

MARKET TRENDS

of Southwest Florida

THE THRILL OF THE CHASE WHAT NOW?

MARCH 16, 2022

CALOOSA SOUND CONVENTION CENTER



RANDY THIBAUT
Land and New Home
Sales/Development Expert



DENNY GRIMES
ABR, CRS, GRI, MBA, CDPE
Residential Real Estate Expert



JUSTIN THIBAUT
CCIM
Commercial Real Estate Expert

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2022 Market Trends Presenters

Three recognized market experts and acclaimed business professionals are presenting today's program. We applaud these individuals for their commitment to the Market Trends of Southwest Florida event and for the countless hours each has spent in preparing the information and presentation for this premier business event.



DENNY GRIMES, ABR, CRS, GRI, MBA, CDPE
RESIDENTIAL REAL ESTATE EXPERT

DENNY GRIMES, President of Denny Grimes & Team at Keller Williams Realty has been serving residential real estate clients in SWFL for more than 35 years. With the support of a powerful team that is expertly trained in the real estate process and results-oriented sales and marketing, Denny is able to deliver a superior level of individual customer service while maintaining a high sales volume. He continually expands his services to satisfy a wide range of clients including home buyers and sellers, builders and developers. Denny speaks nationally and is asked to contribute real estate content to local and national media outlets. Denny and his respected team members have handled over 5,000 transactions and achieved more than a half-billion dollars in residential sales volume.



RANDY THIBAUT, ALC
LAND AND NEW HOME SALES/DEVELOPMENT EXPERT

RANDY THIBAUT is the senior broker and founder of LSI Companies. Randy's role is that of visionary, establishing new investor relations to bring capital resources into the Southwest Florida market and providing his team with the best tools, resources, and connections available. Randy has over 20 years in the SWFL real estate industry in sales, construction, project management, residential sales, etc. and has been involved in numerous real estate deals in the region. He has personally brokered over 2 billion dollars in real estate transactions. Randy believes in attention to detail and is actively involved in every transaction that LSI Companies brokers. Thibaut is a co-founder and served as a board member for Builders Care, a non-profit organization started by the Lee Building Industry Association to provide construction services at no cost to needy and deserving elderly and disabled homeowners who cannot obtain home repairs through traditional means. He also serves on the board of the Lee Building Association and is an Accredited Land Consultant (ALC). Thibaut grew up on a large farm in Central Ohio where he learned the land business from his grandfather, who was successful in buying and selling large tracts of land.



JUSTIN THIBAUT, CCIM
COMMERCIAL REAL ESTATE EXPERT

JUSTIN THIBAUT is the President and CEO of LSI Companies. He is a graduate of the University of Florida with a bachelor's degree in Construction Management and joined LSI after a successful career in the Nuclear Power and Petroleum Industries, where he held positions in project engineering, construction, and business management of major capital projects valued from \$500 million to \$1 billion. Specializing in real estate analysis and acquisition/disposition of commercial real estate, Justin is also well versed in all stages of land development and vertical construction. In addition, he is effective and experienced in complex RE transactions including 1031 exchanges, income-producing investment sales, and developer/homebuilder developed lot programs. Justin spends his free time enjoying the outdoors and SWFL waterways with his wife and daughter.

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- Focuses on the market analytics of residential and commercial properties throughout Southwest Florida
- Develops market-based solutions in response to complex real estate issues for use in strategic asset management, investment analysis, portfolio valuation, and litigation
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J. Matthew Belcastro

Chair, Tort & Insurance Litigation Group
Florida Bar Board Certified in Construction Law

Matt knows that construction lawsuits are often complicated and can be very stressful and time consuming. With more than 20 years of experience in construction litigation, construction contracts, business and real estate litigation, he is armed with the knowledge and expertise to do what's best for his client's business. Matt is always personally invested with the representation of his clients – and becomes a member of their team, working hard together to achieve their goals – just as we've done for our clients since 1924.

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Amanda K. Barritt

Chair, Real Estate Department

Florida Bar Board Certified in Condominium & Planned Development Law

Jeff E. Wright

Chair, Land Use, Zoning and Environmental Department

Florida Bar Board Certified in City, County and Local Government Law

Real estate and land development are vital to the continued growth of Southwest Florida. Henderson Franklin attorneys Amanda Barritt and Jeff Wright chair teams of legal professionals who assist their clients in all aspects of real estate, land use and environmental law. Whether you are negotiating the terms of a residential transaction or commercial lease, trying to make sense of zoning regulations, or managing the legal needs of thriving communities and commercial developments, let our experience work to help you reach your goals – just as we've done since 1924.

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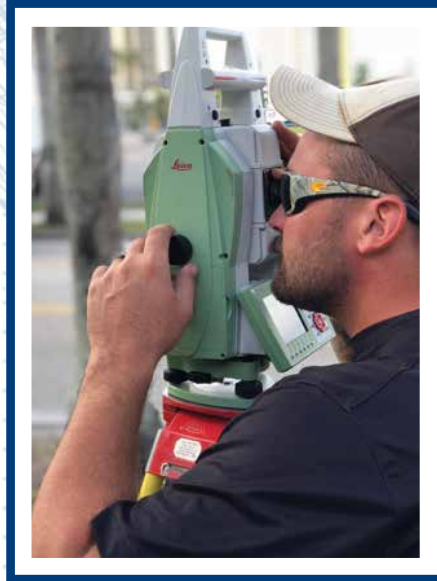


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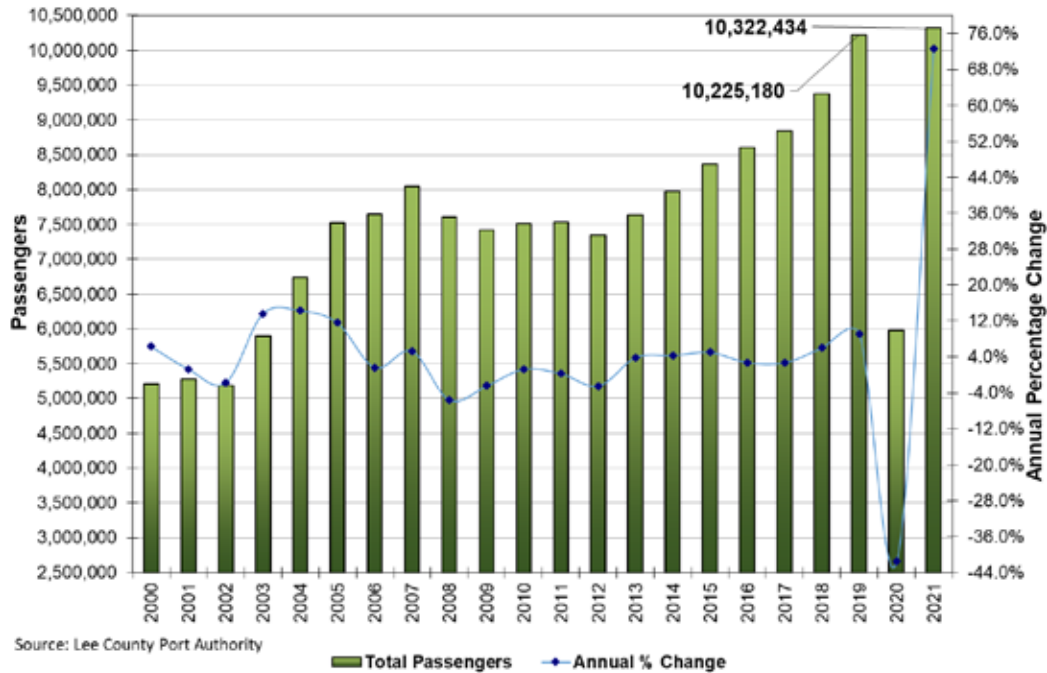
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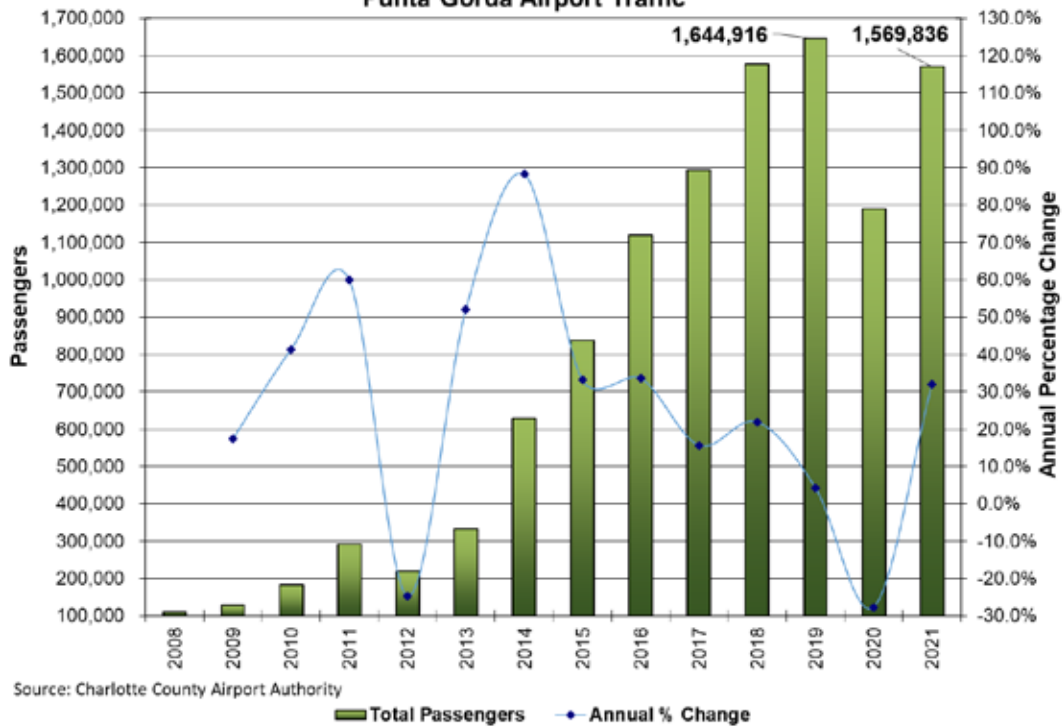
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SW Florida International Airport Traffic (RSW)



