

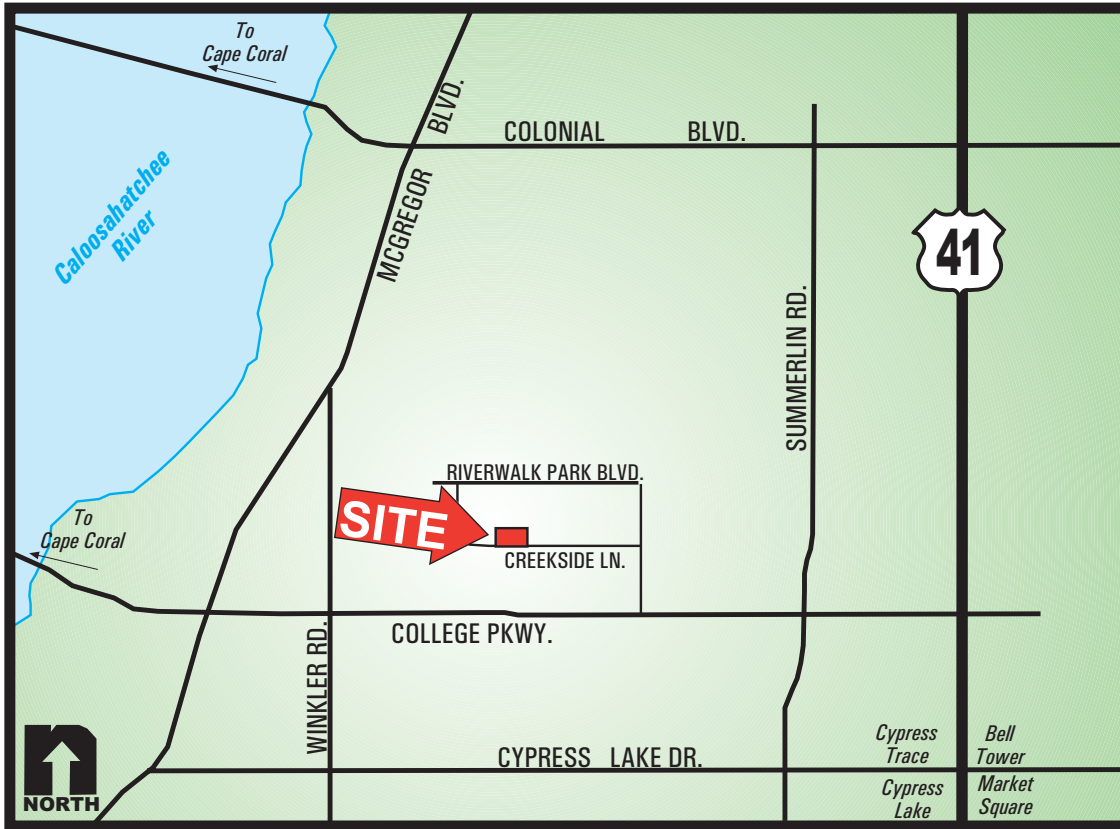
Riverwalk Medical Park Single-Tenant Income Property



LOCATION:	12591 Creekside Lane, Fort Myers, FL 33919 Excellent location along College Parkway in coveted medical area.
ZONING:	CC - Community Commercial
SIZE:	Building 4,456 Sq. Ft. Land 30,143 Sq. Ft.
UTILITIES:	Lee County Utilities, water and sewer
LEASE TERM:	10 Years (Beginning 06-15-1995 & Ending 06-14-2005)
ANNUAL ESCALATION:	Consumer Price Index capped at 3%
NET OPERATING INCOME:	\$71,792.00
CAPITALIZATION RATE:	8%
PRICE:	\$916,053.00

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