



FOR SALE

GAYNOR BUILDING + Excess Lot
2655 Northbrooke Drive, Naples, FL



Disclaimer

Investment Properties Corporation of Naples (“Broker”) and Keen -Summit Capital Partners LLC (“Special Real Estate Advisors”) (jointly “Advisors”) have been engaged by Hodges University (“Client”), as exclusive advisor for this offering.

Client is seeking to sell its real estate holdings, which includes extensive improved and unimproved real property assets (which shall hereinafter be referred to, individually and collectively, as the “Property”).

By receiving this Information Memorandum and/or participating in the sales process and/or contacting the Client and/or Advisors, you (“Prospect” or “you”) agree to the following terms and conditions. If you do not agree to these terms and conditions, immediately return this Information Memorandum to Advisors and do not participate in the sales process. Your participation in the sales process shall constitute your express agreement to the following terms and conditions.

In connection with your request for information (“Information”) related to the Property and the sales process and your interest in purchasing all or a portion of the Property (a “Transaction”), the Client hereby agrees to disclose information to Prospect and to engage in conversations and negotiations with you, subject to the understandings, terms and conditions set forth below.

1. The Property in whole or in parts, is being offered AS-IS, WHERE-IS, with ALL FAULTS.
2. The Information:
 - a. has been prepared for informational purposes only, and
 - b. has been prepared from materials supplied by the Client, local municipalities and other sources deemed reliable.
3. Although the Client and Advisors will endeavor for the Information to contain data known to them which they believe to be relevant for the purpose of Prospect’s investigation, Prospect understands and agrees that, except pursuant to the APA to be entered into between the Client and Prospect in connection with a Transaction, none of the Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives:
 - a. have made or make and expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the Property or with respect to the accuracy, reliability or completeness of the Information, or
 - b. shall have any liability whatsoever to Prospect or any of Prospect’s Representatives relating to or resulting from the use of the Information, alleged acts or omissions, or any errors or omissions in the Information.
4. Without limiting the generality of the immediately preceding paragraph, the Information may include certain statements, estimates and projections with respect to the Property. Such statements, estimates and projections reflect various assumptions made by the Client, and/or Advisors, which assumptions may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. The only information that will have any legal effect will be specifically represented in the APA.
5. The Information has been prepared to assist Prospects in making their own evaluation of the offering and does not purport to be all-inclusive or to contain all of the information that interested parties may desire. Advisors have not assumed responsibility for independent verification of any of the information contained herein and has not in fact in any way audited such Information. In all cases, interested parties should conduct their own investigation and analysis of the offering, conduct site inspections and scrutinize the Information. Prospects should engage legal counsel, accountants, engineers and/or such other professional advisors as Prospects deem appropriate for evaluating the Property.

Disclaimer

6. Prospect agrees that no contract or agreement providing for any Transaction shall be deemed to exist between Prospect and Company unless and until Prospect and the Company execute and deliver a final definitive APA, and Prospect hereby waives, in advance, any claims (including, without limitation, breach of contract) in connection with any Transaction unless and until Prospect and the Company shall have executed and delivered an APA. Prospect also agrees that unless and until Prospect and the Company shall have executed and delivered an APA, neither Prospect nor the Company will be under any legal obligation of any kind whatsoever with respect to a Transaction by virtue of this document except for the matters specifically agreed to herein. Prospect further acknowledges and agrees that the Company reserves the right, in their sole discretion, to reject any and all proposals made by Prospect or Prospect's Representatives with regard to a Transaction, and to terminate discussions and negotiations with Prospect at any time. Prospect further understands that the Company shall be free to establish and change any process or procedure with respect to a Transaction as the Company in their sole discretion shall determine (including, without limitation, negotiating with any other interested party and entering into a final definitive agreement relating to a Transaction with any other party without prior notice to Prospect or any other person).
7. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to conflict of law principles (that might dictate the application of the laws of another jurisdiction). Prospect hereby irrevocably and unconditionally consents to submit to the exclusive jurisdiction of the State of Florida for any lawsuits, claims or other proceedings arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum and/or the alleged acts or omissions of Company, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives. Prospect hereby further irrevocably and unconditionally waives the right to, and agrees not to plead or claim that any such lawsuit, claim or other proceeding brought, has been brought in an inconvenient forum. Prospect expressly waives all right to trial by jury in any action or proceeding arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum, and/or the alleged acts or omissions of Company, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives..
8. It is understood that Advisors will arrange for appropriate contacts for due diligence purposes. All:
 - a. communications regarding a possible Transaction,
 - b. requests for additional information,
 - c. requests for inspections,
 - d. discussions regarding making an offer and/or participating in the sales process, and/or
 - e. discussions or questions regarding procedures in connection with any possible Transaction,

