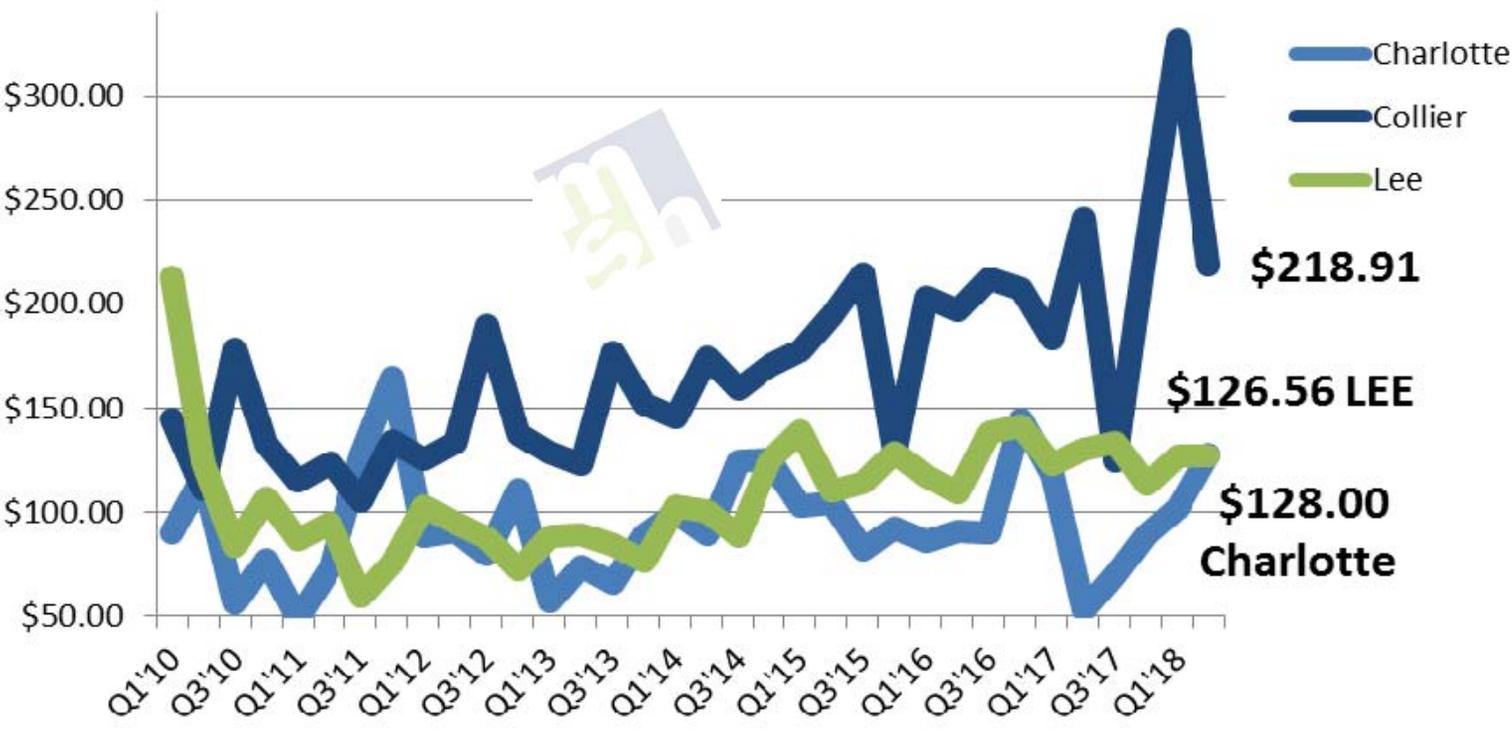




Office Average Price PSF



LEE COUNTY UNDER CONSTRUCTION

	Lee County
Under Construction	217,218
PRE-LEASED	209,418
TOTAL AVAILABLE	7,800

*****143,000 sf = Gartner*****



OFFICE SPACE/EMPLOYEE



HISTORICALLY 1/300+

NOW 1 per 150-225+



COLLIER OFFICE SALES



2400 Tamiami Trail N.
\$5,700,000
26,656 sq.ft.
\$213.84 psf



9150 Galleria Court
\$3,100,000
14,000 sq.ft.
\$221.43 psf



LEE OFFICE SALES



EastLinks
\$25,000,000
174,872 sf
\$142.96 psf



Surgical Center
\$6,000,000
\$667.33 psf



RETAIL

	Vacancy	Rental Rate
Charlotte County	4.20%	\$13.06
Collier County	4.10%	\$22.68
Lee County	5.10%	\$14.70



MATTRESS STORES????



COLLIER RETAIL SALES



990 1st Avenue N
\$14,000,000
\$1,211.07 psf
11,560 sq.ft.