■ Total Passengers ◆ Annual % Change

Punta Gorda Airport Traffic



■ Total Passengers ◆ Annual % Change

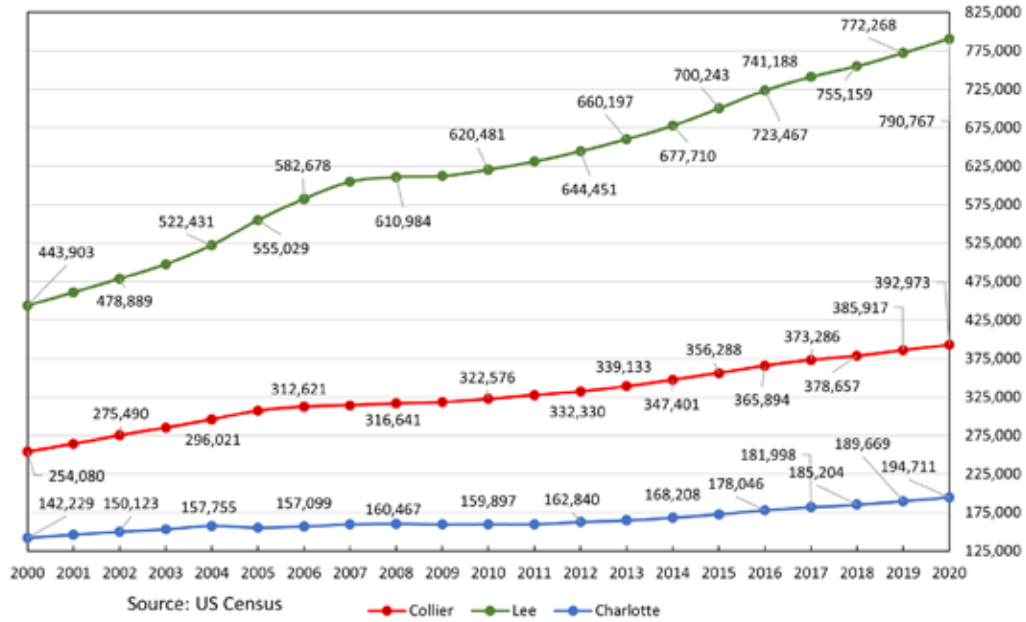
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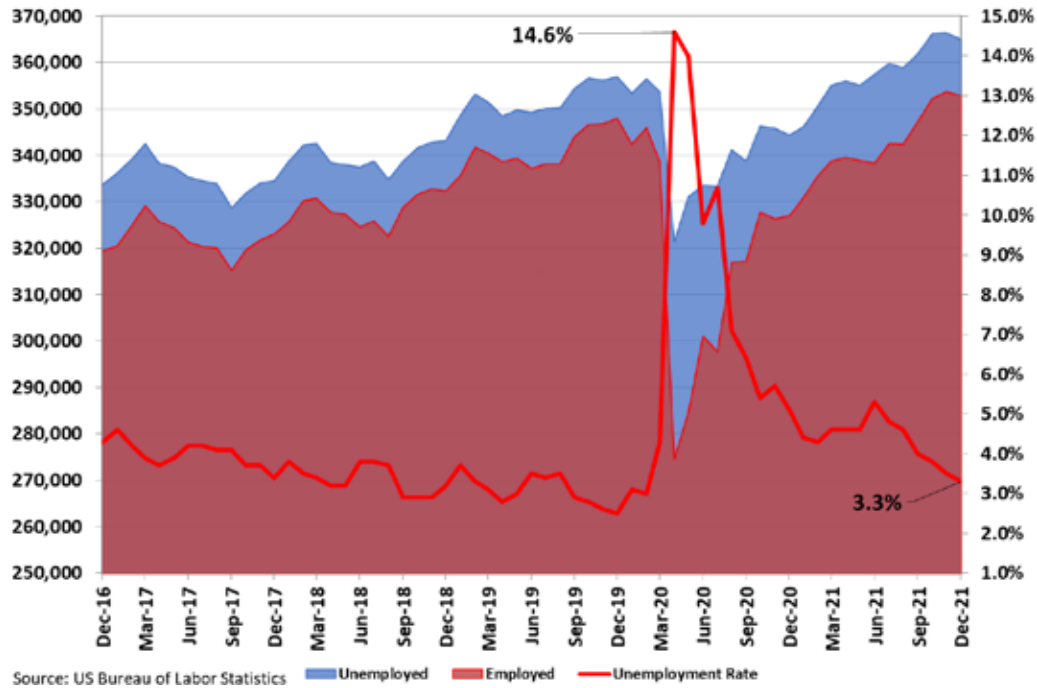
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2021 Population Growth / Unemployment

Collier, Lee & Charlotte Populations



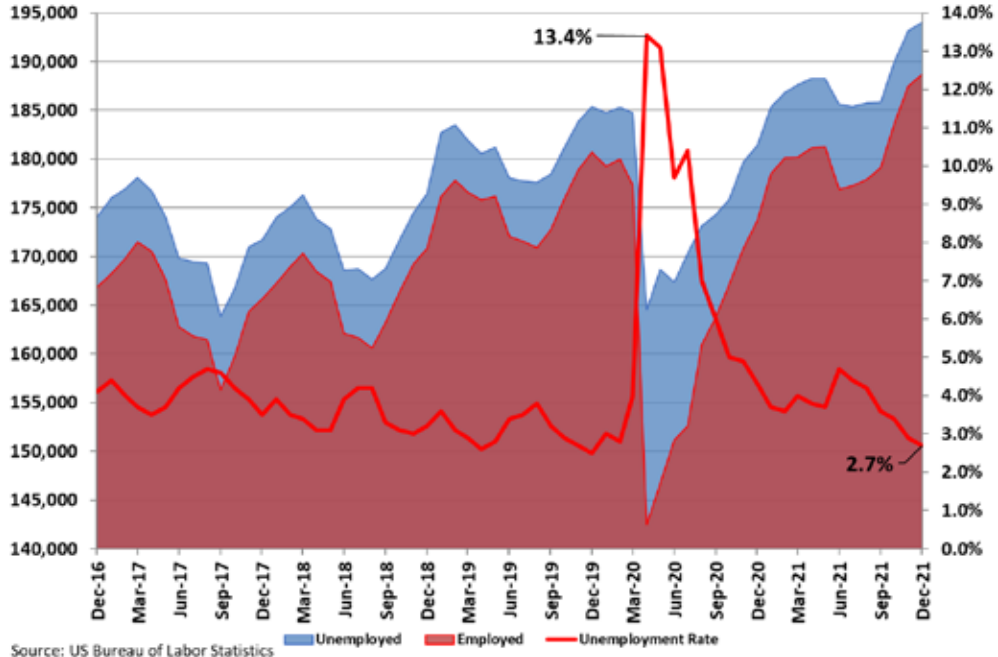
Lee County Unemployment



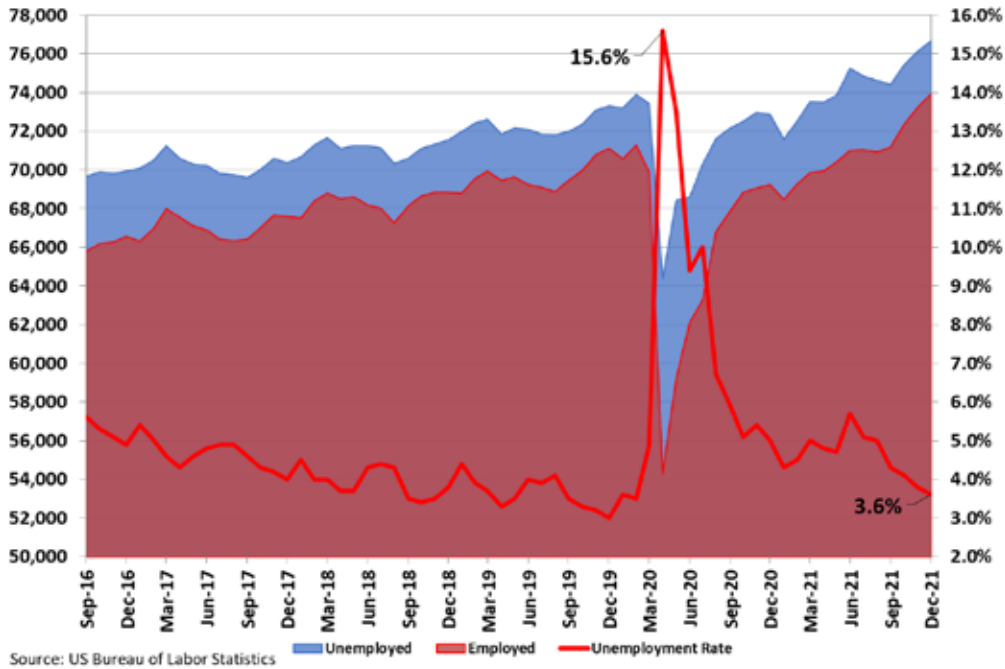
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2021 Unemployment Statistics

Collier County Unemployment



Charlotte County Unemployment

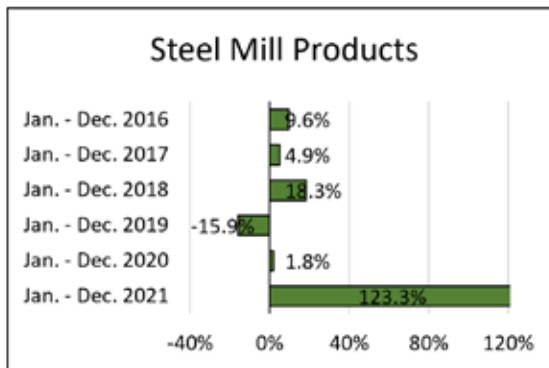
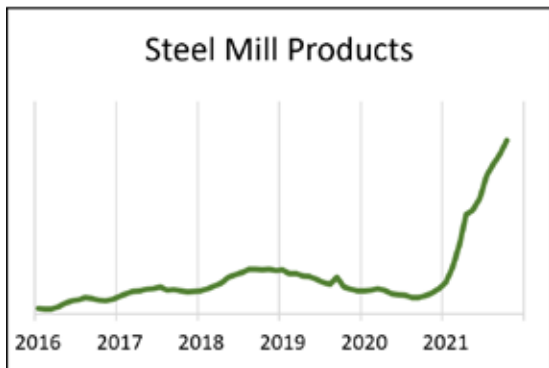
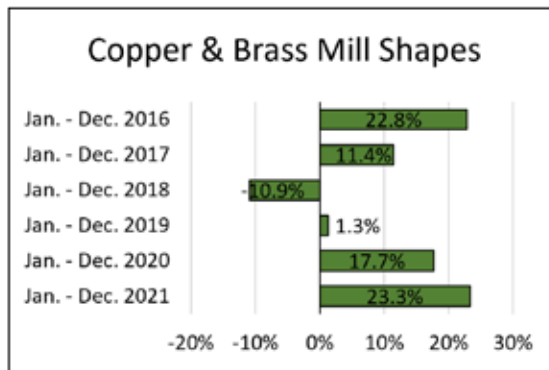
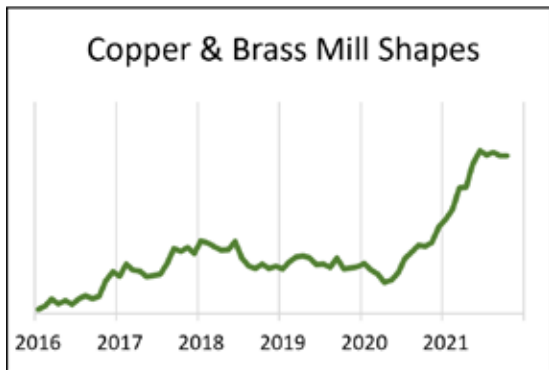
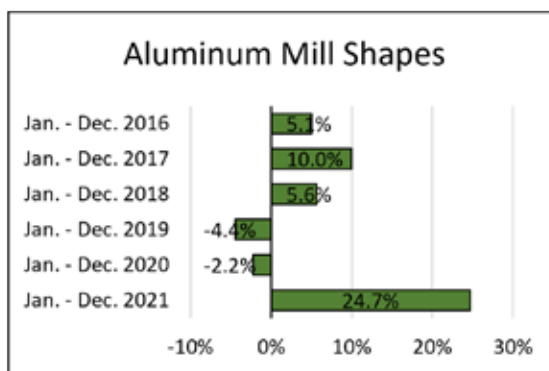
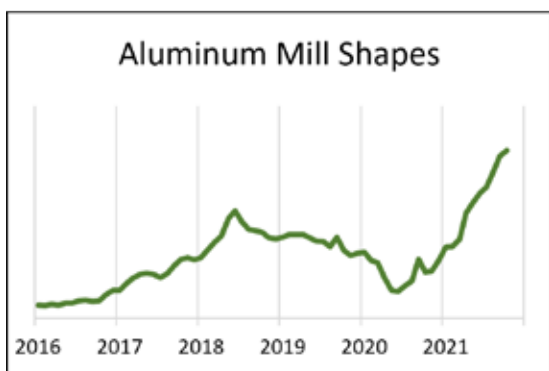
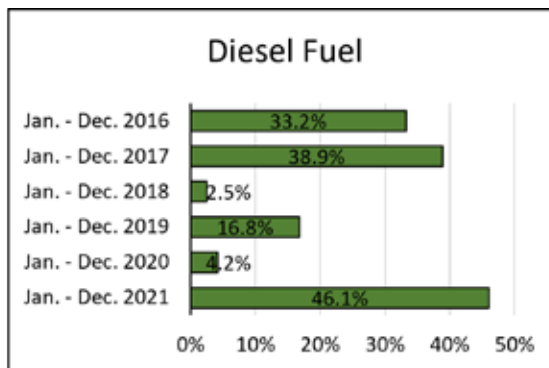
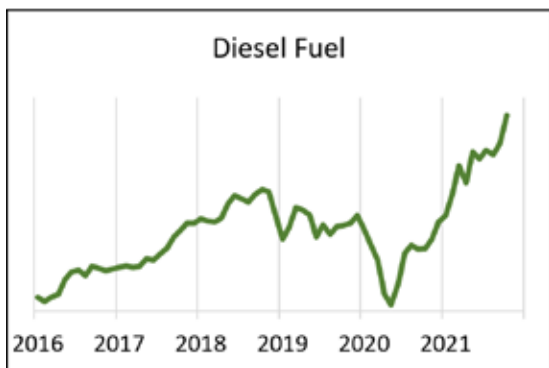