must be submitted or directed exclusively to Advisors. Neither Prospect nor Prospect's Representatives will initiate or cause to be initiated any communication with any employee or representative of the Company including the managing agent concerning the Information or a Transaction.

Contact Information

All communications, inquiries and requests for information relating to these materials should be addressed to the persons listed below, as representative of the seller.

Please do not conduct a site inspection without prior approval and appointment.

Under no circumstances should you contact Hodges University.

IPC Naples, Broker

Clint L. Sherwood, CCIM
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239-261-3400 x179 Direct
clint@ipcnaples.com

David J. Stevens, CCIM
Principal
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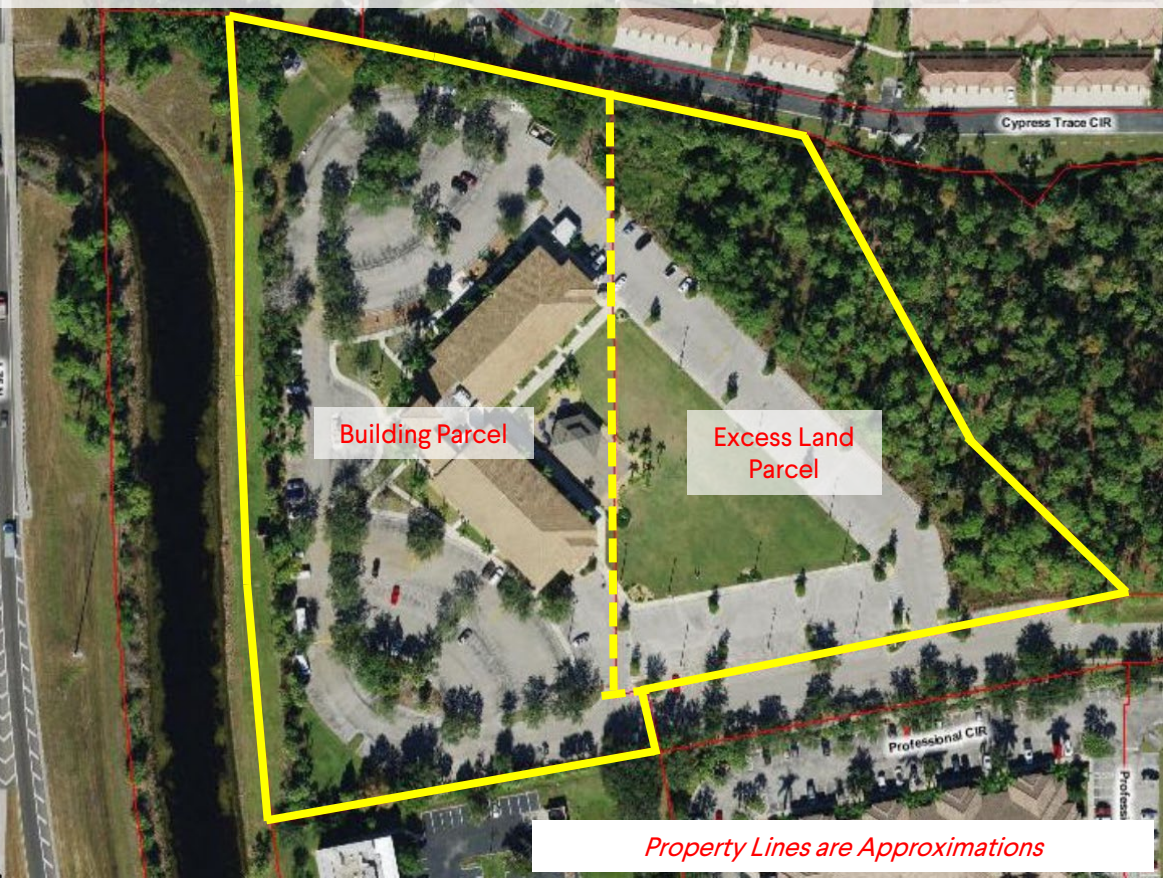
Gaynor Building:

