NAPLES LUXURY MOTOR SUITES

3584 Plover Ave Naples FL 34117

New Construction Motor Condominiums For Lease or Sale

From $999,950 | 2,430 square feet | Mezzanine

Naples Luxury Motor Suites are upscale, gated, secure, and climate-controlled auto storage units located about 10 miles east of the Gulf Coast. Each suite is 2,454 square feet with a 14' x 14' electric roll-up garage door, making it easy to store your car, RV, or boat. The suites also feature impact glass windows and doors, an ADA bathroom, epoxy floor finish, mezzanine living area, fire alarm and suppression system, security system, and 3-phase power. Only 4 suites are available, so act now! **Call 239-784-3283**

Experience Matters

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BartleyRealty

NAPLES LUXURY MOTOR SUITES

3584 Plover Ave Naples FL 34117 Pricning Sheet 8-4-26							
Unit Number	**1st Floor**	**Mezz**	**Total SF**	**Sales Price**	**Lease Rate**	**Base Rent PY**	**Base Rent PM**
101					**Leased**		
102					**Leased**		
103							
104	**SOLD**						
201	**SOLD**						
202	**SOLD**						
203	**SOLD**						
204	1,840	590	2,430	$999,950	$24.00	$58,320.00	$4,860.00
205	1,840	590	2,430	$1,245,950	$26.00	$63,180.00	$5,265.00

BartleyRealty

Special Developer Financing

I. Program Overview

A. No Bank Fees

B. No Points

C. No Prepayment Penalty

D No Appraisal Fee

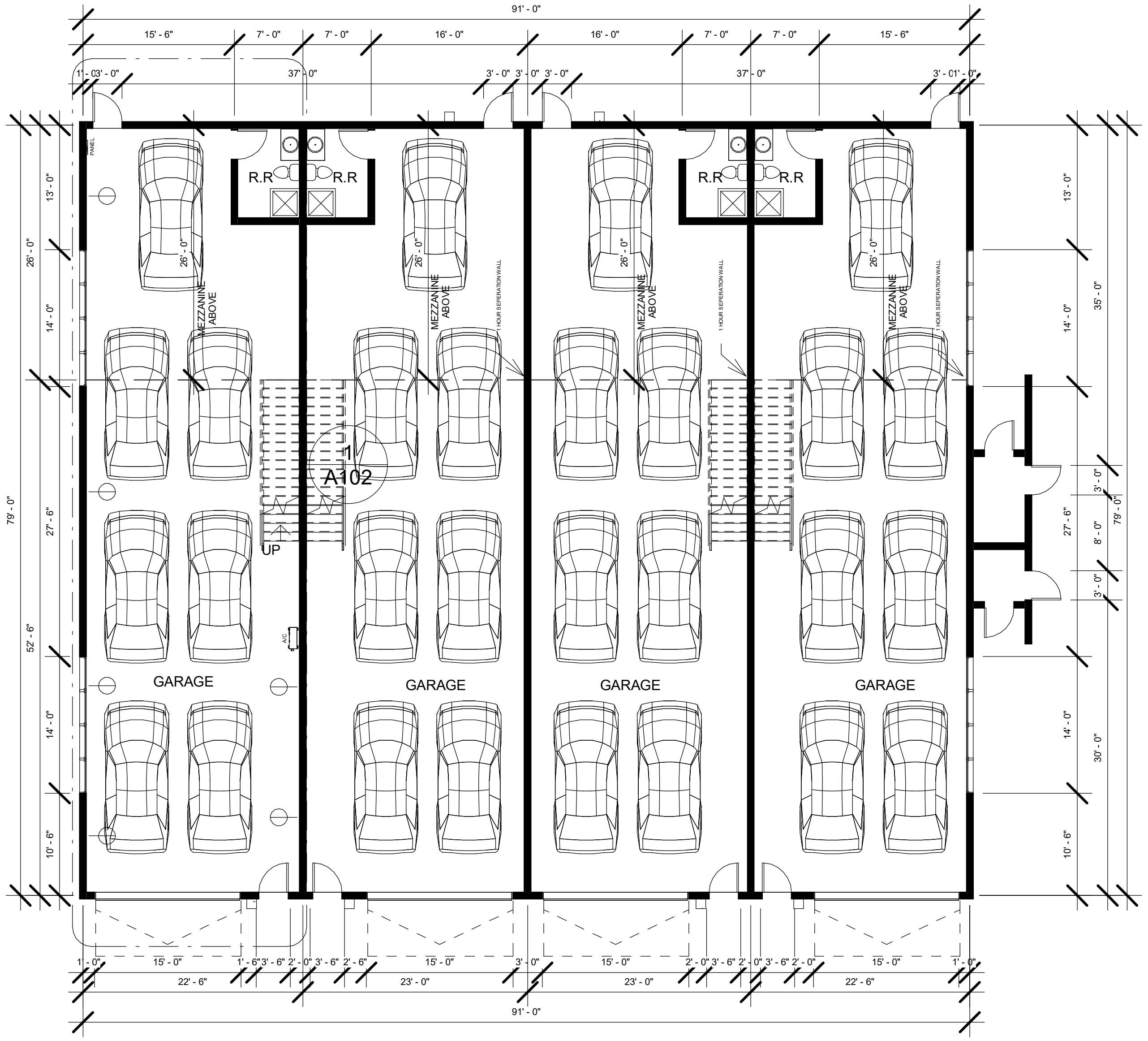
II. Available Programs – Expedited Approval Process - Down payment 20%