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NATIONWIDE CONSTRUCTION MATERIALS Price Change



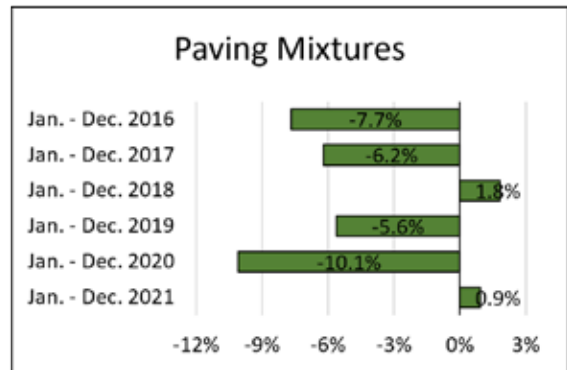
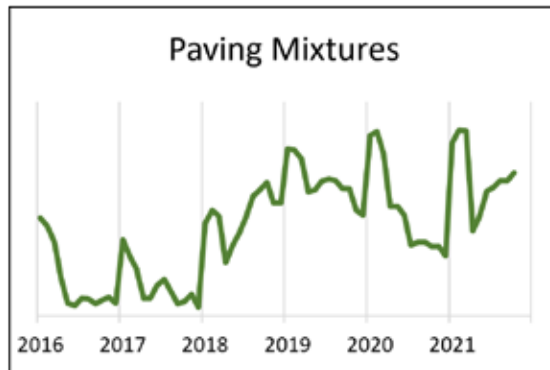
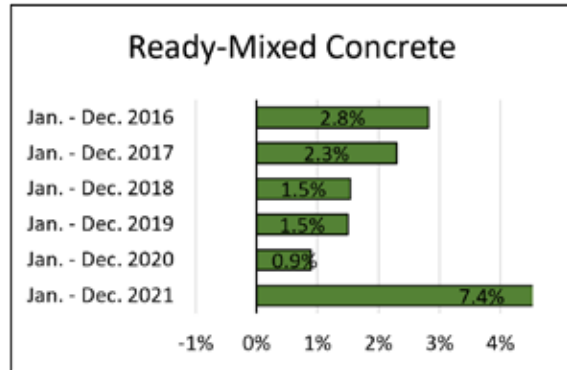
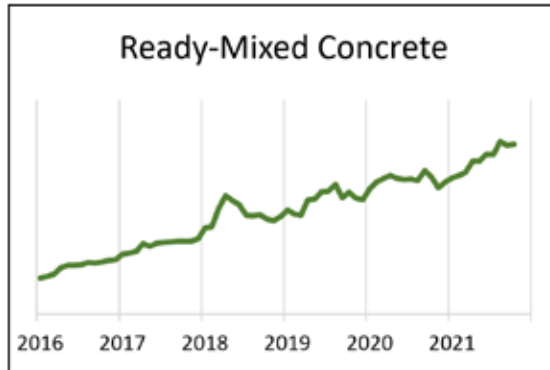
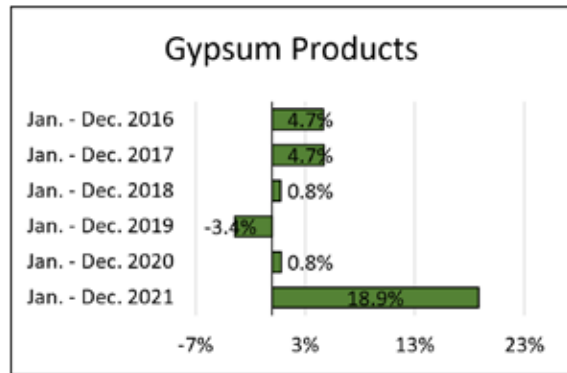
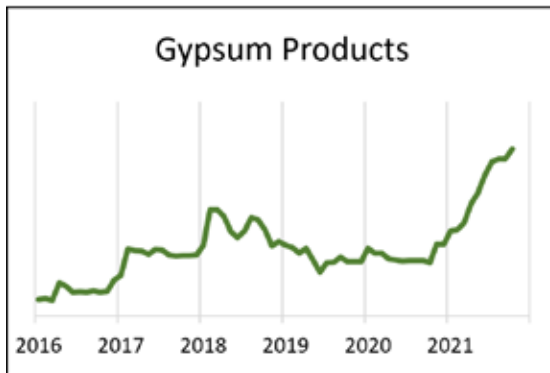
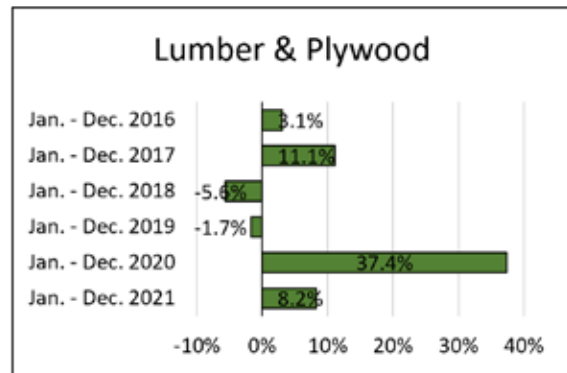
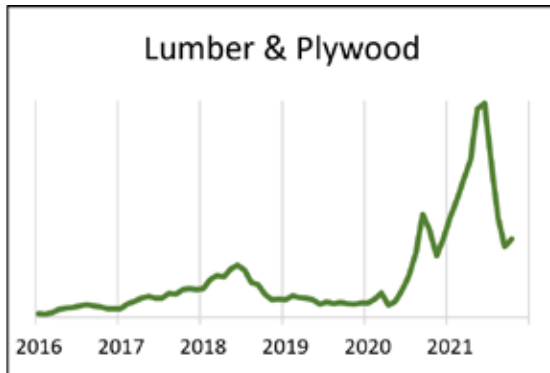
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Price Change



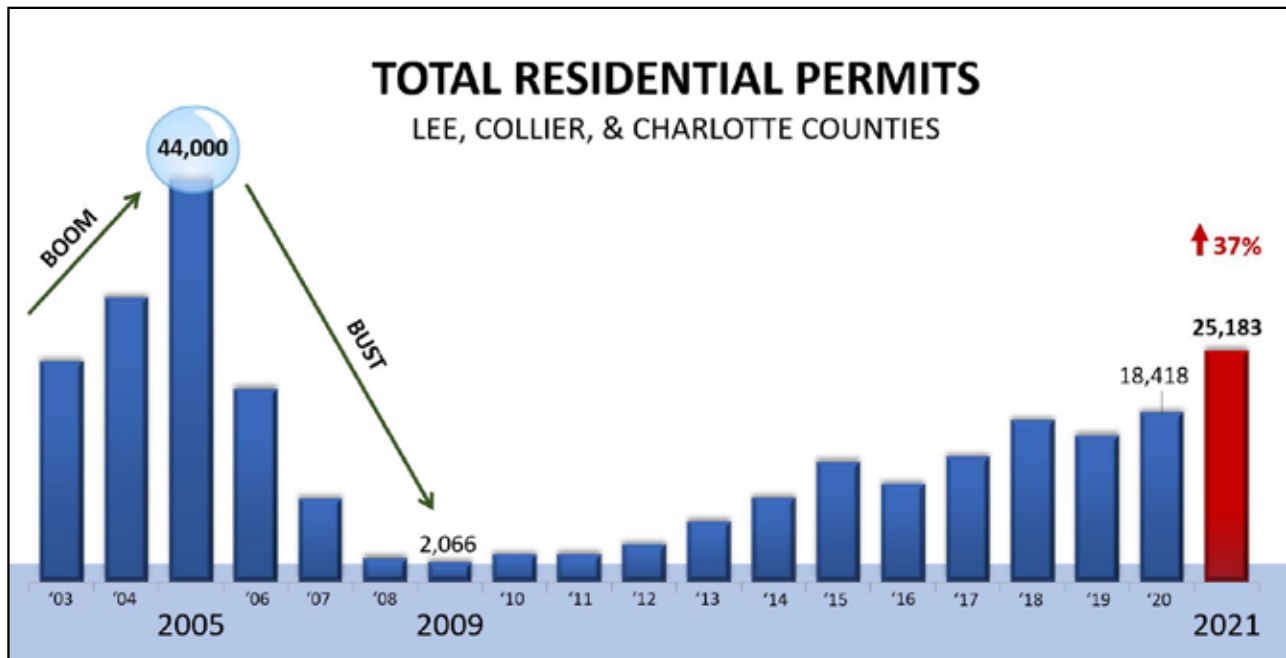
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CHARLOTTE, LEE, AND COLLIER COUNTIES