Neopolitan Way
\$37,780,000
\$274.47 psf
137,646 sq.ft.



LEE COUNTY OFFICE SALES



Sky Walk Shopping Center/Gateway

\$16,500,000

\$251.15 psf

65,698 sq.ft.



17460 Ben Hill Griffin

\$2,675,000

\$1,407.89 psf

5.25% CAP



NET LEASE CRAZE



GOODWILL

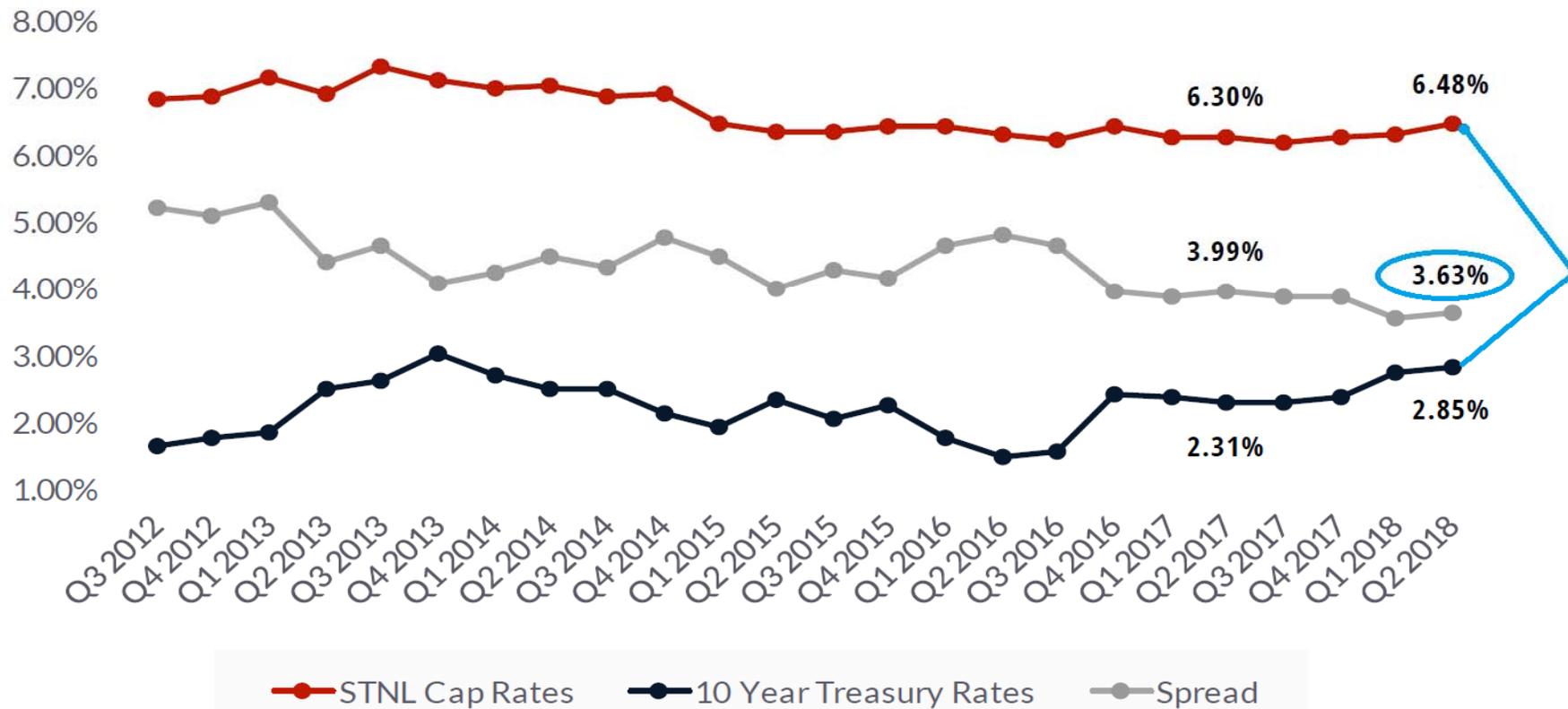
\$6,076,923

\$303.85 psf

6.5% CAP

**Annual Rent -
\$395,000**

STNL Cap Rates vs. 10 Year Treasury Rates





RETAILTAINMENT

