



## Allardt Enterprises Summary of Listings (3rd Quarter 2009)

- **Jacksonville, FL \$2,076,000 Tuffy Auto Service Center**  
(2770 Rack Track Rd., St. Johns, FL)
  - Building size is 4,980 sq ft – 8 service bays
  - Rent increases every 5 years. Current rent \$155,700
  - Current CAP Rate is 7.5
  - Lease expiration date is 2027/corporate guarantee
  - Excellent demographics, strong sales
  
- **Gulf Breeze, FL \$1,850,000 Tuffy Auto Service Center**  
(3737 Gulf Breeze Pkwy., Gulf Breeze, FL) – Pensacola, FL area
  - Building size is 5,090 sq ft – 8 service bays
  - Annual increases! 2009 rents \$145,656
  - Current CAP Rate is 7.87
  - Lease expiration date is 2028/corporate guarantee
  - **NEW CONSTRUCTION 2008**
  
- **Naples, FL \$2,258,000 Tuffy Auto Service Center**  
(7445 Vanderbilt Beach Rd., Naples, FL)
  - Building size is 60' x 85' (5,100 sq ft) 8 service bays
  - Annual increases! 2009 rent will be \$163,716
  - Current CAP Rate is 7.25
  - Lease expiration date is 2028/corporate guarantee
  - **NEW CONSTRUCTION 2008**
  
- **Punta Gorda, FL - \$1,688,500 Tuffy Auto Service Center**  
(2500 Tamiami Trail, Punta Gorda, FL)
  - Building size is 60' x 85' (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**
  
- **Brookfield, WI - \$3,250,000 Car-X Auto Service Center & Klein-Dickert Auto Glass**  
(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 8.52 on 2009 rents of \$277,060 with 3% vacancy
  - Annual rent increases/corporate guarantee
  - **AVAILABLE**



**continued**

- **Dothan, AL - \$1,950,000 Tuffly Auto Service Center & Nation's Quick Cash**  
(3109 Ross Clark Circle, Dothan, AL 36303)
  - Building size is 6,590 sq ft – 2 Tenants; Land size is .78 acre; 8 service bays
  - 8 Cap Rate on 2009 rents of \$156,146
  - **AVAILABLE**
  
- **Panama City Beach, FL - \$1,960,000 Tuffly Auto Service Center**  
(13151 Panama City Beach Parkway, Panama City Beach, FL 32407)
  - Building size is 5,090 sq ft; Land size is .72 acre; 8 service bays
  - Rent increases every 5 years, current rent \$142,200
  - Current Cap Rate is 7.25
  - Lease expiration date: Feb. 2028
  - Adjacent 1 acre development site also available
  - **NEW CONSTRUCTION 2008**
  
- **Land O Lakes, FL - \$1,711,000 Tuffly Auto Service Center**  
(3530 Land O Lakes Blvd (US 41), Land O Lakes, FL 34639)
  - Building size is 5,100 sq ft; Land size is .78 acre; 8 service bays
  - Rent increases every 5 years, current rent \$115,500
  - Current Cap Rate is 6.75
  - Lease expiration date: TBD; Lease commencement date estimated April 1, 2009
  - **NEW CONSTRUCTION – Completion date 2009**
  
- **Mulberry, FL - \$1,760,000 Tuffly Auto Service Center**  
(6597 Church Ave. N., Mulberry, FL 33860)
  - Building size is 5,100 sq ft; Land size is .92 acre; 8 service bays
  - Rent increases every 5 years, current rent \$118,800
  - Current Cap Rate is 6.75
  - Lease expiration date: TBD; Lease commencement date estimated April 1, 2009
  - **NEW CONSTRUCTION – Completion date 2009**
  
- **Ft. Myers, FL - \$1,700,000 Tuffly Auto Service Center & Banana Joe's Car Wash**  
(3263 Colonial Blvd. Units A & B, Ft. Myers, FL )
  - Tuffly building size is 4,240 sq ft with 6 service bays; Car Wash building is 980 sq ft; Land size is .86 acre
  - Rent increases every 5 years, current rent \$80,100
  - Cap Rate varies depending on car wash income-business opportunity
  - Lease expiration date: January 2026
  - **AVAILABLE**
  
- **Tarpon Springs, FL - \$1,700,000 Tuffly Auto Service Center & Banana Joe's Car Wash**  
(40200 & 4202 US 19, Tarpon Springs, FL )
  - Tuffly building size is 3,900 sq ft with 6 service bays; Car Wash building is 980 sq ft; Land size is .84 acre
  - Rent increases every 5 years, current rent \$80,400
  - Cap Rate varies depending on car wash income-business opportunity
  - Lease expiration date: January 2026
  - **AVAILABLE**



- **Spring Hill, FL - \$1,700,000 Tuffy Auto Service Center & Banana Joe's Car Wash**  
(1280 Commercial Way, Spring Hill, FL )
  - Tuffy building size is 3,900 sq ft with 6 service bays; Car Wash building is 980 sq ft; Land size is .1.64 acre
  - Rent increases every 5 years, current rent \$81,000
  - Cap Rate varies depending on car wash income-business opportunity
  - Lease expiration date: 2024
  - **AVAILABLE**
  
- **Battle Creek, MI - \$1,383,000 Advance Auto Parts**  
(1405 Columbia Ave West, Battle Creek, MI 49015)
  - Building size is 7,000 sq ft.; Land size is 1 acre (Approx)
  - Current Cap Rate is 8; Annual rent is \$110,643
  - Lease expiration date: 2012
  - (NN) Owner responsible for roof, structure, & parking lot
  - **SOLD 12/08.**

**BUILDING SITES AVAILABLE FOR PURCHASE OR BUILD TO SUIT:**

- **Oviedo, FL - \$295,000 Commercial Site**  
(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
  - **AVAILABLE**
  
- **Menomonee Falls, WI - \$60,000 Commercial Site**  
(N88 W15176 Main St., Menomonee Falls, WI 53051)
  - Land size is: 105' x 155'
  - Building Size Allowed: 2,000 – 4,000 sq ft
  - **SALE PENDING**
  
- **Panama City Beach, FL - \$795,000 Commercial Site**  
(US 98 & Beth Street, Panama City Beach, FL 32407)
  - Land size is: 1 acre
  - **AVAILABLE**

**RECENT SALES:**

<b>PROPERTY</b>	<b>SALE DATE</b>	<b>SALE PRICE</b>	<b>CAP RATE</b>
❖ Chicago, IL Metro	6/29/09	\$ 862,000	8.20 CAP
❖ Austin, TX	10/31/08	\$1,980,400	6.51 CAP
❖ Big Bend, Riverview, FL	8/28/08	\$2,074,000	7.10 CAP
❖ McMullen Rd. Riverview, FL	10/1/07	\$1,452,000	6.94 CAP
❖ Pensacola, FL	6/29/07	\$1,175,000	6.89 CAP
❖ West Bend, WI	6/28/07	\$1,895,000	6.87 CAP
❖ Mary Esther, FL	6/22/07	\$1,172,000	7.00 CAP
❖ Clermont, FL	6/04/07	\$2,062,000	6.75 CAP
❖ Danville, IL	4/06/07	\$ 600,000	9.20 CAP (Dark)

For further details or interest on any of these properties please visit our web site [allardtenterprises.com](http://allardtenterprises.com) or contact:

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