Residential Units Permitted

YEAR	ISSUED RESIDENTIAL UNITS
2017	13,603
2018	17,600
2019	15,910
2020	18,418
2021	25,183

2003-2021 Trend Line for Residential Permits

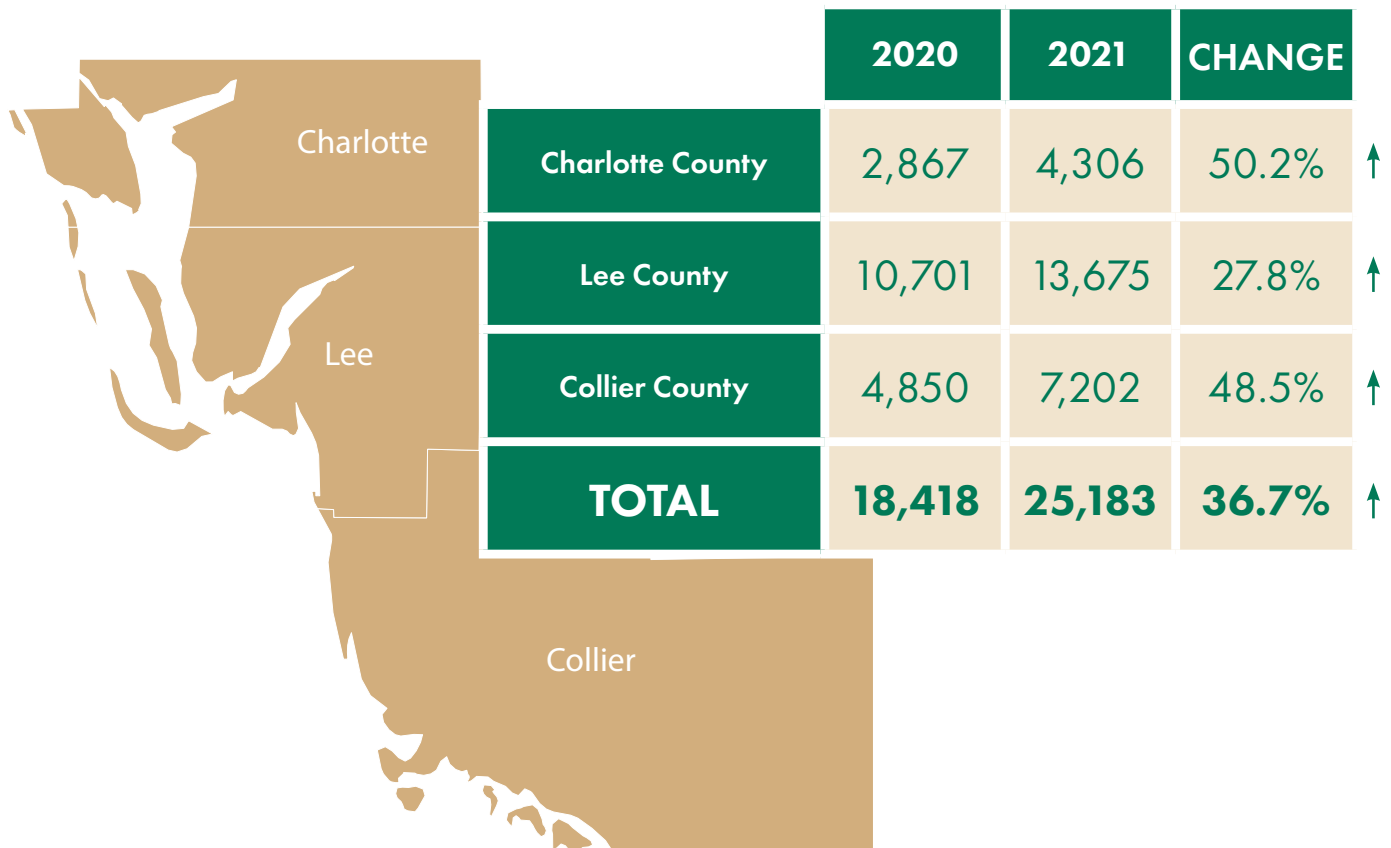


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Collier, Lee, and Charlotte Counties 2020 VS 2021



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Charlotte, Lee, and Collier Counties

Top Builders by Total Units Permitted

Permits by Builder			
	Builder	Units	Type
1	Lennar	3,171	For Sale Product
2	DR Horton	2,058	For Sale Product
3	Pulte	1,577	For Sale Product
4	Brooks & Freund	1,523	Apartments
5	Christopher Alan Homes	628	For Sale Product
6	Taylor Morrison	460	For Sale Product
7	GL Homes	446	For Sale Product
8	Morrow Construction	400	Apartments
9	Neal Communities	372	For Sale Product
10	Citrus Construction	330	Apartments
11	Adams Homes	324	For Sale Product
12	First Florida Construction	308	Apartments
13	CC Devco	301	For Sale Product
14	Kittle Property Group	288	Apartments
15	Maronda	263	For Sale Product
16	Holiday Builders	253	For Sale Product
17	Arch Enterprises	251	Apartments
18	CKF Construction	249	For Sale Product
19	Minto Communities	246	For Sale Product
20	Stock	239	For Sale Product
21	LGI Homes	235	For Sale Product
22	Wade Journey	204	For Sale Product
23	Toll Brothers	171	For Sale Product
24	SN Construction	170	For Sale Product
25	Snyder Construction	161	For Sale Product
26	Waltbillig & Hood GC	157	Apartments
27	Kast Construction	156	Apartments
28	Habitat for Humanity	136	For Sale Product
29	Mattamy Homes	133	For Sale Product
30	Blacktip Construction	132	For Sale Product

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Charlotte, Lee, and Collier Counties

Top Builders by Single-Family and Multi-Family Residential Units Permitted

Permits by Single-Family Builder		
	Builder	Units
1	Lennar	2,039
2	DR Horton	1,743
3	Pulte	1,451
4	JHS Builders	628
5	GL Homes	368
6	Adams Homes	324
7	Taylor Morrison	302
8	CC Devco	301
9	Maronda	263
10	Holiday Builders	253
11	Stock	239
12	LGI Homes	235
13	Snyder Construction	161
14	Neal Communities	149
15	Wade Journey	144
16	Sposen Signature Homes	117
17	Sanchez Enterprise Group	116
18	Hansen Homes	111
19	FL Star Construction	107
20	Quality Premier LLC	104
21	White Stone Developments	99
22	Coral Isle Builders	96
23	DM Dean Inc	94
24	Home Dynamics	88
25	Cay Homes	87

Permits by Multi-Family Builder			
	Builder		Units
1	Brooks & Freund	1,523	Apartments
2	Lennar	1,132	For Sale Product
3	Morrow Construction	400	Apartments
4	Citrus Construction	330	Apartments
5	DR Horton	315	For Sale Product
6	First Florida Construction	308	Apartments
7	Kittle Property Group	288	Apartments
8	Arch Enterprises	251	Apartments
9	Neal Communities	223	For Sale Product
10	CKF Construction	200	For Sale Product
11	SN Construction	170	For Sale Product
12	Minto Communities	167	For Sale Product
13	Taylor Morrison	158	For Sale Product
14	Waltbillig & Hood GC	157	Apartments
15	Kast Construction	156	Apartments
16	Toll Brothers	134	For Sale Product
17	Sobel	129	For Sale Product
18	Pulte	126	For Sale Product
19	Soave Development	121	Condos
20	Blacktip Construction	94	For Sale Product
21	Curran Young Construction	91	Apartments
22	Build LLC	90	Apartments
23	Chris-Tel Construction	90	Apartments
24	Mattamy Homes	89	For Sale Product
25	Park & Eleazer Construction	88	Apartments

This chart includes single-family attached homes

Charlotte, Lee, and Collier Counties

Top Communities by Residential Units Permitted

	Community	Units	County	Builder
1	Ave Maria	780	Collier	Pulte / CC Devco/Lennar
2	Babcock Ranch	729	Charlotte	Various
3	River Hall	410	Lee	Various
4	Timbercreek	333	Lee	Lennar
5	Place at Corkscrew	296	Lee	Pulte / Lennar
6	Isles of Collier Preserve	294	Collier	Various
7	Tern Bay (Heritage Landing)	293	Charlotte	Lennar
8	Seasons	280	Lee	DR Horton
9	Portico	271	Lee	Lennar
10	Wildblue	249	Lee	Various
11	Valencia	235	Lee	GL Homes
12	Valencia Trails	207	Collier	GL Homes
13	Vista Blue	196	Lee	Lennar
14	Verdana	167	Lee	Pulte / Lennar
15	Bella Torso Fiddlers Creek	166	Collier	Taylor Morrison
16	Arborwood Preserve	153	Lee	Lennar
17	Mirror Lakes	145	Lee	LGI
18	Orange Blossom Ranch	143	Collier	Lennar
19	Greyhawk	139	Collier	Pulte
20	Brightwater	138	Lee	DR Horton / Maronda
21	Enbrook	137	Collier	DR Horton
22	Westport	137	Charlotte	Various
23	Verandah	134	Lee	Neal Communities
24	Enclaves at Eagle Landing	129	Lee	Pulte
25	Naples Reserve	115	Collier	DR Horton / Stock

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Charlotte, Lee, and Collier Counties

Top Communities by Single-Family Detached and Multi-Family Residential Units Permitted

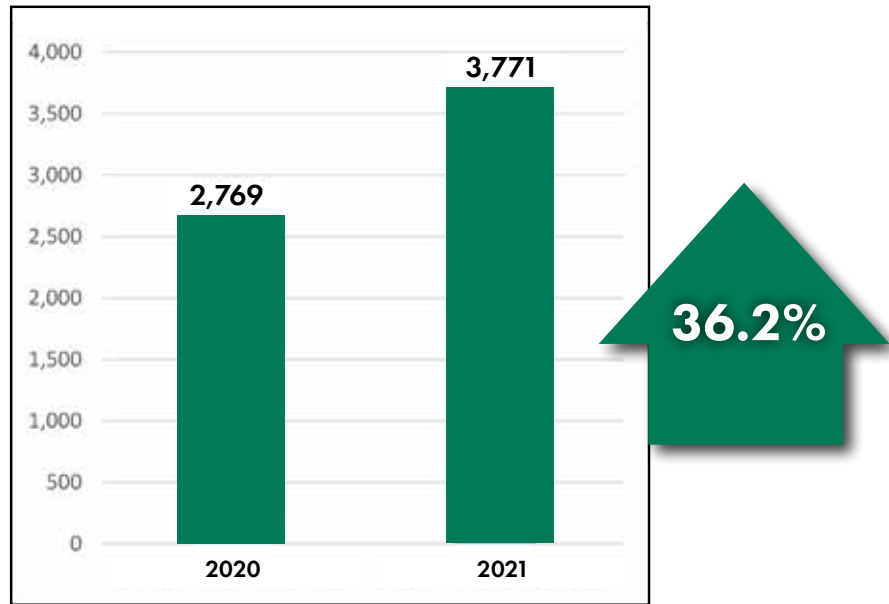
Top Single-Family Detached Communities			
	Community	Units	County
1	Ave Maria	522	Collier
2	Babcock Ranch	495	Charlotte
3	River Hall	376	Lee
4	Place at Corkscrew	296	Lee
5	Seasons	280	Lee
6	Wildblue	249	Lee
7	Timbercreek	225	Lee
8	Portico	219	Lee
9	Valencia Trails	207	Collier
10	Vista Blue	196	Lee
11	Verdana	167	Lee
12	Valencia	157	Lee
13	Greyhawk	139	Collier
14	Brightwater	138	Lee
15	Enclaves at Eagle Landing	129	Lee

Top Multi-Family Communities			
	Community	Units	County
1	Ave Maria	258	Collier
2	Babcock Ranch	234	Charlotte
3	Tern Bay (Heritage Landing)	184	Charlotte
4	Isles of Collier Preserve	167	Collier
5	Enbrook	137	Collier
6	Timbercreek	108	Lee
7	Seychelles	96	Collier
8	Meadowood	96	Collier
9	Soltura SF Rental	90	Lee
10	Pelican Preserve	84	Lee
11	Vanderbilt Reserve	79	Collier
12	Valencia	78	Lee
13	Esplanade G & CC	72	Collier
14	Bella Torso Fiddlers Creek	62	Collier
15	Marquesa Isles	62	Collier