A. Program 2: Interest Only Commercial Loan
   a. Interest Rate: 8.0%
   b. Three-Year Ballon.
   c. Payment Structure: Interest-only for the first three years
   d. Benefits: Low monthly payments

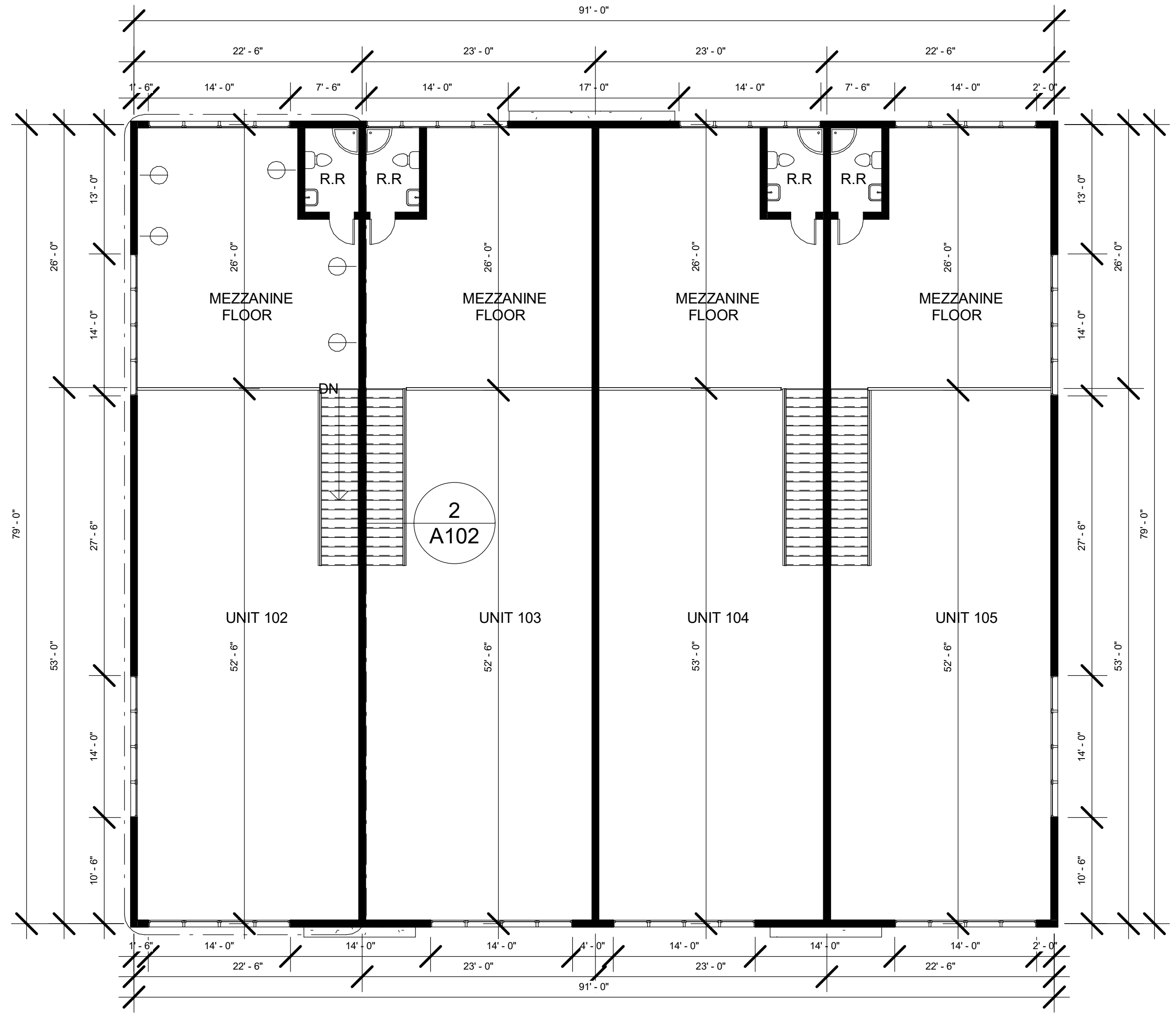
B. Program 3: Principal and Interest Commercial Loan
   a. Interest Rate: 8.0%
   b. Five-Year Ballon
   c. Payment based on a twenty-year amortization period.
   d. Benefits: Build gradual equity with a structured payment plan

