

# MARKET NEWS

## Real Estate

**RE/MAX Realty Group Commercial Division** announced the following transaction:

Church Family Holdings, Inc. purchased a 13,000 square-foot building at 16170 Old US 41 for \$1,150,000 from Alloy Cladding Co., Inc. Dan Miller of The Miller Alliance at RE/MAX Realty Group Commercial Division represented the seller. Skip Mitchell and Tad Yeatter of Schooner Bay Realty Inc. represented the buyer.

**Colliers Arnold Commercial Real Estate Services** announced the following transaction:

Feinstein Cardiovascular Disease Specialist, P.A., a Florida Professional Service Corporation, leased 1,623 square feet of office space in Equestrian Professional Center, located at 12272 Tamiami Trail East, Naples, from Sri Lakshmi Investments, LLC. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoeyer of Colliers Arnold negotiated the transaction.

**Thomas Pepitone** has recently gone back out on his own as **Pepitone Properties Corp.** Pepitone has been in business in Southwest Florida since 1996. He specializes in commercial property management and brokerage.

Pepitone ran Pepitone Realty Management Services corp. from 1996 until 2003

when he left to work at RE/MAX Realty Group's commercial division as an independent contractor. From 2005 to 2007, he was director of the property management division at GATES D'Alessandro & Woodyard.

Before coming to Florida, Pepitone was long time president of Pepitone Industries Corp. and Franklin Management Corp. both of Long Island, N.Y. Pepitone's New York company was responsible for its own account of 1.2 million square feet of office space, in addition to four decades worth of multifamily and industrial properties.

Pepitone has emphasized meticulous upkeep and ongoing refurbishment, hands-on management, a thorough knowledge of the most intricate details of each property, a keen grasp of market conditions and a savvy ability to negotiate.

Veteran business journalist **Phil Borchmann** has launched **Comm-Ex Media of Southwest Florida**, a comprehensive source of commercial property information available via e-mail and on the Web. Comm-Extra is a daily e-newsletter that provides the latest data about land and building sales and leases, as well as news from the commercial real estate and related industries. The companion Web site, Comm-Ex Journal, provides a closer examination of commercial real estate trends, issues and other relevant information. The Journal, at [www.comm-ex.com](http://www.comm-ex.com) - the name is a shortened version of Commercial Property Exchange - is updated daily.

"We are dedicated to providing timely and useful news about the region's commercial real estate market," said Borchmann. "There was a void in this market for current intelligence needed by brokers, builders, bankers, developers, attorneys, engineers, insurance agents and other industry professionals."

Both publications cover Charlotte, Collier, DeSoto, Glades, Hendry, Lee, Manatee and Sarasota counties, but reach a global audience via the World Wide Web.

Borchmann, who has 20-plus years of journalism experience, serves as editor and publisher. He served as editor of Gulfshore Business magazine in Naples, as well as staff writer at the Chicago Tribune, Rockford (Ill.) Register Star, Naples Daily News and Lerner Newspapers in Chicago.

## Construction

**Brooks & Freund** has begun construction of Acapulco at Burnt Store Lakes, a luxury condominium community, located at 17074 Acapulco Road in Punta Gorda.

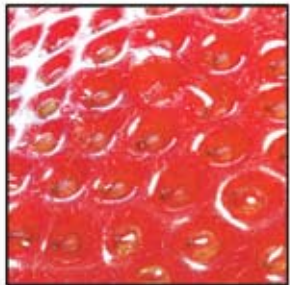
The community consists of 10 two-story buildings with a total of 60 condominium units. The two- and three-bedroom condo homes range from 1,282 to 1,592 square feet and include one-car garages. The community offers a heated swimming pool and spa, and is located near Burnt Store Marina and Country Club.

**Eric Brooks of Brooks & Freund** is serving as project manager, and Mark Flowers is serving as job superintendent. Bloodgood Sharp Buster Architects and Planners, Inc. provided architectural design services. Construction is expected to be complete in March 2008. ■



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**McGREGOR**  
Don't miss this fantastic opportunity. This charming 3 bedroom/2 bath home on almost 1 acre of McGregor property has much to offer. The lots may be subdivided. The backyard is completely fenced and has a screened in patio, deck and plenty of room for a pool. Wood floors, remodeled master bath and a great Ft. Myers location make this home a must see. **\$599,900**



**GULF HARBOUR**  
The exquisite penthouse homes at Harbour Landings offer 3 spacious bedrooms, 2 1/2 baths, a breakfast nook with elegant bay window and a large family retreat. This beautifully appointed home is complete with crown molding, enclosed lanai.  
Offered at **\$749,000**



**BROOKSHIRE**  
Well maintained 3 bedroom, 2 bath home on the lake with Western exposure. Split bedrooms and spacious great room that lead to a large patio. Enjoy the remarkable sunsets that Southwest Florida is famous for while relaxing lakeside in the lovely neighborhood.  
Offered at **\$269,900**



**PASEO**  
Mediterranean inspired San Remo model with pool and spa. Tile throughout except the bedrooms, upgraded maple cabinetry and granite counters. Enjoy relaxing evenings poolside in the fabulous home with tranquil preserve setting. Offered at **\$570,000**




**WATERFRONT**  
Gorgeous view of river without the boat traffic. Enjoy sunrises, sunsets, cool breezes, & a great view, @ this gulf access home, near the intercoastal waterway. Rutenberg home is on wide, deep canal and is 1st home from the river.  
Offered at **\$539,900**



**ROOKERY POINTE**  
Beautifully appointed Montgomery V model with pool and spa. Enjoy lovely lake views poolside on the extended lanai and pool deck. Interior features of the home included, wood floors, beautiful built-ins, stainless steel appliances, jetted master bath tub, crown molding.  
Offered at **\$599,000**

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**Jo Henrion**  
Agent / Owner

**COLONIAL POINT**



This exquisite home in Colonial Point gated community is immaculate. Tastefully decorated in inviting neutral tones this 3BR/2BA/Den home will appeal to the most discerning buyer. Competitively priced at **\$342,500**.

**SAILBOAT ACCESS**



Motivated seller will consider all offers on this 2/2 Den pool home. Some renovations already done, only a few minor remain. This neighborhood is in transition with many new homes as well as many which have been seriously remodeled. Renter in place, will stay or go. Great opportunity!

**VERIDIAN**



If you need a large home but don't want a two story, this is it. Amazing 5BR/4BA/Study/Formals/Family open to kitchen/Pool home with rich hardwood floors, granite countertop and open air pool with sunledge. **\$929,000**.

**DEVONWOOD ESTATES**



Going, going, gone in gated community of estate homes! Blk 3 Lot 1 is primarily cleared and filled to street grade. One of last two lots at **\$425,900**.



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