For Sale Product Only

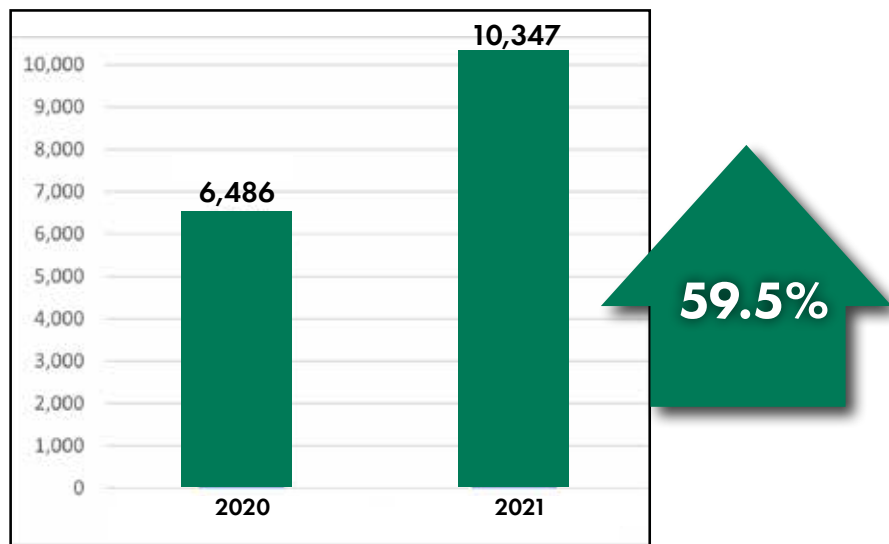
Collier County

Single-Family Detached - New Home Construction Markets of Collier County, Marco Island, & City of Naples



Lee County

Single-Family Detached - New Home Construction Markets of Unincorporated Lee, Cape Coral, Bonita Springs, City of Fort Myers, Fort Myers Beach, Sanibel Island, and Village of Estero



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Collier County

Single-Family Detached - New Home Construction

Permits by Builder		
	Builder	SFD Permits
1	Pulte	495
2	CC Devco	301
3	Taylor Morrison	214
4	GL Homes	207
5	Lennar	197
6	DR Horton	166
7	Stock	161
8	FL Star Construction	107
9	Quality Premier LLC	104
10	Minto Communities	79
11	Ash-Ann Homes	68
12	Metro Home Builders	46
13	Gulf Bay Homes	46
14	Mattamy Homes	44
15	Sanchez Enterprise Group	42
16	Toll Brothers	37
17	Beazer Homes	33
18	Laram Construction	32
19	Kaye Custom Homes	30
20	Neal Communities	29
21	Gator Home Construction	25
22	Imperial Homes	25
23	Arcs Investments	23
24	XL Homes of SW FL	23
25	AVM Construction	21
26	T Metro Construction	21
27	Delgado New Home	21
28	Maronda	20
29	GC Fonseca Construction	19
30	Audi Home Builders	18
31	Wyands Construction	16
32	London Bay	15

Permits by Community		
	Community	SFD Permits
1	Golden Gate Estates	832
2	Ave Maria	522
3	Valencia Trails	207
4	Greyhawk	139
5	Isles of Collier Preserve	127
6	Naples Reserve	115
7	Bella Torso Fiddlers Creek	104
8	Fiddler's Creek	91
9	Winding Cypress	88
10	Orange Blossom Ranch	85
11	Tamarindo	84
12	Manatee Cove	84
13	Royal Palm Golf Estates	82
14	Esplanade at Hacienda Lakes	77
15	Arrowhead Reserve	57
16	Valencia G & CC	53
17	Sapphire Cove	48
18	Compass Landing	44
19	Naples Park	44
20	Azure at Hacienda Lakes	37
21	Esplanade G & CC	33
22	Skysail	29
23	Treviso Bay	24
24	Pine Ridge Estates	24
25	Quail West	17
26	Cambria	16
27	Mediterra	15
28	Conners Vanderbilt	15
29	Port of the Islands	14
30	Ventana	13
31	Esperanza Place	13
32	Pelican Bay	12

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Lee County

Single-Family Detached - New Home Construction

Permits by Builder		
	Builder	SFD Permits
1	DR Horton	1,327
2	Lennar	1,320
3	Pulte	776
4	Christopher Alan Homes	526
5	Holiday Builders	253
6	LGI Homes	234
7	Adams Homes	187
8	GL Homes	161
9	Neal Communities	120
10	Maronda	119
11	Hansen Homes	111
12	Sposen Signature Homes	110
13	White Stone Developments	99
14	Coral Isle Builders	96
15	Wade Journey	92
16	Taylor Morrison	88
17	Home Dynamics	88
18	Cay Homes	87
19	SN Construction LLC	83
20	JAJ Dong Homes	82
21	Stock	78
22	Sanchez Enterprise Group	74
23	Synergy Homes	72
24	JS Coral Construction	70
25	Delta Build Services	67
26	AVM Construction	64
27	Douglas Brooke Homes	64
28	Platinum Contracting & Development	59
29	DSD Homes	52
30	Pinnacle Building Solutions	50

Permits by Community		
	Builder	SFD Permits
1	Lehigh Acres	1,908
2	River Hall	376
3	Place at Corkscrew	296
4	Seasons	280
5	Wildblue	249
6	Timbercreek	225
7	Portico	219
8	Vista Blue	196
9	Verdana	167
10	Valencia	157
11	Mirror Lakes	145
12	Brightwater	138
13	Enclaves at Eagle Landing	129
14	Verandah	114
15	Arborwood Preserve	109
16	Crane Landing	99
17	Esplande Lake Club	90
18	Bonita Fairways	88
19	Eagle Reserve	64
20	Magnolia Landing/Herons Glen	60
21	Lindsford	59
22	Stonewater	57
23	Villages at Entrada	52
24	San Carlos Park	47
25	Plantation/Bridgetown	44
26	Bonita National	39
27	St James City	25
28	Remington Oaks	24
29	San Carlos Estates	22
30	Heritage Heights	19

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City of Fort Myers

Single-Family Detached - New Home Construction

Permits by Builder		
	Builder	SFD Permits
1	Pulte	108
2	DR Horton	59
3	Tobler Construction	8
4	Hard Hats Construction	6
5	Habitat for Humanity	6
6	GL Homes	4

Permits by Community		
	Community	SFD Permits
1	Eagle Reserve	64
2	Lindsford	59
3	Plantation/Bridgetown	44
4	Lincoln Park	5
5	Riverside/Mcgregor	5
6	Marina Bay	4

Bonita Springs

Single-Family Detached - New Home Construction

Permits by Builder		
	Builder	SFD Permits
1	DR Horton	290
2	GL Homes	157
3	Home Dynamics	88
4	Lennar	39
5	Potter Homes	9
6	Terra Home Builders	6

Permits by Community		
	Community	SFD Permits
1	Seasons	280
2	Valencia	157
3	Bonita Fairways	88
4	Bonita National	39
5	San Carlos Estates	22
6	Bonita Beach	13

Village of Estero

Single-Family Detached New Home Construction

Permits Detached by Builder		
	Builder	SFD Permits
1	Headwaters Construction	5
2	Pulte	4
3	Gulfshore Construction	3
4	Gulfshore Homes	3

Permits Detached by Community		
	Community	SFD Permits
1	West Lake	6
2	Coconut Landing	5
3	Estero River Heights	4
4	Tidewater	4

Cape Coral

Single-Family Detached New Home Construction

Permits Detached by Builder		
	Builder	SFD Permits
1	DR Horton	496
2	Christopher Alan Homes	473
3	Holiday Builders	186
4	LGI Homes	112
5	Hansen Homes	111
6	White Stone Developments	99
7	Sposen Signature Homes	98
8	Adams Homes	93
9	SN Construction LLC	83
10	Coral Isle Builders	80
11	Maronda	74
12	JS Coral Construction	70
13	Douglas Brooke Homes	64
14	Delta Build Services	63
15	Wade Journey	52

Permits Detached by Community		
	Community	SFD Permits
1	Stonewater	57
2	Villages at Entrada	52
3	Kismet Lakes	8

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Charlotte County

Single Family Detached New Home Construction

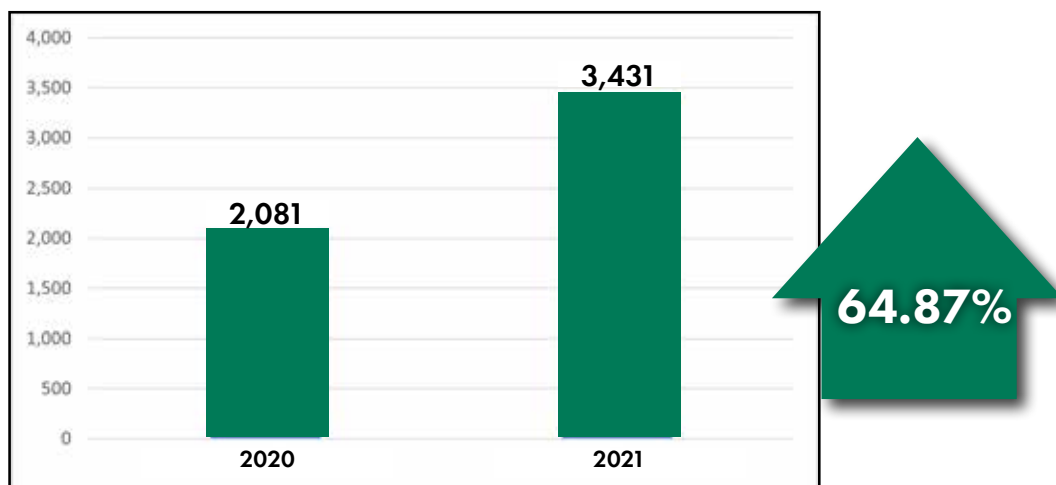
Permits by Builder		
	Builder	SFD Permits
1	Lennar	522
2	DR Horton	250
3	Pulte	180
4	Snyder Construction	161
5	Adams Homes	137
6	Maronda	124
7	JHS Builders	102
8	DM Dean Inc	94
9	Snyder Built Construction	69
10	Meritage Homes of Florida	59
11	Walker Homes	52
12	Holiday Builders	49
13	Wade Journey	43
14	Quality Homes of Port Charlotte	37
15	Benham Contracting LLC	35
16	CKF Construction	34
17	Mardon Construction	34
18	M/I Homes	33
19	JWM Residential	27
20	Porter Contracting	26
21	Blue Sky Construction	25
22	True Florida Construction	25
23	Capital Building & Const.	25
24	First Choice Home Builders	24
25	Breakwater Construction	22

Permits by Community		
	Community	SFD Permits
1	Port Charlotte	1354
2	Babcock Ranch	495
3	Punta Gorda Isles	276
4	Westport	120
5	Tern Bay (Heritage Landing)	109
6	Rotonda Lakes	71
7	Biscayne Bay	57
8	Rotonda Heights	57
9	Harbor West	50
10	Rotonda Pine Valley	42
11	Rotonda Pinehurst	33
12	Riverclub	28
13	Tropical Gulf Acres	25
14	Rotonda Broadmoor	25
15	Harbor Heights	24
16	Rotonda Sands	23
17	Rotonda Long Meadow	23
18	Rotonda White Marsh	21
19	Coral Caye	20
20	Estates on Peace River	11
21	Villa Milano	10
22	Peace River Shores	9
23	Ridge Harbor	9
24	South Punta Gorda Heights	9
25	Winward	8