"All Programs are contingent upon Credit worthiness and an $1,850 Document Preparation Fee."

Contact a Bartley Realty LLLP representative for more information, call 239-261-1186



1 NGL
1/16" = 1'-0"



2 MEZZALINE FLOOR
1/16" = 1'-0"

No.	Description	Date

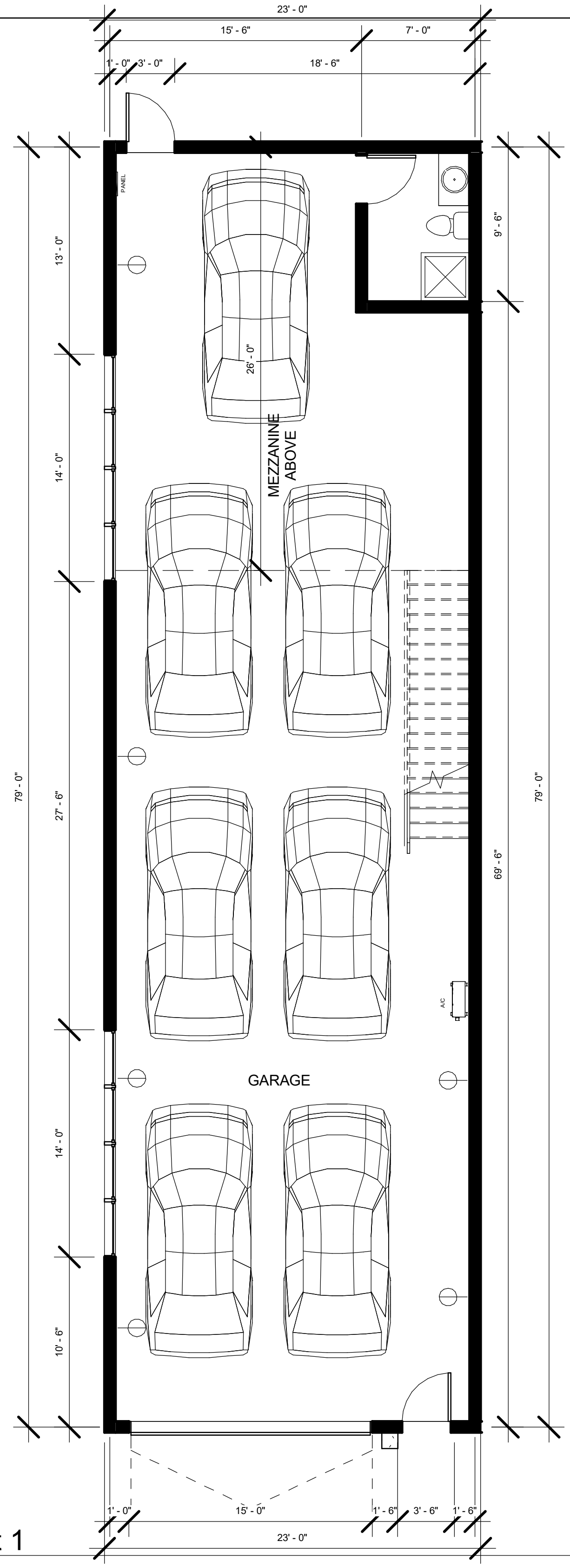
Owner

Project Name

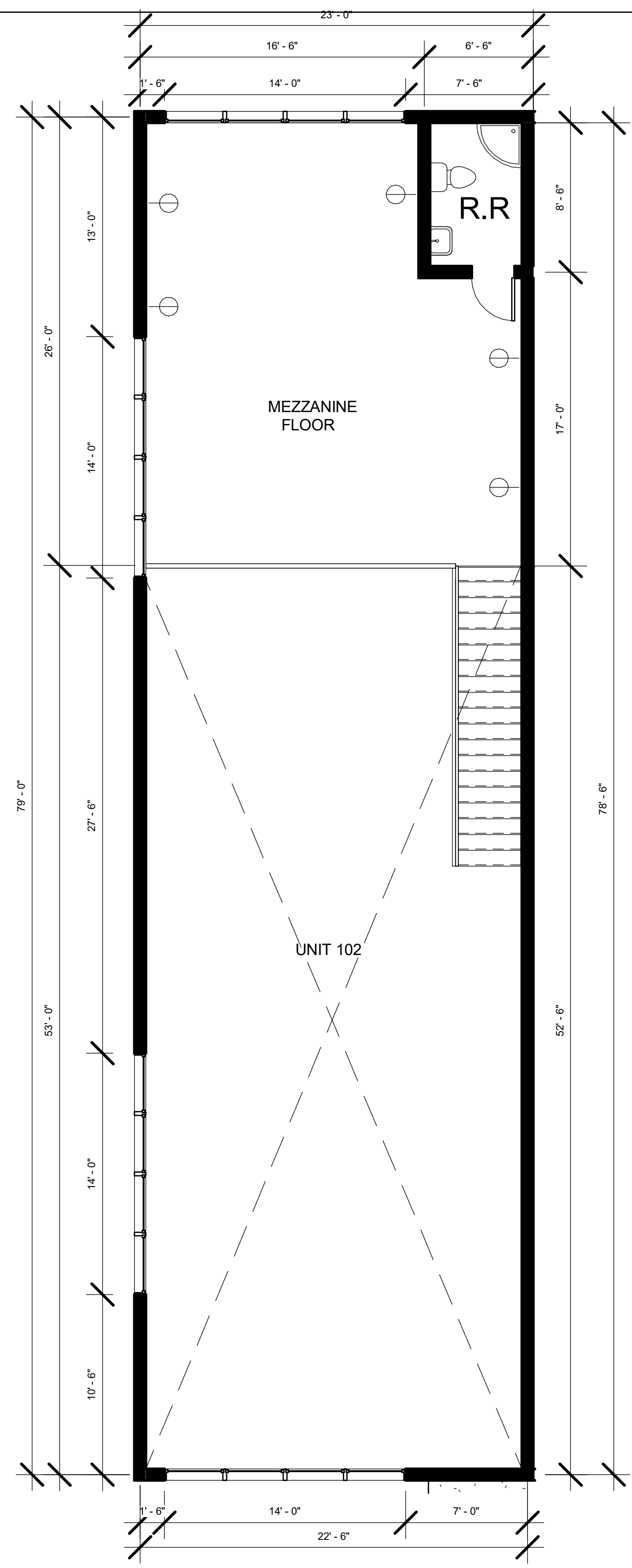
Unnamed

Project number	
Date	
Drawn by	
Checked by	Scale 1/16" = 1'-0"

