



# FINANCIAL OPPORTUNITY



## CASH-FLOWING OFFICE WITH MARK-TO-MARKET UPSIDE *7.74% In-Place Cap – 10.18% Pro Forma Potential\**

6238 PRESIDENTIAL COURT IS A WELL OCCUPIED AND INCOME PRODUCING OFFICE BUILDING located just off Summerlin Road in the heart of Fort Myers. The property features long standing tenants, strong historical occupancy, and excellent accessibility to College Parkway and US-41. Offered at \$1,350,000, this asset produces a current NOI of \$104,500, bringing in a current 7.74% Cap Rate. Existing rents are below market rates, creating a value-add opportunity through lease rollover and rent adjustments. At a conservative \$20/sf rental rate, projected NOI supports a 10.18% stabilized Cap Rate offering a compelling upside for

investors seeking both income and appreciation. The building benefits from rear elevation visibility from Summerlin Road, providing additional signage and branding potential. Ideal for investors pursuing 1031 Exchange placement or strategic yield enhancement in one of Fort Myers' most established office corridors.

*Projected stabilized cap approaching 8-10% as rents move toward market levels*

### CONTACT



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### PROPERTY DETAILS

- SIZE:** 7,400 Sq ft
- UNITS:** 8 Leasable suites
- ZONED:** Commercial -Tourism
- AREA:** Central Fort Myers - Presidential Court Office Complex
- BUILT:** 1981
- TAXES:** 2025 Real estate taxes: \$11,673
- STRAP:** 14-45-24-34-00000.0350
- NOI:** \$104,500
- PRICE:** \$1,350,000



