



D'Alessandro
& Woodyard
COMMERCIAL TEAM

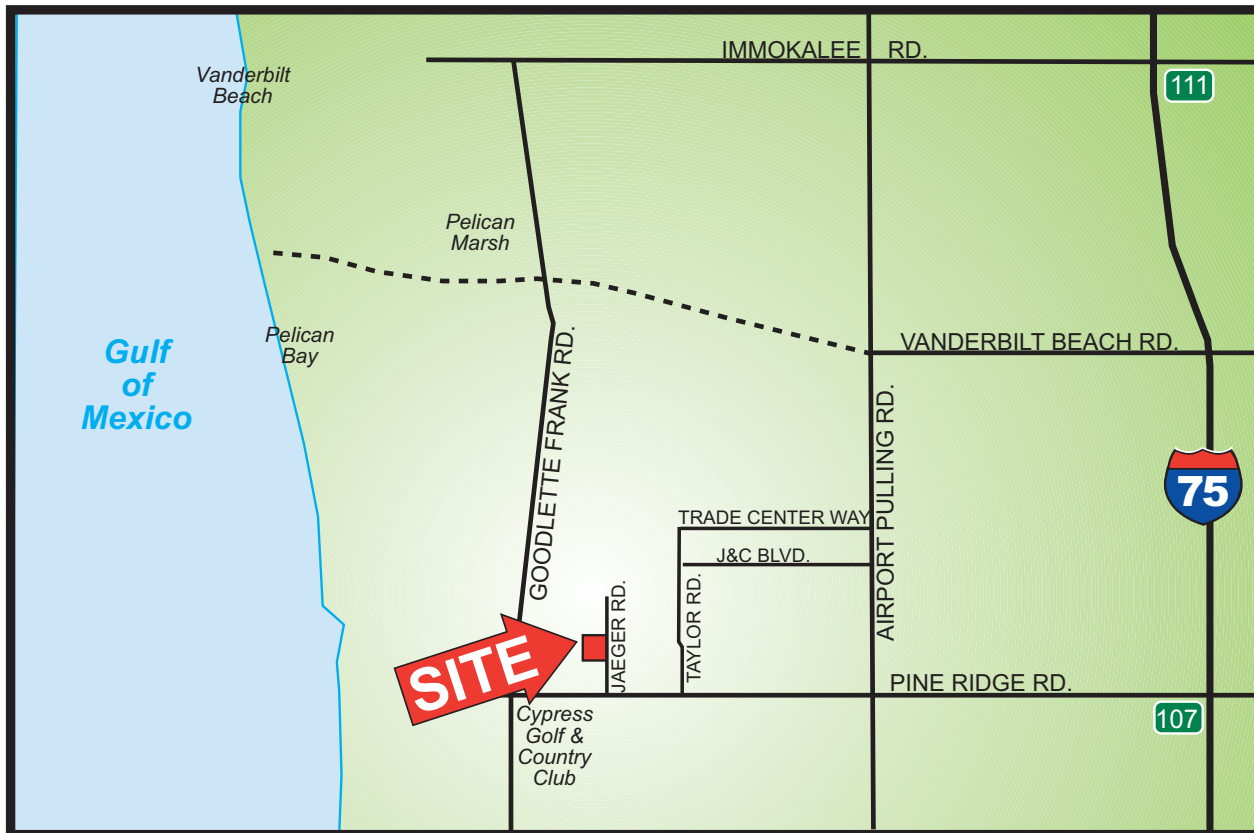
Naples Investment Property Showroom / Warehouse



- LOCATION:** 5385 Jaeger Road, Naples, FL
- SIZE:** Building 10,000± Sq. Ft. (Under Air)
Land .70± Acre
- UTILITIES:** Water and Sewer Accessible
- PRICE:** \$1,295,000.00
- NOI:** \$96,054.00
- CAP:** 7.4%
- COMMENTS:** 8-year NNN lease, 3% annual escalation, with personal guarantees. The lease started on May 2002 and will terminate on September 30, 2010. Tenant is Gene's Fifth Avenue Florist, who has been in business in Collier County for 30 years.
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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