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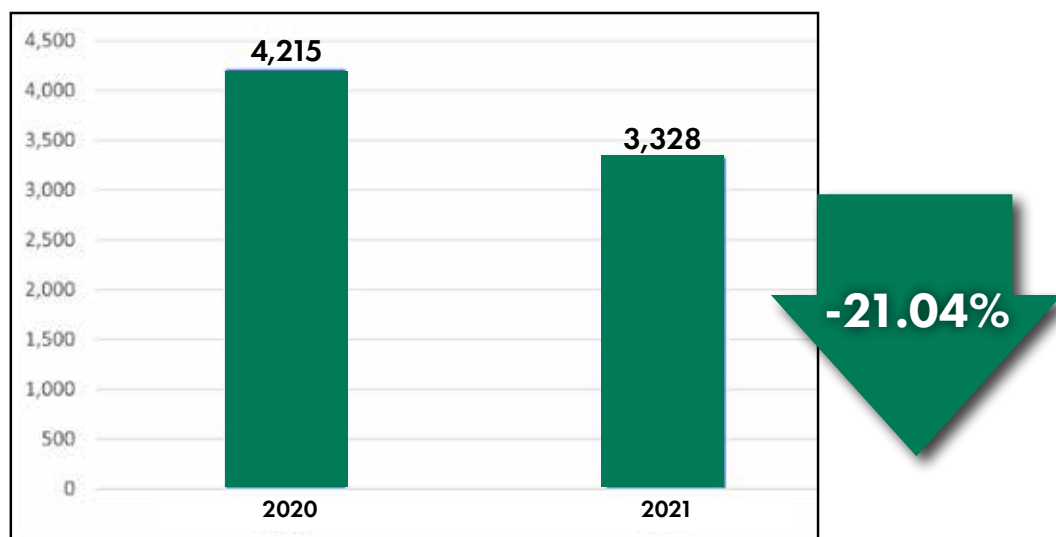
Collier County

Multi-Family & Single-Family Attached - New Home Construction
Markets of Collier County, Marco Island, and City of Naples



Lee County

Multi-Family & Single-Family Attached - New Home Construction
Markets of Unincorporated Lee, Cape Coral, Bonita Springs,
City of Fort Myers, Fort Myers Beach, Sanibel, and Village of Estero



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Collier County

Multi-Family & Single-Family Attached

Multi-Family Attached Permits by Builder		
	Builder	MF Permits
1	Brooks & Freund	842
2	Morrow Construction	400
3	Citrus Construction	330
4	Lennar	222
5	Waltbillig & Hood GC	157
6	Taylor Morrison	124
7	Soave Development	121
8	Neal Communities	96
9	Hennessy Construction	82
10	Habitat for Humanity	66

Multi-Family Attached Permits by Community		
	Community	MF Permits
1	Founders Square Apts.	400
2	Magnolia Apts.	330
3	Allura Apts.	308
4	Courthouse Shadows Apts.	300
5	Treefarm Apartments	234
6	Ave Maria	198
7	Kalea Bay	121
8	Marco Shores Apts.	101
9	Seychelles	96
10	Harmony on Santa Barbara Apts.	82

Single-Family Attached Permits by Builder		
	Builder	SFA Permits
1	DR Horton	233
2	Minto Communities	143
3	Toll Brothers	134
4	Sobel	79
5	Neal Communities	62
6	Lennar	60
7	Pulte	56
8	Taylor Morrison	30
9	Perception	4
10	Ultimate Building Innovation	2

Single-Family Attached Permits by Community		
	Community	SFA Permits
1	Isles of Collier Preserve	143
2	Enbrook	137
3	Meadowood	96
4	Vanderbilt Reserve	79
5	Marquesa Isles	62
6	Ave Maria	60
7	Azure at Hacienda Lakes	59
8	Orange Blossom Ranch	58
9	Abaco Point	44
10	Hamilton Place	29

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Lee County (Unincorporated)

Multi-Family & Single Family Attached New Home Construction

Multi-Family Attached Permits by Builder		
	Builder	MF Permits
1	Lennar	169
2	Altmancharter Company	54
3	KB Homes	34
4	Meridian Construction	4

Multi-Family Attached Permits by Community		
	Community	MF Permits
1	Faith Homes of Lehigh Apts.	54
2	Timbercreek	54
3	Portico	52
4	Greenwood Villas	43

Single-Family Attached Permits by Builder		
	Builder	SFA Permits
1	Pulte	68
2	Blacktip Construction	66
3	Wade Journey	60
4	Platinum Contracting & Development	57
5	Lennar	54
6	CKF Construction	40
7	AVM Construction	24
8	DR Horton	24
9	Standard Land Development	16
10	Lambda Construction	16

Single-Family Attached Permits by Community		
	Builder	SFA Permits
1	Lehigh Acres	431
2	Vistanna Villas	60
3	Timbercreek	54
4	Esplanade Lake Club	38
5	River Hall	34
6	Riverside Avenue Villas	20
7	Windsong	14
8	San Carlos Park	6
9	Causeway Key	6
10	Magnolia Landing	6

Village of Estero

Single-Family Attached New Home Construction

Single-Family Attached Permits by Builder		
	Builder	SFA Permits
1	Pulte	2

Single-Family Attached Permits by Community		
	Community	SFA Permits
1	Tidewater	2

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Bonita Springs

Multi-Family & Single-Family Attached New Home Construction

Multi-Family Attached Permits by Builder		
	Builder	MF Permits
1	Sobel	50

Multi-Family Attached Permits by Community		
	Community	MF Permits
1	North Bay	50

Single-Family Attached Permits by Builder		
	Builder	SFA Permits
1	GL Homes	78

Single-Family Attached Permits by Community		
	Community	SFA Permits
1	Valencia	78

Cape Coral

Multi-Family & Single-Family Attached New Home Construction

Multi-Family Attached Permits by Builder		
	Builder	MF Permits
1	Brooks & Freund	681
2	Curran Young Construction	91
3	L & W Homes	24
4	Manclar Builders	20
5	Owen Ames Kimball	16
6	Rafo Corporation	10

Multi-Family Attached Permits by Community		
	Community	MF Permits
1	Aspire Apartments	319
2	Palms at Cape Coral Apts.	280
3	Cape West Villas	91
4	Madison Square Apartments	82
5	Skyline North Apartments	24
6	Summit Apartments (8th Place)	20

Single-Family Attached Permits by Builder		
	Builder	SFA Permits
1	SN Construction	170
2	Blacktip Construction	22
3	Fremar Construction	12
4	CKF Construction	10
5	L&W Homes	8
6	White Stone	8

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City of Fort Myers

Multi-Family & Single-Family Attached New Home Construction

Multi-Family Attached Permits by Builder

	Builder	MF Permits
1	First Florida Construction	308
2	Arch Enterprises	251
3	Kast Construction	156
4	Build LLC	90
5	Chris-Tel Construction	90
6	Lennar	60

Multi-Family Attached Permits by Community

	Community	MF Permits
1	V2 Apartments	308
2	Tav Apartments	251
3	Plantation Apartments	156
4	Dale Street Apts. Housing Authority	90
5	Soltura SF Rental	90
6	Arborwood Preserve	44

Single-Family Attached Permits by Builder

	Builder	SFA Permits
1	Lennar	86
2	Mattamy Homes	37
3	Hard Hats Construction	4

Single-Family Attached Permits by Community

	Community	SFA Permits
1	Pelican Preserve	68
2	Bonavie Cove	38
3	Castalina	18

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Charlotte County

Multi-Family & Single Family Attached New Home Construction

Multi-Family Permits by Builder		
	Builder	MF Permits
1	Lennar	396
2	Kittle Property Group	288
3	Park & Eleazer Construction	88
4	Florida Harbor Homes	10

Multi-Family Permits by Community		
	Community	MF Permits
1	Sweetwater Apts West Port	288
2	Babcock Ranch	212
3	Tern Bay (Heritage Landing)	184
4	Jacaranda Apartments	88

Single Family Attached Permits by Builder		
	Builder	SFA Permits
1	CKF Construction	150
2	Lennar	85
3	DR Horton	55
4	Neal Communities	51
5	Blacktip Construction	28
6	Ameristar Group	18
7	Thomas Taylor	10
8	Sunny Rotonda	8
9	MH Hawk	8

Single Family Attached Permits by Community		
	Community	SFA Permits
1	Port Charlotte	162
2	Waterford	55
3	Kingsgate	51
4	Biscayne Bay	46
5	Punta Gorda Isles	36
6	Harbor Heights	26
7	Babcock Ranch	22
8	Rotonda Oakland Hills	20
9	Westport	17

