Worth \$**

**Source of Income**

Salary	
Dividends and Interest	
Bonus and Commissions	
Real Estate Income	
Other Income	

**Total Income \$**

The undersigned certifies that this information was provided by him/her and is true and correct, and hereby gives permission to verify this information with the following financial contact person who is known to them:

Name of Accountant, Bank Official, etc \_\_\_\_\_ PH \_\_\_\_\_

My Signature(s) \_\_\_\_\_ PH \_\_\_\_\_

e-mail \_\_\_\_\_ Date \_\_\_\_\_