11/16/2024 10:33:42 AM



1 NGL - Callout 1
1" = 10'-0"



2 MEZZALINE FLOOR - Callout 1
1" = 10'-0"

No.	Description	Date

Owner

Project Name

Unnamed

Project number	
Date	
Drawn by	
Checked by	Scale 1" = 10'-0"

11/16/2024 10:33:45 AM

Naples Luxury Motor Suites
CONSTRUCTION CRITERIA
October 18, 2024

Hurricane Protection:

Building Rated to 162 MPH wind load.

All windows and doors are impact rated.

Floors:

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill with Epoxy Finish.

Walls:

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed and painted.

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed and painted.

Ceiling: Painted Black

Doors:

Front door: One (1) 3'-0" glass door with aluminum to match storefront. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Rear Exterior Door: One (1) 3'-0" 20-guage galvanized hollow metal door, painted. Building standard hardware including lockset, deadbolt, door closer, weather stripping and threshold.

Heavy duty motorized, insulated hurricane section door 14' x 14'.

Windows:

All windows to be Low E Impact glass, ¼ grey tint.

Mezzanine with window for natural light, ¼ grey tint.

Fire Protection:

Fire Sprinkler

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense. Sprinkler heads will be provided at approximately a minimum of 10' above finish floor (AFF).

Fire Alarm

Provide fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the Developer's contractor for said site and shall be at Owner's sole cost and expense. CO/NO2 detectors are provided

HVAC - (Heating, Ventilation, and Air-Conditioning):

1. Provide return and supply air handler split system with fiber board duct system painted to match ceiling.
2. Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.
3. One (1) exhaust fan in toilet area.
4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Electrical Supply:

Panels

225 AMP 208 Three-Phase

Outlets

1. Recessed duplex outlets @ 12'-0" on center (OC) along demising walls approximately 1'-6" AFF.

Light Switches

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) 3-way switch is provided at each entrance (front and back of unit).

Lighting

1. Bright overhead LED lighting
2. Wall-mounted emergency lights per code.

Telephone & Cable:

Leviton Structural Media Enclosure

Security:

Exterior Security Camera with 24-hour access

Each unit receives a security system that can be monitored.

Car Washing Station

Hose bib connection in parking lot for car wash

Ceiling Height:

Clear heights range from approximately 19'4" to 31'.

RV Pump Out:

One location next to the trash enclosures.

Mezzanine:

8" Hollowcore plank deck with 2" concrete topper

Precast concrete and handrail

NOTE: All preceding information is contingent upon approval by local jurisdiction having authority and subject to change by the developer.