2021 Land Transactions Southwest Florida

Representative Sample

Sale Date	County	City	Project Name/ Location	Seller	Buyer	Price	Acres	Price per Acre	Units/ Lots	Price per Unit/Lot	Comments
1/1/21	Lee	Cape Coral	NS of Pine Island Rd, W of Hancock Creek	Eastpoint Stimuli, LLC	M&R Land Holdings, LLC	\$7,125,000	15.8	\$450,379			E of BJ's & across from Walmart - Retention pond in-place
1/6/21	Lee	Estero	Corkscrew Crossing / SS of Corkscrew between Wildcat Run & Preserve at Corkscrew	Argo Corkscrew Crossing, LP	Lee County Home Associates IV, LLLP (GL Homes)	\$40,000,000	495.0	\$80,808	590	\$67,797	590 Dwelling Units with 70 attached product on a developable footprint of 170 acres. Within Estero jurisdiction
1/13/21	Lee	Fort Myers	SR 82 & Buckingham Road	Cornerstone 1 Trust	Action 4 investments, LLC	\$2,690,155	27.1	\$99,158			Commercial Site
1/20/21	Lee	Bonita Springs	Horizon Park Lot 2 / SEC of I-75 & Bonita Beach Road	Horizon Park Investments, LLC	Naples Community Hospital, Inc.	\$3,200,000	3.9	\$827,301			Platted lot within Horizon Park planned for medical use
2/5/21	Lee	Fort Myers	Lot 9 Florida Gulf Coast Business Center	Paul H. Freeman	FEH Real Estate Holdings, LLC	\$3,328,527	6.0	\$550,443			Frantz Eye Care Center, 60,000 SF W/ max 50,000 SF can be medical
3/18/21	Lee	Cape Coral	Judd Creek/ Southside of Pine Island Road, west of 41	VK Judd Creek, LLC	Lennar Homes, LLC	\$1,925,000	34.2	\$56,319	160	\$12,031	160 TH units 20', \$600 Per FF
4/1/21	Collier	Naples	Isles of Collier Preserve Phase 16	Minto Sabal Bay, LLC	SD ICP, LLC (Stock)	\$11,700,000	54.0	\$216,667	61	\$191,803	Planned 61 lot development with FF ranging from 76 to 120
4/7/21	Lee	Fort Myers	Planned Distribution Facility/ Alico/Domestic Ave	Wayside Industrial, LLC	GPF-Seefried Ft Myers 2021 LLC	\$12,992,431	47.8	\$271,808	278,670	\$47	Proposed Distribution Facility
4/7/21	Lee	Fort Myers	Planned Distribution Facility/ Alico/Domestic Ave	Surazo, LLC	GPF-Seefried Ft Myers 2021 LLC	\$2,249,990	11.4	\$198,237			Partially encumbered by powerline easement, part of distribution facility assemblage, will be used for water management
5/4/21	Lee	Fort Myers	ITEC Industrial / Alico Corridor	ITEC 2, LLC	ITEC D Realty, LLC	\$1,793,232	5.9	\$304,920			Pad site in ITEC industrial park
5/6/21	Lee	Fort Myers	Pine Ridge Mixed Use/17365 San Carlos Boulevard	San Carlos Apartments II, LLC	The Gateway Florida, LLC	\$4,100,000	15.0				Within Mixed Use Overlay, planned for Apartment complex and hotel
5/25/21	Lee	Fort Myers	Inspiration at South Pointe / Goat Farm on College Parkway	Multiple	ZP 354 Fort Myers Goat Farm, LLC	\$6,764,940	13.3	\$507,497	296	\$22,855	Within Mixed Use Overlay, planned for Apartment complex and commercial out-parcels
6/1/21	Lee	Cape Coral	Coral Bay - Second Phase of Entrada	Angel Aramis, LLC	FORESTAR USA REAL ESTATE GROUP INC	\$10,000,000	217.0	\$46,083	517	\$19,342	Planned Community by DR Horton, mix of lot types, contracted July 2020
6/2/21	Lee	Fort Myers	Taverna Apartments / Forum Tract A	Champion Development Corporation	FT Myers TAV Apts, LLC	\$4,016,000	11.2	\$357,295	251	\$16,000	Proposed apartment complex at the Forum
8/23/21	Lee	Fort Myers	ITEC Industrial / Alico Corridor	ITEC 2, LLC	MB3 Properties, LLC	\$6,070,980	23.5	\$258,340			Industrial pad site, ITEC park, bought my Matter Brothers Furniture
8/31/21	Lee	Fort Myers	ITEC Industrial / Alico Corridor	ITEC 2, LLC	ITEC Tract A Owner, LLC	\$5,588,750	25.7	\$217,800			Rear industrial land in ITEC park, access from Airport Haul Road
9/13/21	Lee	Fort Myers	Colonial Commons Phase III/ Behind Edison Apartments	WDK Investments, LLC	RV Retailer Florida Real Estate, LLC	\$5,375,000	12.4	\$433,818			RV Sales Center

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2021 Land Transactions Southwest Florida

Representative Sample

Sale Date	County	City	Project Name/ Location	Seller	Buyer	Price	Acres	Price per Acre	Units/Lots	Price per Unit/Lot	Comments
10/27/21	Lee	Fort Myers	Vantage Apartments / Alico / I-75	CLE FL RE Investment	CGGG Alico, LLC	\$4,544,169	14.2	\$321,143	264	\$17,213	Centro Apartment complex planned
10/27/21	Lee	Fort Myers	Luckett Industrial Park / I75 & Luckett Road	Luckett Industrial, LLC	2KS Investments, LLC	\$6,500,000	21.5	\$302,748			21.5 Net Developable acres fronting Luckett Road
11/3/21	Lee	Fort Myers	Luckett Industrial Park / I75 & Luckett Road	Luckett Industrial, LLC	CG Lee IND, LLC	\$20,000,000	57.3	\$349,284			57.26 Net Developable acres off Luckett Road
11/19/21	Lee	Fort Myers	Forum Apartment Site	Champion Development Corporation	DD Champion Ring, LLC	\$4,540,000	9.1	\$500,551	227	\$20,000	Proposed apartment site at the forum on the peninsula portion
11/18/21	Lee	Fort Myers	Monarch Apartments 3950 Veronica S. Shoemaker	3950 Veronica Shoemaker, LLC	Collier Shoemaker, LLC	\$4,300,000	19.0	\$225,830	320	\$13,438	Apartment Project off Veronica Shoemaker called the Monarch
11/30/21	Lee	Cape Coral	Entrada Apartments / N Cleveland Avenue and Playa Del Sol Blvd.	Angel Aramis, LLC	Entrada Apartment Investors Phase II, LLC	\$5,130,000	36.2	\$141,713	378	\$13,571	NS multi-family site, part of Entrada Development
11/30/21	Lee	Cape Coral	Entrada Apartments / N Cleveland Avenue and Playa Del Sol Blvd.	Angel Aramis, LLC	Entrada Apartment Investors, LLC	\$4,300,000	29.4	\$146,259	300	\$14,333	SS multi-family site, part of Entrada Development
12/1/21	Lee	Fort Myers	3970 Colonial Boulevard	Riverside Investors, LLC	Riverside FT Myers Owner, LLC	\$10,995,000	40.0	\$274,875			City of Fort Myers CG zoned site, bought by apartment developer
12/3/21	Lee	Fort Myers	Gateway MF Land / NS of Daniels Parkway	Worthington Holdings, LLC	DD Daniels PWKY, LLC	\$10,600,000	55.0	\$192,727	495	\$21,414	MF, attached and SF approved across the 55 acre site totaling 495 units

Data compiled, analyzed, and presented by LSI Companies, Inc.
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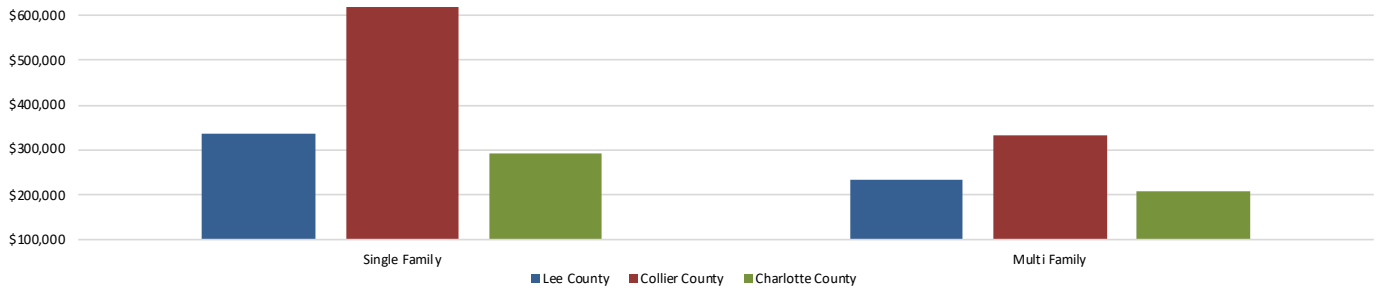
RESIDENTIAL REAL ESTATE

Lee County | Collier County | Charlotte County

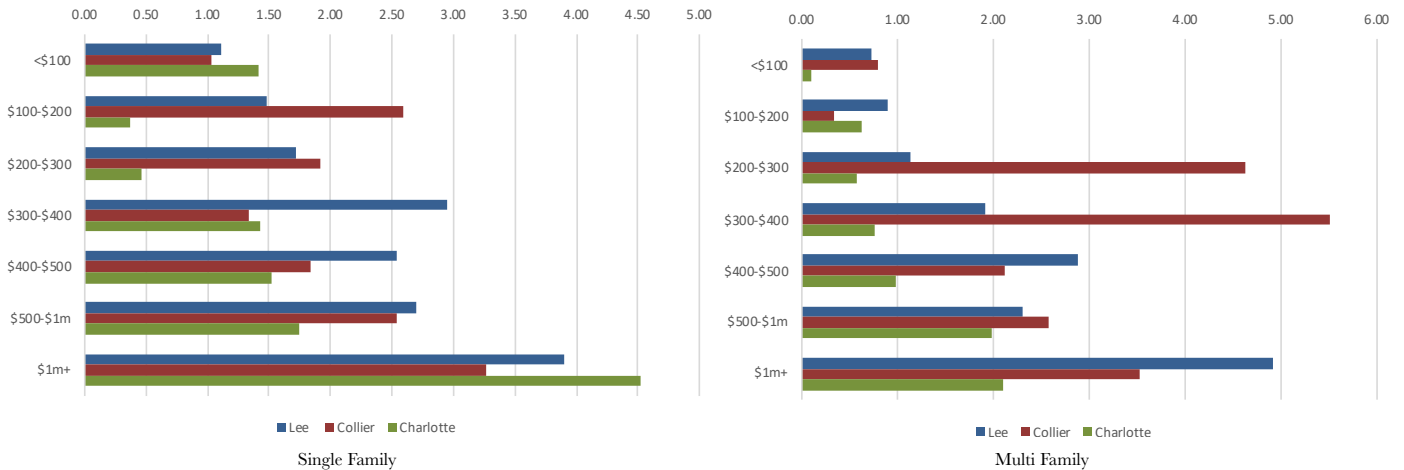
January 1st - December 31st, 2021

	Lee	Collier	Charlotte
Single Family Homes Sold (Demand)	19,226	8,142	6,319
Available SF Homes (Supply)	4,681	2,237	580
Median Sale Price	\$352,500	\$636,469	\$320,018
Average Market Time (Days)	29	40	12
Multi Family Homes Sold (Demand)	9,519	9,423	1,522
Available MF Homes (Supply)	1,876	2,083	120
Median Sale Price	\$251,500	\$350,125	\$219,500
Average Market Time (Days)	36	44	16
Total Residential Units Sold	28,745	17,565	7,841

Median Sale Price (2021)



Months Of Resale Inventory (2021)