2655 Northbrooke Dr
Naples, FL

Assessor Parcel Numbers
63944000103
63944000080

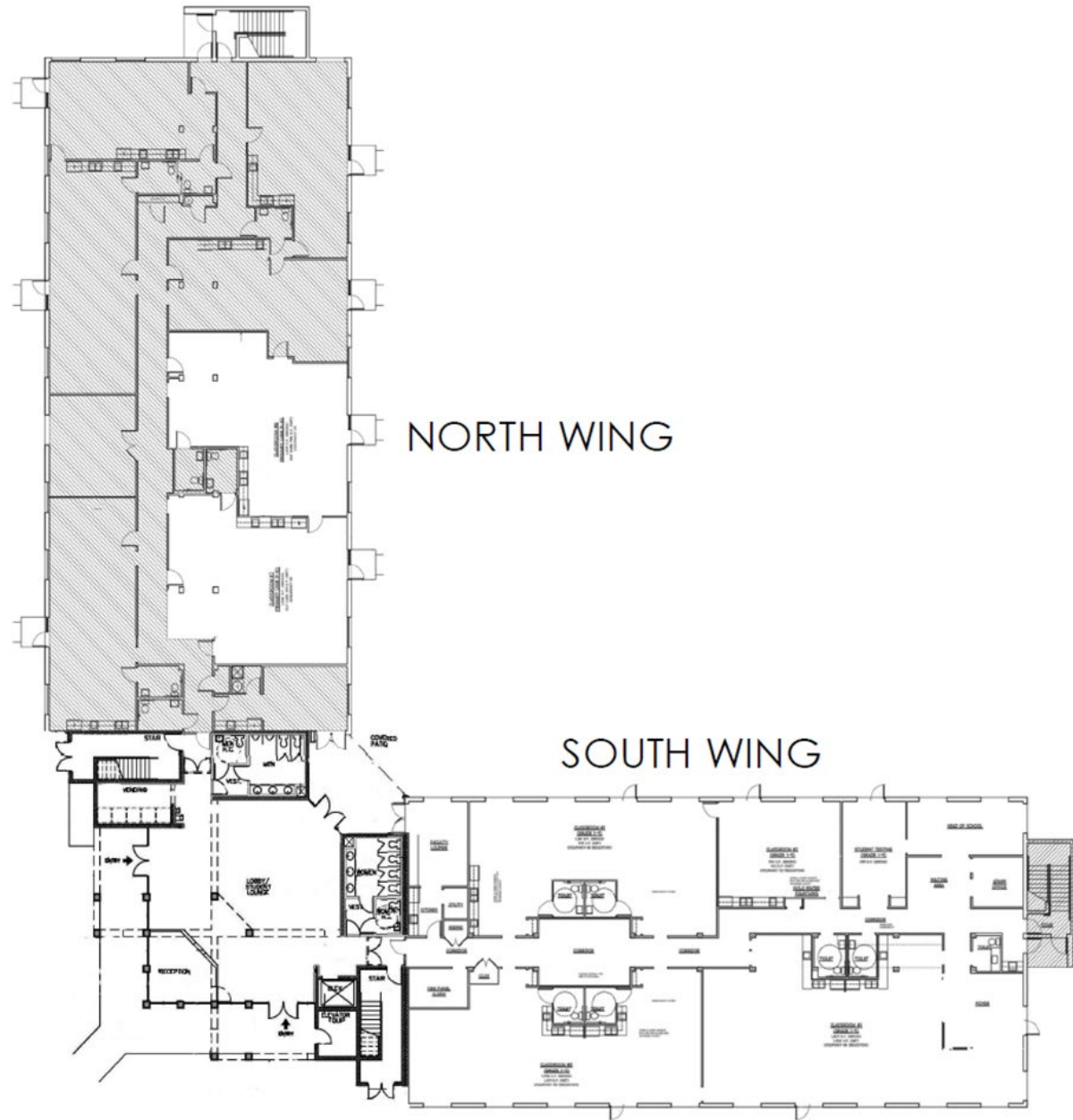
Rentable Bldg Area	42,024 SF
Gross Bldg Area	43,092 SF
# of Stories	2
Year Built	2000
Site Area	8.788 Acres Total <ul style="list-style-type: none"> • 5.28 Acres with the Building • 3.5 Acres Excess Vacant Land
Zoning	PUD, Planned Unit Development
Construction	Concrete on Concrete slab
Percent Leased	Tenant on 1 st Floor
Utilities	Public Utilities
Site Improvements	Paved parking/drive, lamp post lighting, dumpster enclosure, concrete/paver walkways, signage, decorative hardscaping (signage), gazebo, and landscaping.
Location	NE quadrant of an I-75 interchange and Immokalee Road
Area Summary	The building in a densely developed area of North Naples and close to an I-75 interchange
Interior Summary	Built-out as a mix of classrooms, administrative/ professional offices, library, student lounges, and some specialty
Occupancy Details	<ul style="list-style-type: none"> • 1 tenant