ENTERTAINMENT AND EXPERIENCE



COLONIAL/I-75



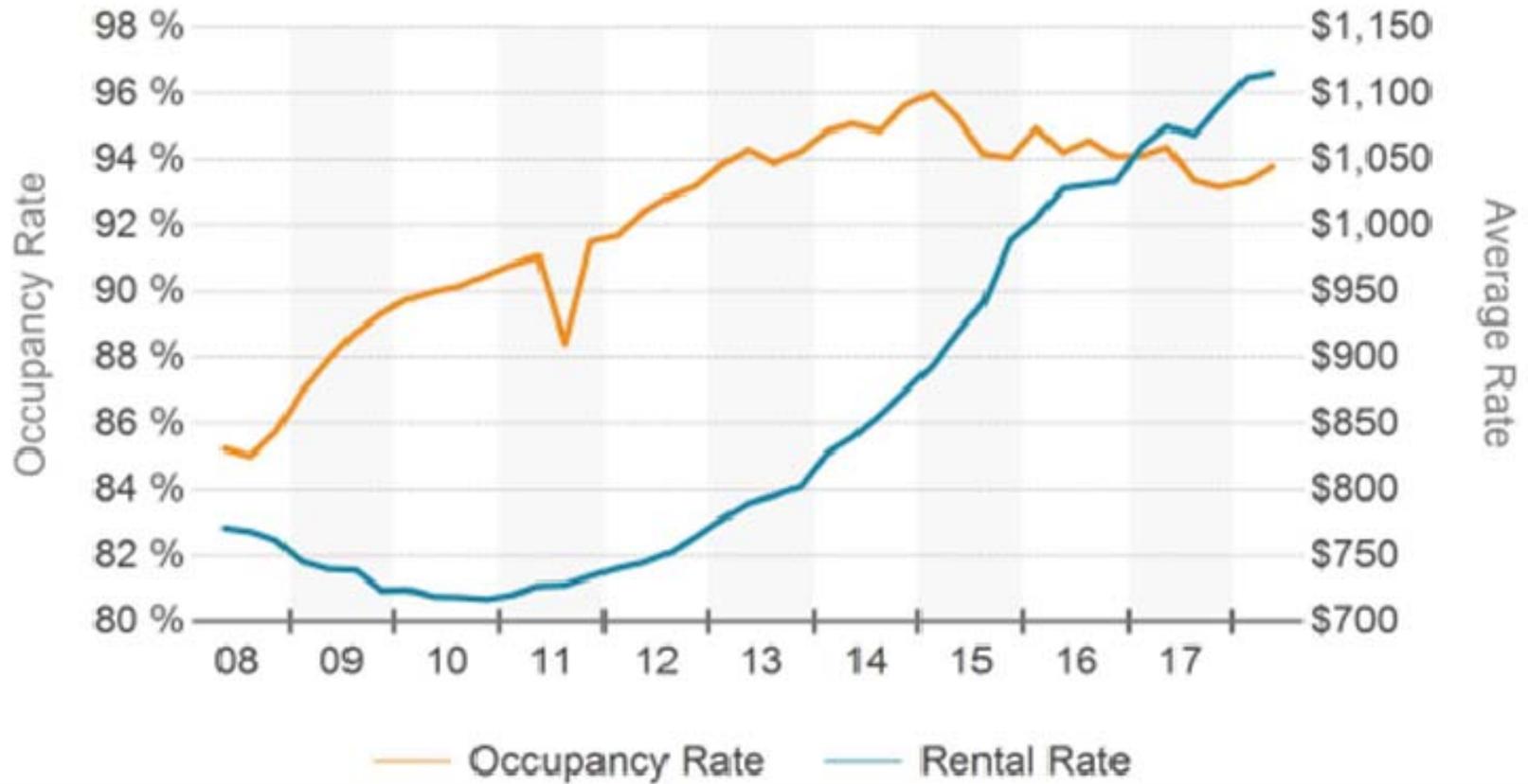
APARTMENTS – LEE COUNTY

LEE COUNTY APARTMENTS	Current
Existing Units	22,648
Vacancy Rate	6.20%
12 Mo. Const. Starts	986
Under Construction	2,656
12 Mo. Deliveries	640
12 Mo. Absorption	529
Studio Asking Rent	\$1,170
1 BR Asking Rent	\$974
2 BR Asking Rent	\$1,176
3+ BR Asking Rent	\$1,242
Concessions	0.60%
Sale Price Per Unit	\$112,354