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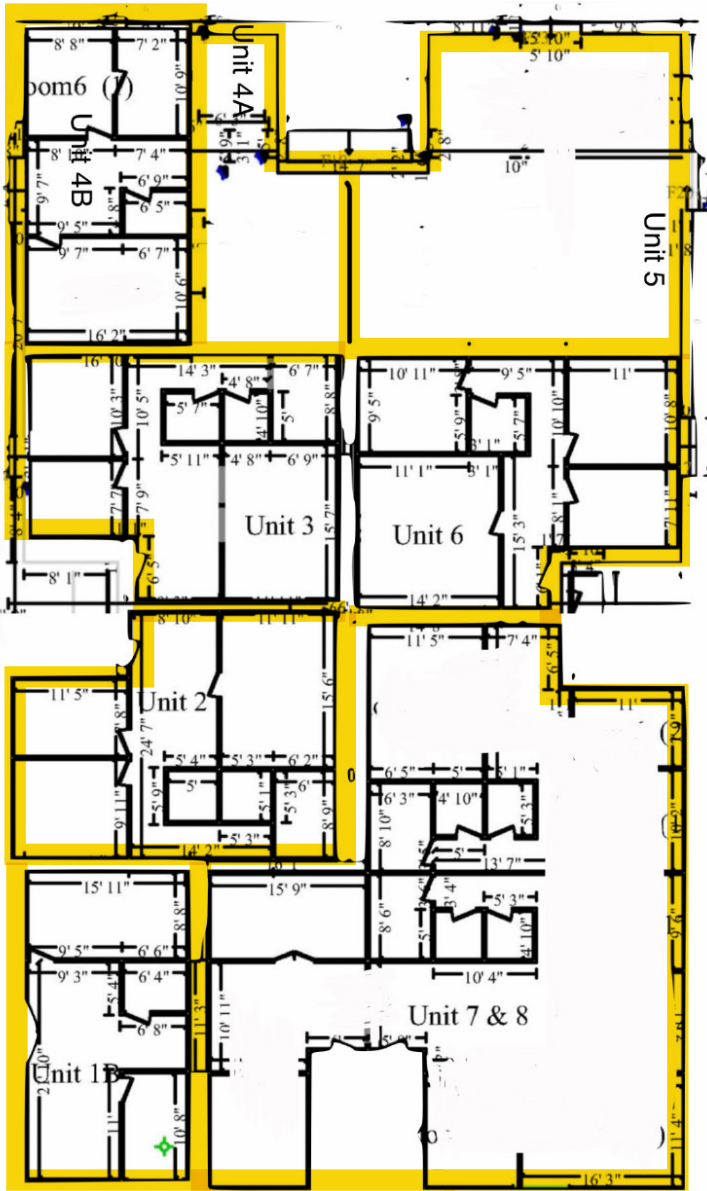
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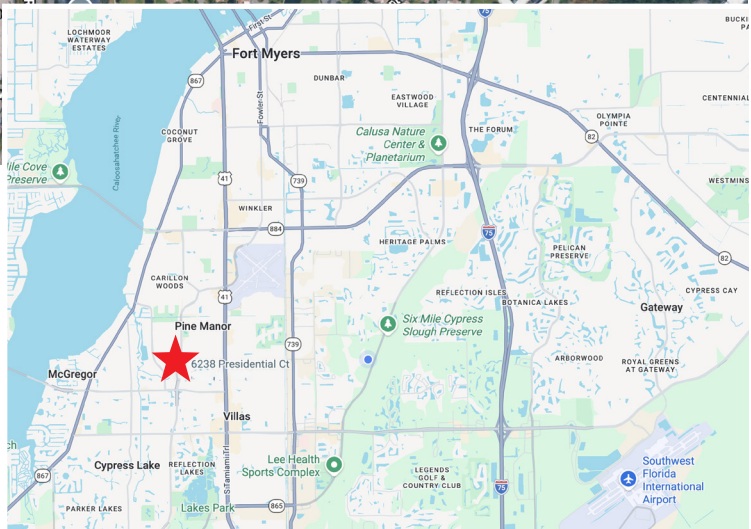
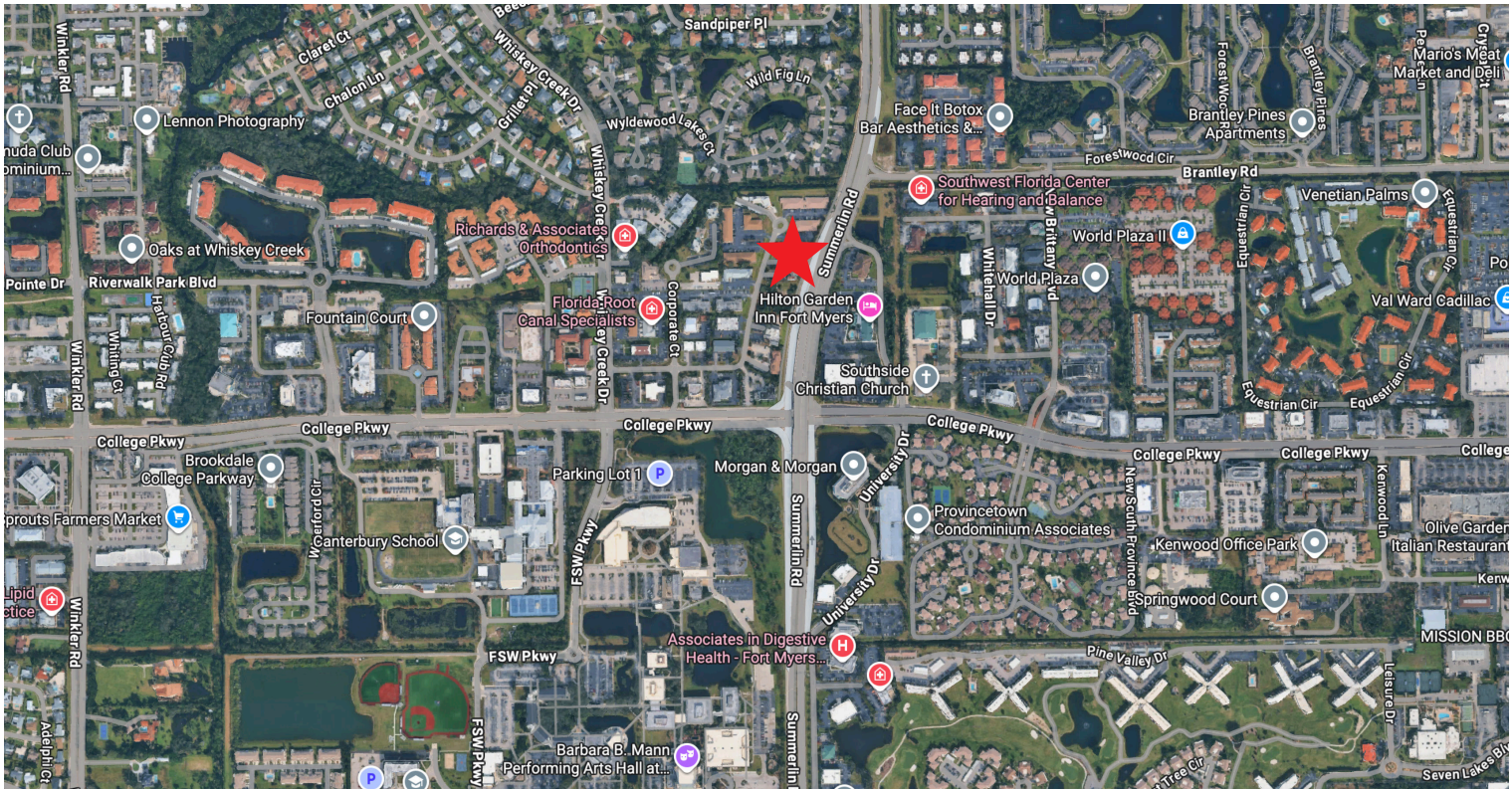
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Destination	Distance (miles)	Travel Time (minutes)
Downtown Fort Myers	7	20
Southwest Florida International Airport	12	24
Page Field	4	12
Sanibel Island	18	38
Fort Myers Beach	11	27