Gaynor Building: 2655 Northbrooke Drive



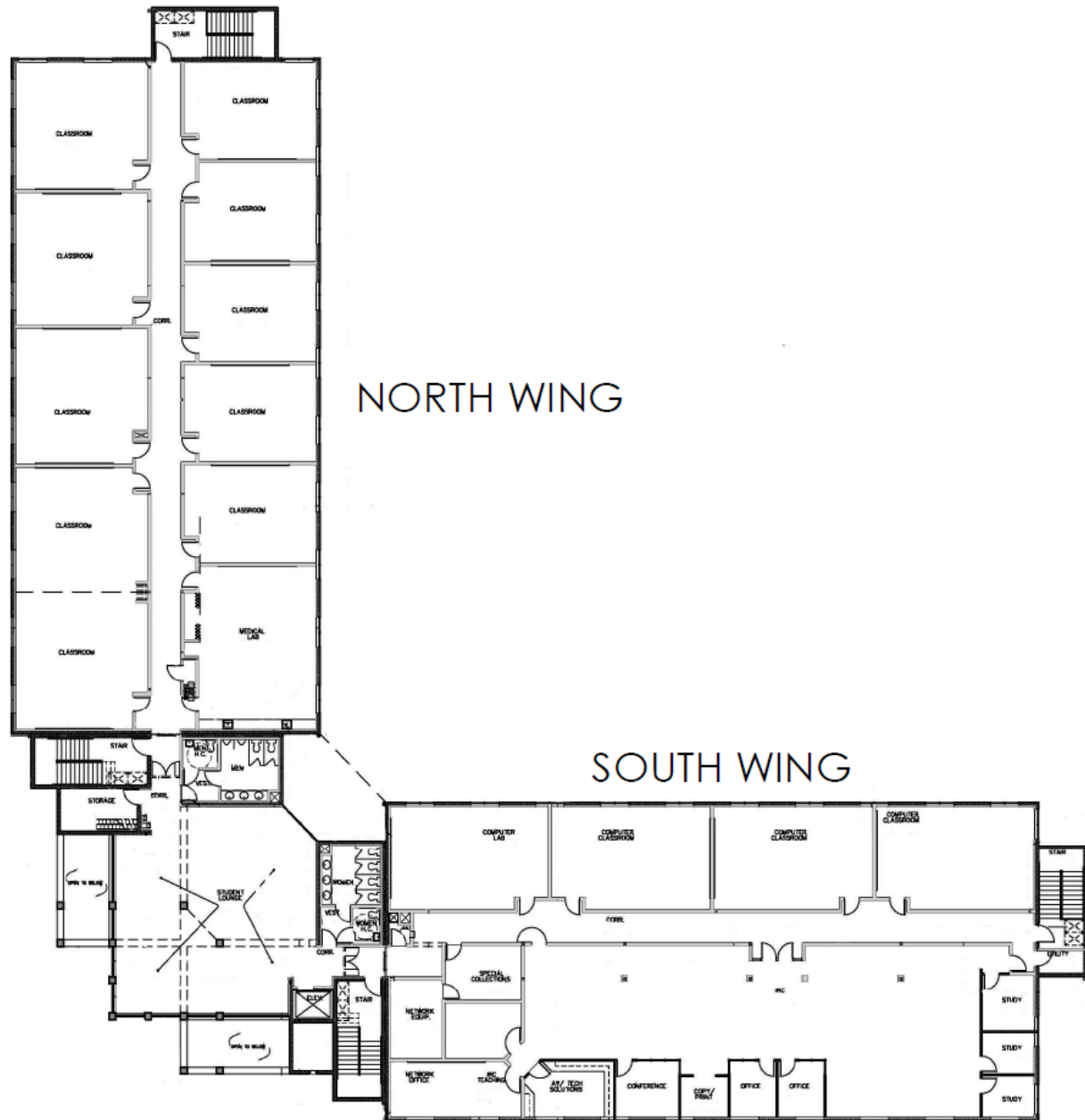
Gaynor Building: 2655 Northbrooke Dr

Level 1 Floor Plan



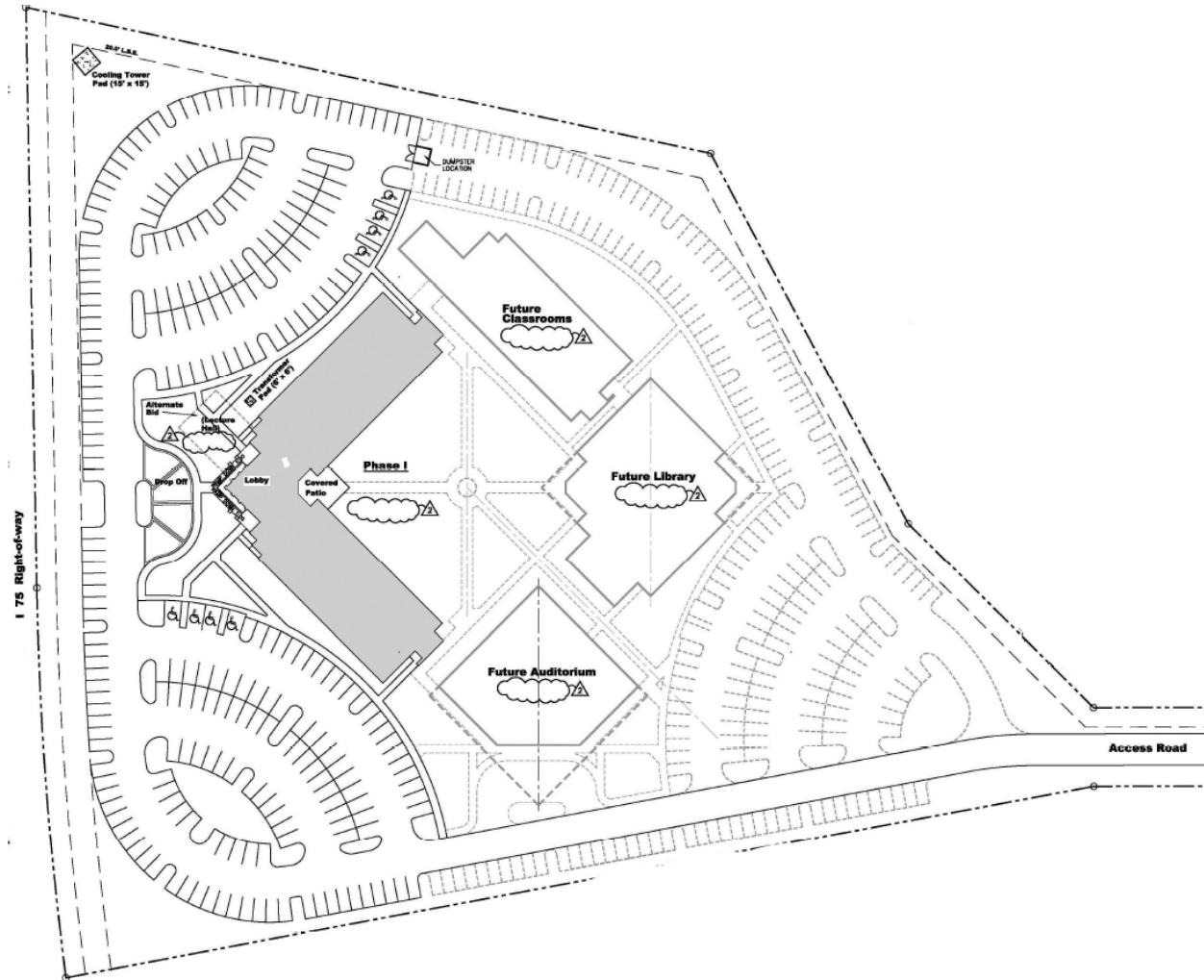
Gaynor Building: 2655 Northbrooke Dr

Level 2 Floor Plan



Gaynor Building: 2655 Northbrooke Dr

Future
Development
Potential



Demographics & Traffic Count



2020 Population
21,989



Annual Growth
2.7%



Median HH
Income \$86,026



Median Home
Value \$441,857

Population

	2 mile	5 mile	10 mile
