

LOI Submission Guidelines

3275 Desoto Blvd N, Naples, FL 34120 - 7.49 Acres

To ensure an efficient review and selection process, all prospective buyers are required to adhere to the following submission framework. These guidelines are designed to provide transparency and streamline the path toward a Purchase and Sale Agreement (PSA).

1. Submission Channel

All formal Letters of Intent (LOIs) and supporting documentation must be directed to the following designated acquisition email:

- **Email:** deanestates23@gmail.com

2. Required Core Terms

Submissions that do not meet the minimum financial and structural requirements outlined below will not be considered.

Term	Requirement
Purchase Price	Minimum \$4,949,000 (Firm / Net-to-Seller)
Commission	0% Buyer-Side Commission ; Buyer responsible for all 3rd-party fees
Due Diligence	45 Calendar Days
Closing	30 Days post-Due Diligence expiration

Tiered Deposit & Hardening Schedule

1. **Initial Deposit:** 1% of Purchase Price (\$49,490) due upon execution of the PSA.
2. **Second Deposit:** Additional 4% due immediately upon the expiration of the Due Diligence period.
3. **Hard Money Trigger (Day 30):** The **Initial 1% Deposit** shall become non-refundable and "hard" on the **30th day** of the Due Diligence period.
4. **Final Hardening (Day 45):** The total **5% deposit** becomes non-refundable upon the formal expiration of the 45-day Due Diligence period.

Application of Funds: All deposits (Initial and Second) are to be held in escrow and shall be credited toward the Purchase Price at the time of a completed Closing.

3. Buyer Qualifications

Submissions must include the following to verify the capacity to execute the tiered deposit schedule:

- **Corporate Profile:** Overview of the purchasing entity and acquisition track record.
 - **Proof of Funds (POF):** Current documentation verifying liquidity for the tiered deposit schedule and total acquisition.
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4. Open Due Diligence & Transparency

The Seller encourages comprehensive independent due diligence. To facilitate an expedited 45-day window, the following primary engineering, Drainage Equity memos, and SB 7040 Compliance data are hosted in the Data Room to assist in your verification process with Collier County officials.

Seller Note: The Day 30 hardening of the initial 1% deposit reflects the Seller's provision of comprehensive upfront data and engineering reports, allowing for an accelerated initial review.