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### Highlights

- Stabilized, Income-Producing Asset
- Strong Historical Occupancy
- Long-Standing Tenant Base
- Central Fort Myers Location
- High Traffic Exposure from Summerlin Road
- Desirable Suburban Office Submarket
- Established Professional Office Park
- Accessible to Major Roads (Summerlin Rd, College Pkwy, US-41)
- Potential Signage/Advertising Upside
- Attractive to 1031 Exchange Buyers



*\*All details and financials to be independently verified by the buyer. Pro forma projections assume stabilization of the currently vacant suite and adjustment of rents toward market levels.*

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## FINANCIAL SNAPSHOT

Unit	Sq Ft	Sq Ft	CURRENT		PROJECTED RENTS	
			Monthly Rent	\$20/SF	\$24/SF	
1	465	465	\$1,000.00	\$949.38	\$1,104.38	
2	720	720	\$850.00	\$1,470.00	\$1,710.00	
3	702	702	\$1,250.00	\$1,433.25	\$1,667.25	
4A*	479	479	\$1,000.00	\$977.96	\$1,137.63	
4B	496	496	\$1,000.00	\$1,012.67	\$1,178.00	
5	1024	1024	\$1,340.00	\$2,090.67	\$2,432.00	
6	698	698	\$960.00	\$1,425.08	\$1,657.75	
7&8	2100	2100	\$3,500.00	\$4,287.50	\$4,987.50	
Monthly Rental Income			\$10,900.00	\$13,646.50	\$15,874.50	
Annual Rental Income			\$130,800.00	\$163,758.00	\$190,494.00	
Annual Expenses (Estimated)			\$26,300.00			
NOI			\$104,500.00	\$137,458.00	\$164,194.00	
Purchase Price			\$1,350,000.00			
CAP Rate			7.74%	10.18%	12.16%	

Current income reflects existing tenant occupancy. Projections assume stabilization of the currently vacant suite and adjustment of rents toward market levels.  
Expense Structure: Tenants reimburse Common Area Maintenance (CAM) currently estimated at \$4.50/SF, covering landscaping, exterior maintenance, insurance, taxes, and common utilities.

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