2010 Population	17,265	96,585	253,712
2020 Population	21,989	120,475	305,941
Annual Growth 2010-2020	2.7%	2.5%	2.1%
Median Age	51	52.9	54.5
Ave Household Size	2.3	2.2	2.2

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$441,857	\$404,450	\$382,750

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$117,125	\$110,095	\$107,374
Median Household Income	\$86,026	\$79,987	\$75,386

Traffic

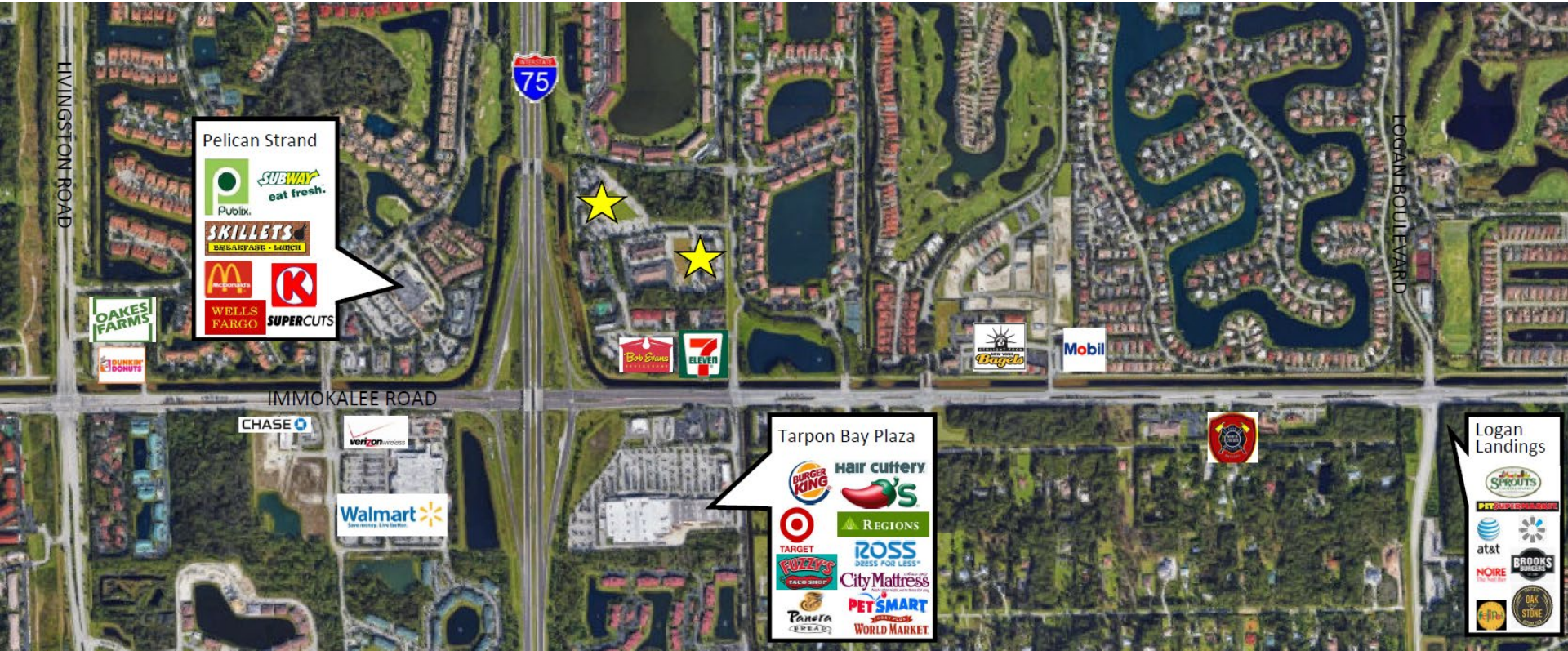
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Immokalee Rd	Oakes Blvd E	20,256	2018	0.25 mi
Not Available	Not Available No	5,183	2020	0.42 mi
I- 75	Immokalee Rd N	8,965	2020	0.46 mi
I-75	Immokalee Rd S	88,526	2020	0.56 mi
Oakes Boulevard	Standing Oaks Ln S	7,522	2020	1.23 mi
Laurel Greens Ln N	Northbrooke Dr NE	101,109	2020	1.32 mi
Logan Boulevard N	Pacaya Cv NE	10,757	2020	1.43 mi
Livingston Road	Castillo Ct W	25,611	2020	1.54 mi
Learning Lane	Livingston Rd W	23,068	2020	1.80 mi
Immokalee Rd	Bryan Blvd W	32,529	2018	1.83 mi

