



Allardt Enterprises Summary of Listings (2nd Quarter 2011)

NET LEASE PROPERTIES FOR SALE

- **Tuffy Auto Service Center---- Naples, FL \$2,226,400**
(7445 Vanderbilt Beach Rd., Naples, FL)
 - Building size is 60' x 85' (5,100 sq ft) 8 service bays
 - Annual increases on September 1st each year -- 2010 rent \$166,980
 - Current CAP Rate is 7.5
 - Lease expiration date is August 31, 2028
 - Corporate guarantee and corporate operated
 - **NEW CONSTRUCTION 2008**
 - **Contact Brian Allardt ballardt@allardtenterprises.com 765-808-1400**

- **Car-X Auto Service Center & Klein-Dickert Auto Glass---Brookfield, WI - \$3,262,500**
(13170 W. Capitol Dr., Brookfield, WI 53005) – Milwaukee, WI Suburb
 - Building size is 13,199 sq ft – 2 Tenants; Land size is 1.05 acre
 - Cap Rate is 8.00 on 2010 rents of \$261,000
 - Annual rent increases/corporate guarantee
 - **AVAILABLE NOW**
 - **Contact Brian Allardt ballardt@allardtenterprises.com 765-808-1400**

- **Former Tuffy Auto--- Alpena MI---\$425,000**
(2410 US 23 South Alpena MI 49707)-resort area on Lake Michigan
 - Corporate guarantee until March 31, 2013 \$67,755 annual
 - Sublease in place on short term lease

COMMERCIAL SITES FOR SALE OR BUILD TO SUIT

- **Small Affordable Commercial Site --Oviedo, FL - \$125,000 --Orlando Area**
(Mitchell-Hammock Rd. and Norma Ave., Oviedo, FL – Northeast Suburb of Orlando)
 - Land size is: 110' x 150'
 - Building Size Allowed: up to 2,800 sq ft
 - **Contact Bill Merckel 407-359-2124 merckelrealestate.com**
- **1 Acre Great Visibility --Panama City Beach, FL - \$550,000**
(US 98 & Beth Street, Panama City Beach, FL 32407)
 - Land size is: 1 acre
 - Next to Tuffy Auto Service Center
 - Will be permitted for 9000 sq ft retail—much of the development work is complete
 - **Contact Brian Hinton bhinton@sitesolutionsre.com 850-527-6393**
 - **Or Contact Brian Allardt ballardt@allardtenterprises.com 765-808-1400**
- **Small Commercial Site --Menomonee Falls WI - \$60,000**
(Main Street, Menomonee Falls WI)
 - Land size is: approximate .57 acre
 - Next to Car-X Auto Service Center
 - Suitable for Retail or Office use 3000 square feet +/-
 - **Contact Brian Allardt ballardt@allardtenterprises.com 765-808-1400**

COMMERCIAL BUILDINGS FOR LEASE

- **Former Auto Service Marion Indiana--\$2900 per month**
(1903 S. Western Ave, Marion IN 46953—central Indiana)
 - Available immediately
 - 20+ car parking
 - Great location-across from McDonalds and Arby's, next to Aldi Grocery
 - Building Size 3680 sq ft 5 service bays-excellent condition built in 1996
 - Vehicle Use or convert to retail use
 - **Contact Brian Allardt ballardt@allardtenterprises.com 765-808-1400**
- **Retail Space for Lease-- Winter Haven FL--\$1750 per month**
(6930 Cypress Gardens blvd, Winter Haven FL 33884)
 - \$14 ft plus CAM
 - Four tenant building built in 2008
 - Space available 1500 sq ft, co tenants-Video Game Sales, Hearing Aid Sales, Dry Cleaner Drop Location
 - **Contact Bob Evans bevans@evanswagner.com 239-333-4400**

RECENT TRANSACTIONS COMPLETED

- **Tuffy Auto Service Center-Indiana**

List Price \$450,000

SOLD 3-11-11 to Operator/Franchisee

(1200 W McGalliard Rd. Muncie Indiana)

- Building size is 40'x92' (3,680 sq ft) – 5 service bays. .41 acres
- Final year of corporate guaranteed lease
- Annual rent \$60,300
- Lease expiration date: 2011
- **Built in 1996**

- **Tuffy Auto Service Center-Florida**

List Price \$2,080,800

SOLD 2-15-11 to California Investor

(3737 Gulf Breeze Parkway, Gulf Breeze, FL)

- Building size is 60'x85' (5,100 sq ft) – 8 service bays. .92 acres
- Annual 2% increases!
- CAP Rate is 7.0 on 2010 rent of \$145,656
- Lease expiration date: 2028
- **NEW CONSTRUCTION 2008**

- **CVS Pharmacy –Indiana**

\$210,000 List Price

SOLD 1-14-11 to New York Investor

(1130 S Main St. Dunkirk IN)

- Building size is 75'x100' (7,500 sq ft) – .77 acres
- Rent is fixed at \$21,000
- CAP Rate is 10.0 on 2010 rent of \$21,000
- Current Option period expiration date: 2014
- 3 more five year options
- **Built in 1979**

- **Jiffy Lube—South Carolina**

\$340,000 List price

- **SOLD 10-15-10 to Arizona Investor**

(7452 Two Notch Rd, Columbia SC)

- Building size is 1,500 sq ft – 2 bays
- 2010-2015 rents are \$36,501 annual (flat)
- Current CAP Rate is 10.74
- Lease expiration date is March 24,2015 corporate guarantee
- Established location now in 2nd 5 year option period

- **FREE STANDING FAST FOOD -FLORIDA**

List price of NNN lease \$6138 per month

**LEASED 9-28-10 TO
DUNKIN DONUTS**

(1662 E ISLAND RD, CAPE CORAL FL)

- Former Arbys Restaurant built in 2006
- Southwest Florida location-Ft Myers FL area
- Building Size 3680, 1 acre of land
- Sale price of \$1,100,000
- **Contact Tiffany Luongo tiffany@tiffanyluongo.com 239-707-1700**

- **Tuffy Auto Service Center-Florida**

List Price \$1,688,500

SOLD 7-28-10 to New Jersey Investor

(2500 Tamiami Trail, Punta Gorda, FL)

- Building size is 60'x85' (5,100 sq ft) – 8 service bays
- Annual 2% increases!
- CAP Rate is 7 on 2009 rent of \$118,200
- Lease expiration date: 2029
- **NEW CONSTRUCTION 2009**

For further details on any of these properties please visit our web site allardtenterprises.com or contact:

Brian Allardt / Email: ballardt@allardtenterprises.com

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