Naples Luxury Motor Suites - 3584 Plover Ave - Estimated Expenses 2025

Total Square Feet	**21,895**						**MONTHLY ESTIMATED BUDGET**							
EXPENSES	**Budget**	**$ PSF**	**Jan**	**Feb**	**March**	**April**	**May**	**June**	**July**	**Aug**	**Sept.**	**October**	**Nov.**	**Dec**
Common Area Elec.	$1,500.00	$0.07	$125.00	$125.00	$125.00	$125.00	$125.00	$125.00	$125.00	$125.00	$125.00	$125.00	$125.00	$125.00
General Liability Insurance	$1,200.00	$0.05	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00
Building Insurance	$23,000.00	$1.05	$1,916.67	$1,916.67	$1,916.67	$1,916.67	$1,916.67	$1,916.67	$1,916.67	$1,916.67	$1,916.67	$1,916.67	$1,916.67	$1,916.67
Flood Insurance	$5,500.00	$0.25	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33	$458.33
Irrigation	$200.00	$0.01	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67
Fire Alarm Monitoring	$900.00	$0.04	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00
Fire Sprinkler/Backflow	$1,400.00	$0.06	$116.67	$116.67	$116.67	$116.67	$116.67	$116.67	$116.67	$116.67	$116.67	$116.67	$116.67	$116.67
Landscaping	$6,000.00	$0.27	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
Professional Fees	$6,800.00	$0.31	$566.67	$566.67	$566.67	$566.67	$566.67	$566.67	$566.67	$566.67	$566.67	$566.67	$566.67	$566.67
State Licenses, Fees	$200.00	$0.01	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67	$16.67
Management Fees	$9,000.00	$0.41	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00
Office Supplies/Postage	$250.00	$0.01	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83	$20.83
Pest Control	$900.00	$0.04	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00
Cleaning	$1,800.00	$0.08	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00
Window Cleaning	$2,500.00	$0.11	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33
Trash Collection	$2,800.00	$0.13	$233.33	$233.33	$233.33	$233.33	$233.33	$233.33	$233.33	$233.33	$233.33	$233.33	$233.33	$233.33
Recycling	$1,200.00	$0.05	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00
Water & Sewer	$2,400.00	$0.11	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00
HVAC Maintenance	$2,400.00	$0.11	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00
Private Gate Maintenance	$500.00	$0.02	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67
Repairs & Maint.	$2,500.00	$0.11	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33	$208.33
Master Assocation	$1,800.00	$0.08	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00
Comcast (Sec Cameras/Gate)	$2,400.00	$0.11	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00
Miscellaneous	$1,000.00	$0.05	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33
EXPENSE TOTAL	**$78,150.00**	**$3.57**	$6,512.50	$6,512.50	$6,512.50	$6,512.50	$6,512.50	$6,512.50	$6,512.50	$6,512.50	$6,512.50	$6,512.50	$6,512.50	$6,512.50
RESERVE														
Private Gate	$500.00	$0.02	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67	$41.67
HVAC RTU	$4,500.00	$0.21	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00
Paving	$1,750.00	$0.08	$145.83	$145.83	$145.83	$145.83	$145.83	$145.83	$145.83	$145.83	$145.83	$145.83	$145.83	$145.83
Painting	$3,400.00	$0.16	$283.33	$283.33	$283.33	$283.33	$283.33	$283.33	$283.33	$283.33	$283.33	$283.33	$283.33	$283.33
Roof	$4,000.00	$0.18	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33
RESERVE TOTAL	**$14,150.00**	**$0.65**												
Total Operating	**$92,300.00**	**$4.22**												

Plover III Condo Assn 2024 Per Unit Owner HOA Expenses							
				HOA	HOA	HOA	HOA
Owner/Tenant	**Unit #**	**Gross S/F**	**% of Gross**	**$PSF**	**Cost P/M**	**Cost P/Q**	**Cost P/Y**
	101	2,435	11.12%	$4.22	$855.41	$2,566.23	$10,264.92
	102	2,435	11.12%	$4.22	$855.41	$2,566.23	$10,264.92
	103	2,435	11.12%	$4.22	$855.41	$2,566.23	$10,264.92
	104	2,435	11.12%	$4.22	$855.41	$2,566.23	$10,264.92
	201	2,431	11.10%	$4.22	$854.01	$2,562.02	$10,248.06
	202	2,431	11.10%	$4.22	$854.01	$2,562.02	$10,248.06
	203	2,431	11.10%	$4.22	$854.01	$2,562.02	$10,248.06
	204	2,431	11.10%	$4.22	$854.01	$2,562.02	$10,248.06
	205	2,431	11.10%	$4.22	$854.01	$2,562.02	$10,248.06
TOTAL		**21,895**	**100.00%**		**$7,691.67**	**$23,075.00**	**$92,300.00**