Aerial



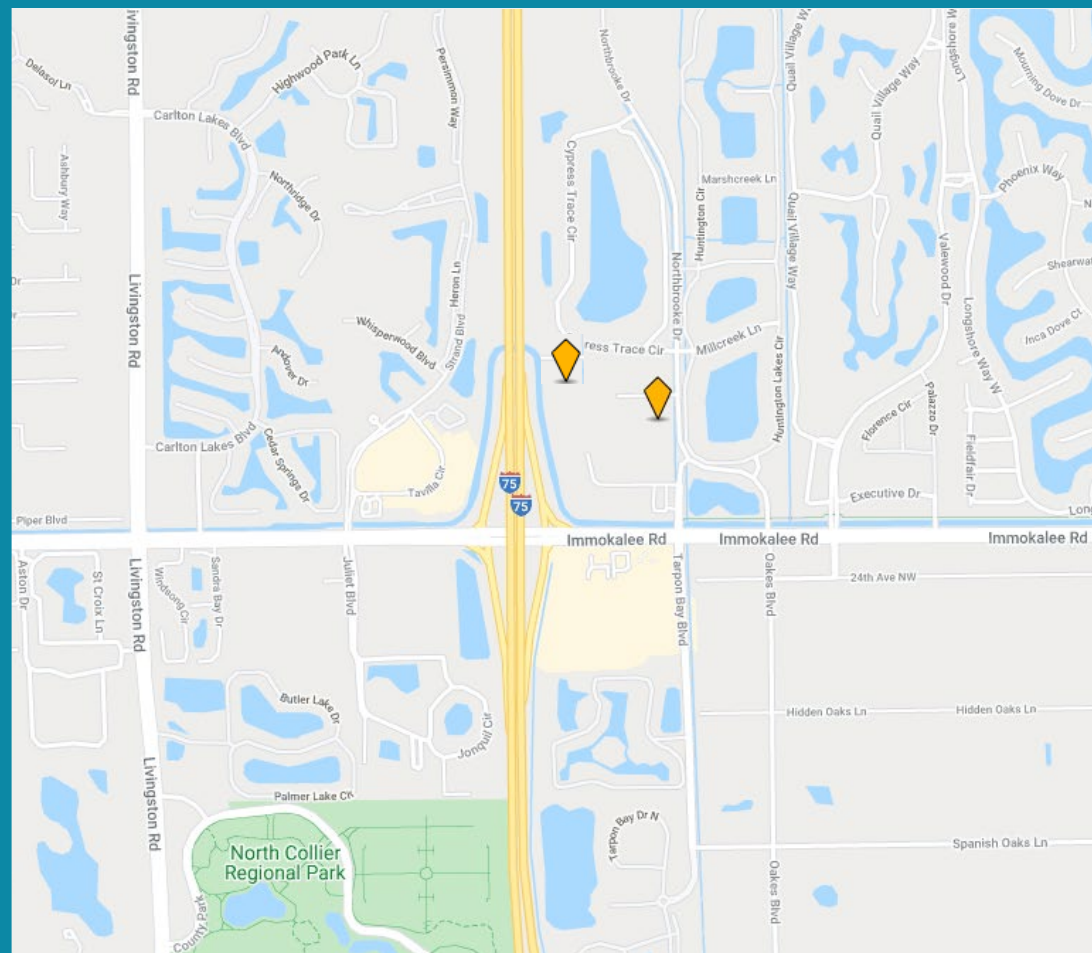
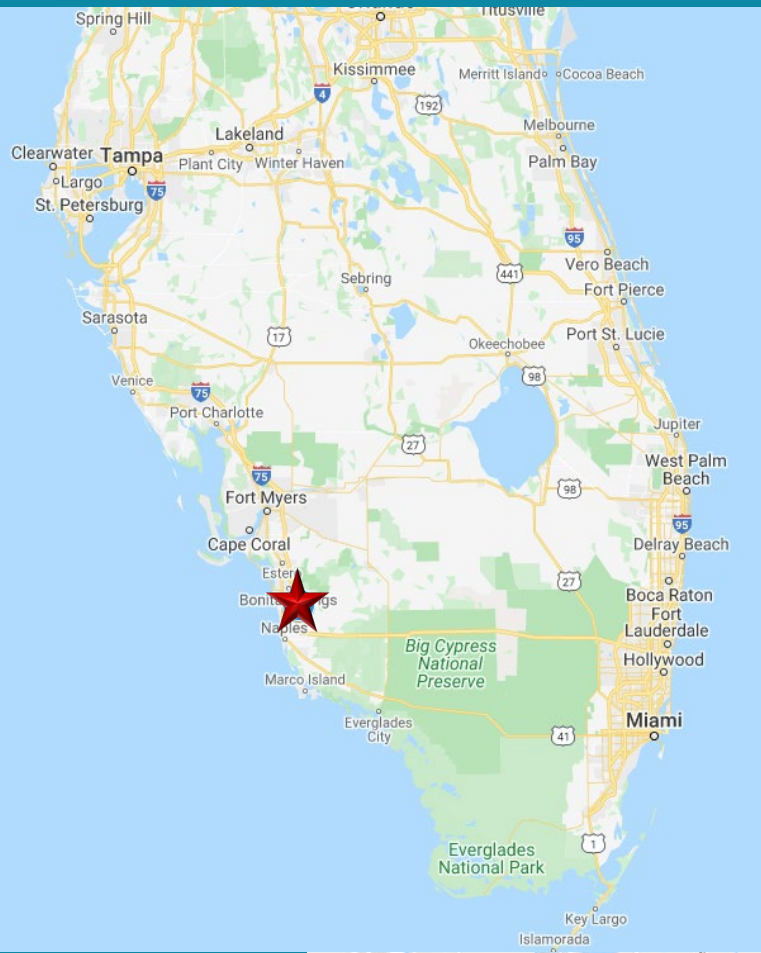
Source: Google

Area Map



Source: Google

Location, Transportation & Access



Airports:

Southwest Florida
International Airport: 23 Miles



Roadway Access:

Interstate 75 – >1 mile



Public Transportation:

Collier Area Transit

- R27 Line – 0.5 miles



Distances to Major Cities:

- Ft. Myers – 32 miles
- Sarasota – 105 miles
- Fort Lauderdale – 111 miles
- Miami – 130 miles
- Tampa – 161 miles

Contact Information

All communications, inquiries and requests for information relating to these materials should be addressed to the persons listed below, as representative of the Seller.

INSPECTIONS ARE BY APPOINTMENT ONLY

Interested parties must contact IPC or Keen to schedule access and not visit the premises on their own.

IPC Naples, Broker

Clint L. Sherwood, CCIM
Principal
239-261-3400 x179 Direct
clint@ipcnaples.com

David J. Stevens, CCIM
Principal
239-261-3400 x160 Direct
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Keen-Summit Capital Partners LLC, Special Real Estate Advisor

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