OCCUPANCY & RENTAL RATES



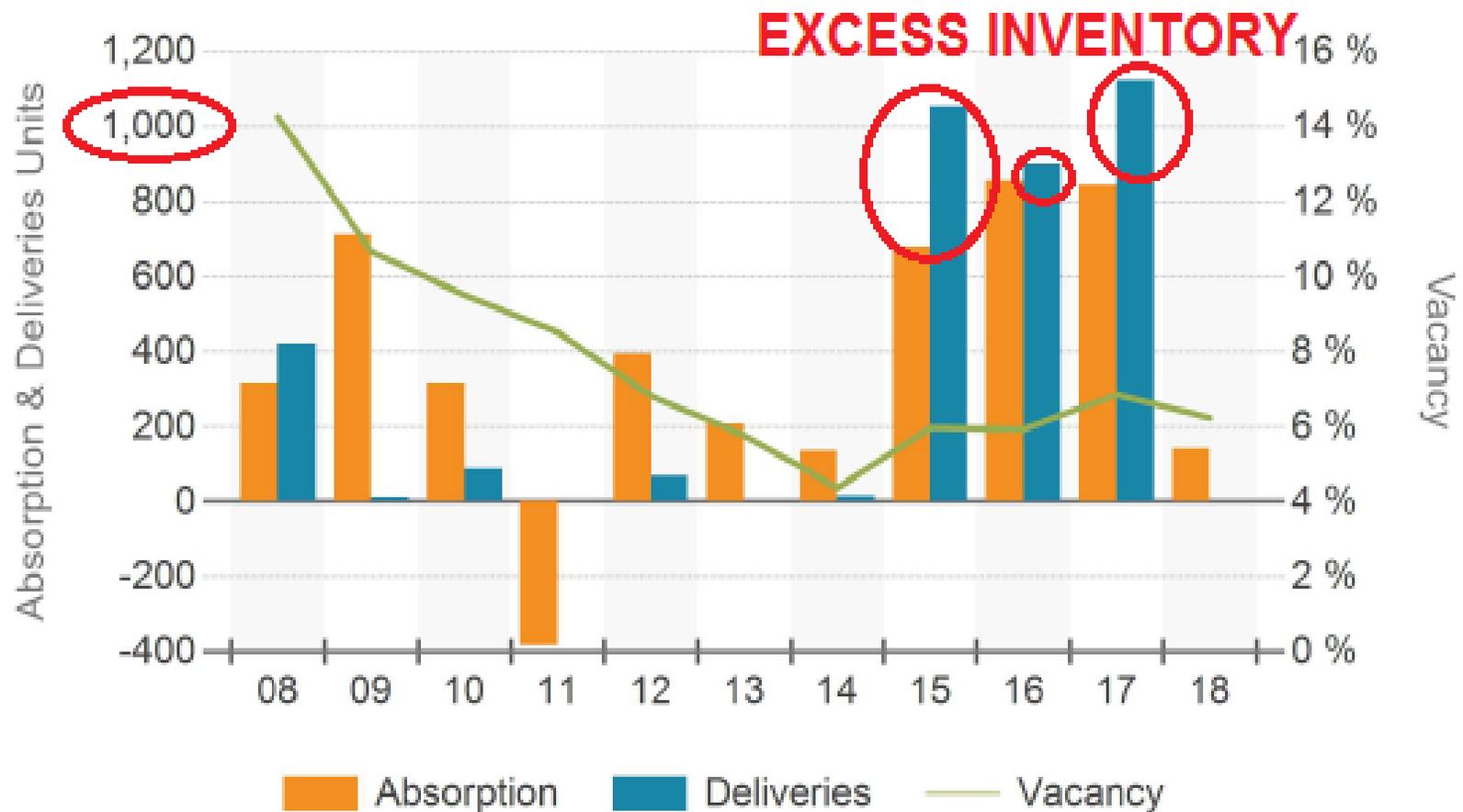
LEE COUNTY APARTMENTS	Rent	Annual Income Needed*
Studio Asking Rent	\$1,170	\$46,800
1 BR Asking Rent	\$974	\$38,960
2 BR Asking Rent	\$1,176	\$47,040
3+ BR Asking Rent	\$1,242	\$49,680

*assumes 30% maximum expenditure for housing

Top Employment Occupations	Occupation	Workforce	Annual Mean Wage	Monthly Income for Housing
1	Retail Salespersons	12,570	\$25,920	\$648
2	Waiters and Waitresses	9,100	\$24,650	\$616
3	Cashiers	8,770	\$20,860	\$522
4	Food Prep/Serving Workers	6,400	\$20,520	\$513
5	Customer Service Reps	5,930	\$30,480	\$762
6	Secretaries and Admin. Assistants	5,320	\$33,100	\$828
7	Registered Nurses	5,280	\$67,370	\$1,684
8	Office Clerks	5,160	\$30,000	\$750
9	Landscaping and Grounds Workers	4,950	\$25,100	\$628
10	Stock Clerks and Order Fillers	4,440	\$25,690	\$642



ABSORPTION, DELIVERIES, VACANCY





LEE COUNTY APARTMENTS	Total Units
The Residences at University Village	450
Millennium Apartments	256
Decorum	435
Springs at Gulf Coast	203
Uptown at Liberty Park	320
27400 Palместа Circle	52
Sanibel Flats	224
The Venetian	436
Grand Central Apartments	280
Colonial at Metro	775
Arbor Glen	360
TOTAL POTENTIAL UNITS	3,791
UNDER CONSTRUCTION	2,656



**PUT THE
TOP UP!**

