



D'Alessandro  
& Woodyard  
COMMERCIAL TEAM

## World Plaza II Income Property



**LOCATION:** 12701 World Plaza Lane, Building 80, Fort Myers, FL 33907

**ZONING:** CPD, Commercial Planned Development

**SIZE:** 3,014 SF

**LOT:** Office Condominium

**UTILITIES:** Lee County Utilities, sewer and water

**LEASE TERM:** 5 years, beginning 01 October 2000 and ending 30 November 2005  
*Lease Option:* One term of three years at 5% annual escalations

**ANNUAL ESCALATION:** 5%

**NET OPERATING INCOME:** \$38,137.04

**CAPITALIZATION RATE:** 8%

**PRICE:** \$484,520.00

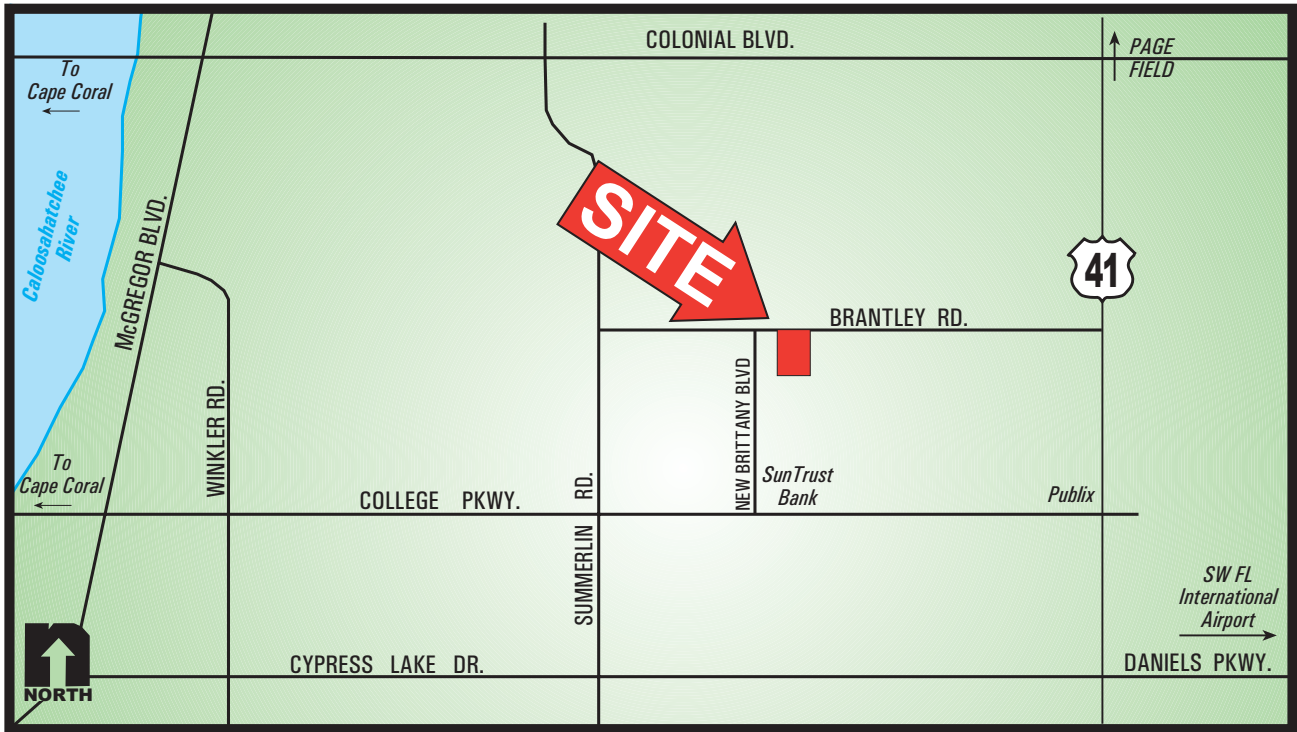
**COMMENTS:** Located off of College Parkway. Excellent parking. Stable tenant.

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