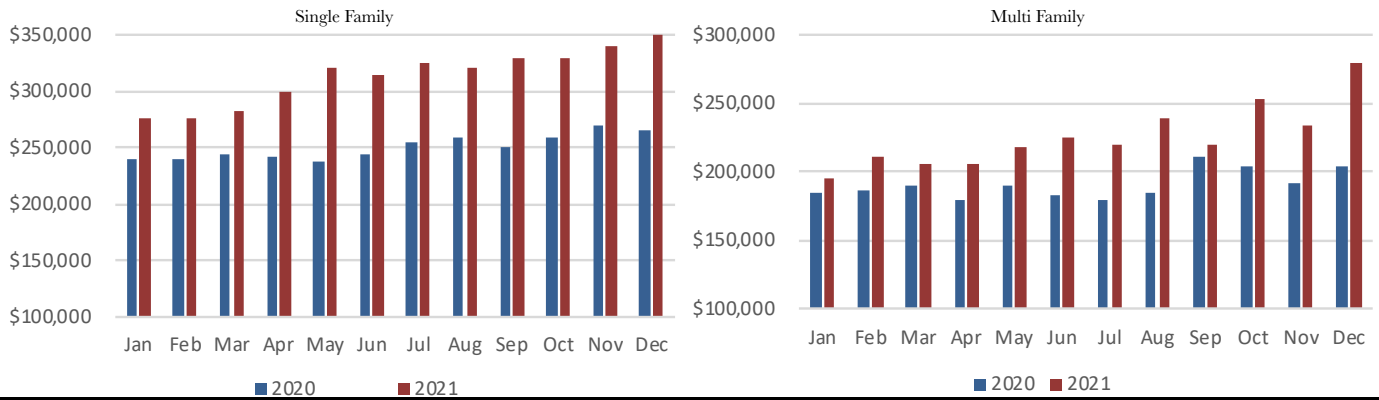
RESIDENTIAL REAL ESTATE

Charlotte County

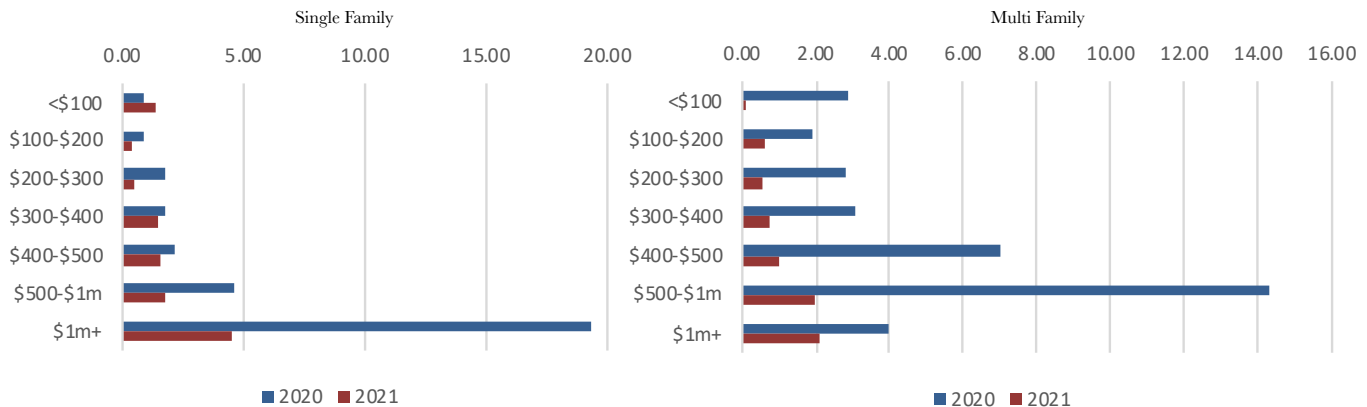
January 1st - December 31st, 2021

	2020	2021	YoY%
Single Family Homes Sold (Demand)	2,309	3,281	42.1%
Available SF Homes (Supply)	1,541	559	-63.7%
Median Sale Price	\$241,250	\$291,375	20.8%
Average Market Time (Days)	45	15	-66.2%
Multi Family Homes Sold (Demand)	488	930	90.6%
Available MF Homes (Supply)	453	153	-66.3%
Median Sale Price	\$185,625	\$208,000	12.1%
Average Market Time (Days)	55	25	-54.3%
Total Residential Units Sold	2,797	4,211	50.6%

Median Sale Price - 2020 v 2021



Months of Resale Inventory - 2020 v 2021



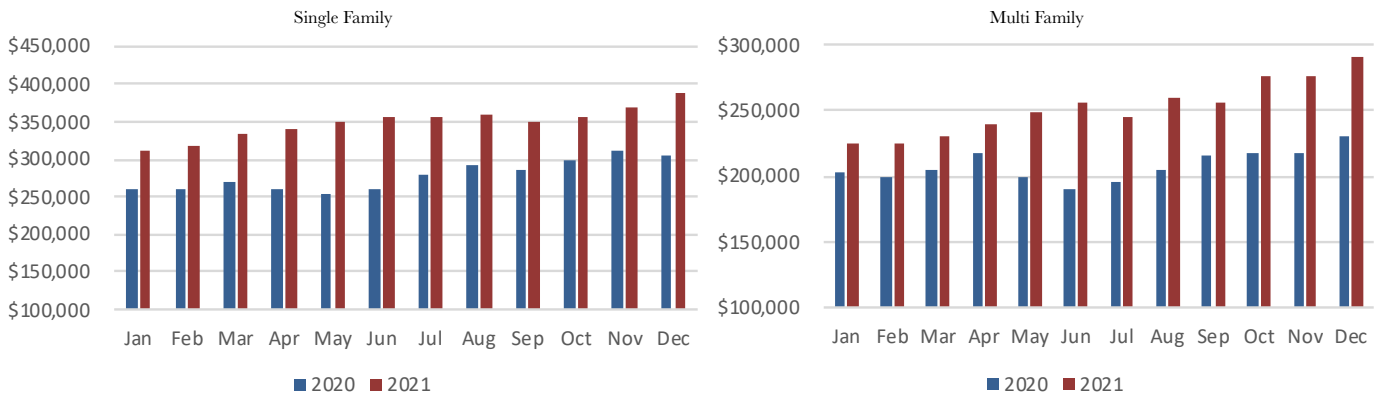
RESIDENTIAL REAL ESTATE

Lee County

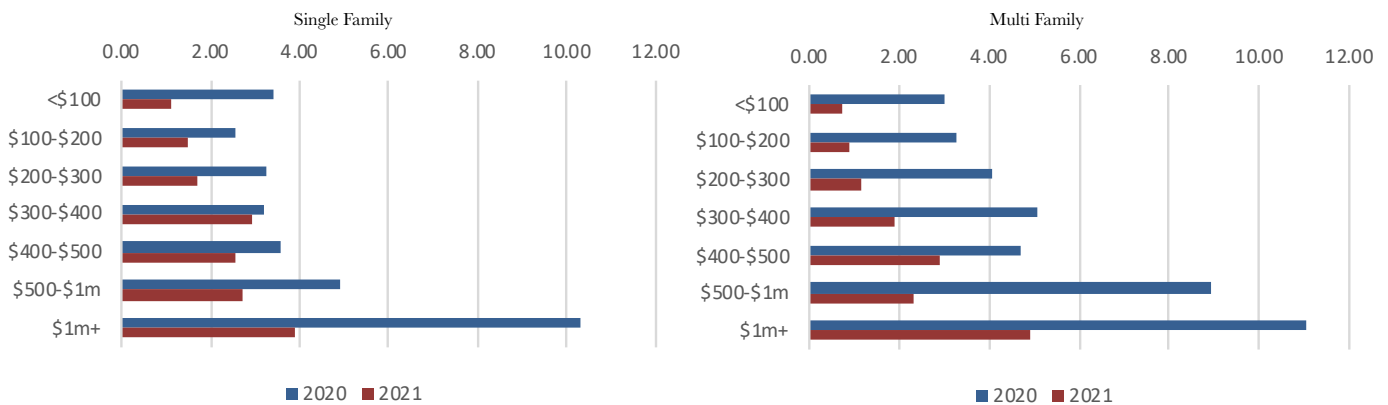
January 1st - December 31st, 2021

	2020	2021	YoY %
Single Family Homes Sold (Demand)	16,538	19,226	16.3%
Available SF Homes (Supply)	6,606	4,681	-29.1%
Median Sale Price	\$273,995	\$352,500	28.7%
Average Market Time (Days)	66	29	-56.4%
Multi Family Homes Sold (Demand)	7,534	9,519	26.3%
Available MF Homes (Supply)	3,512	1,876	-46.6%
Median Sale Price	\$205,000	\$251,500	22.7%
Average Market Time (Days)	78	36	-53.4%
Total Residential Units Sold	24,072	28,745	19.4%

Median Sale Price - 2020 v 2021



Months of Resale Inventory - 2020 v 2021



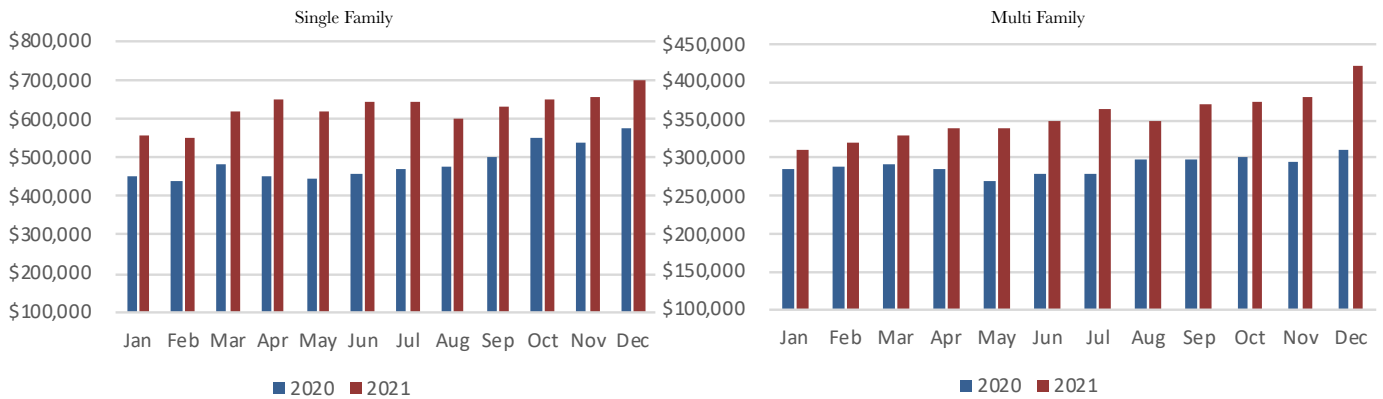
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Collier County

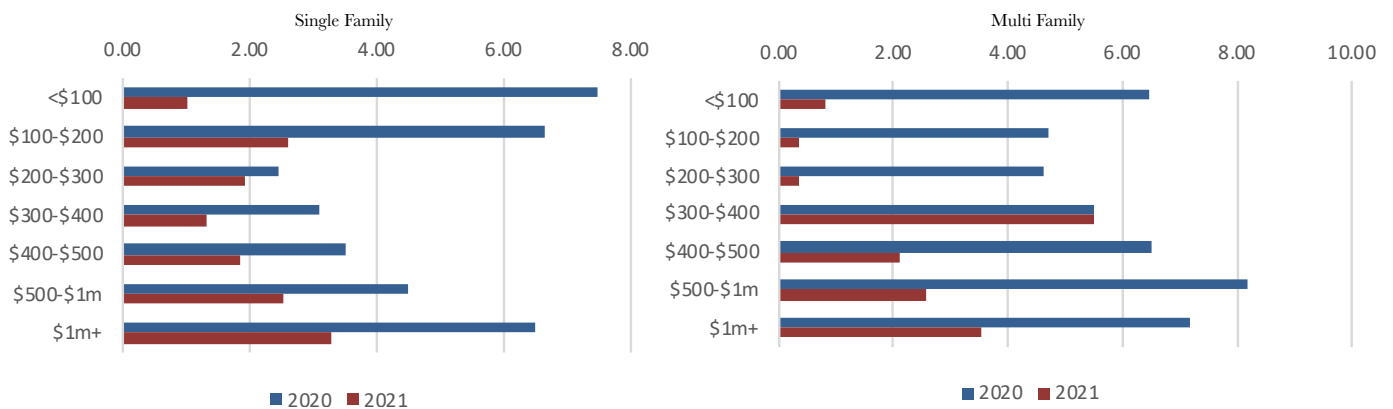
January 1st - December 31st, 2021

	2020	2021	YoY %
Single Family Homes Sold (Demand)	7,019	8,142	16.0%
Available SF Homes (Supply)	3,480	2,237	-35.7%
Median Sale Price	\$473,500	\$636,469	34.4%
Average Market Time (Days)	93	40	-56.6%
Multi Family Homes Sold (Demand)	6,706	9,423	40.5%
Available MF Homes (Supply)	3,846	2,083	-45.8%
Median Sale Price	\$291,000	\$350,125	20.3%
Average Market Time (Days)	96	44	-54.1%
Total Residential Units Sold	13,725	17,565	28.0%

Median Sale Price - 2020 v 2021



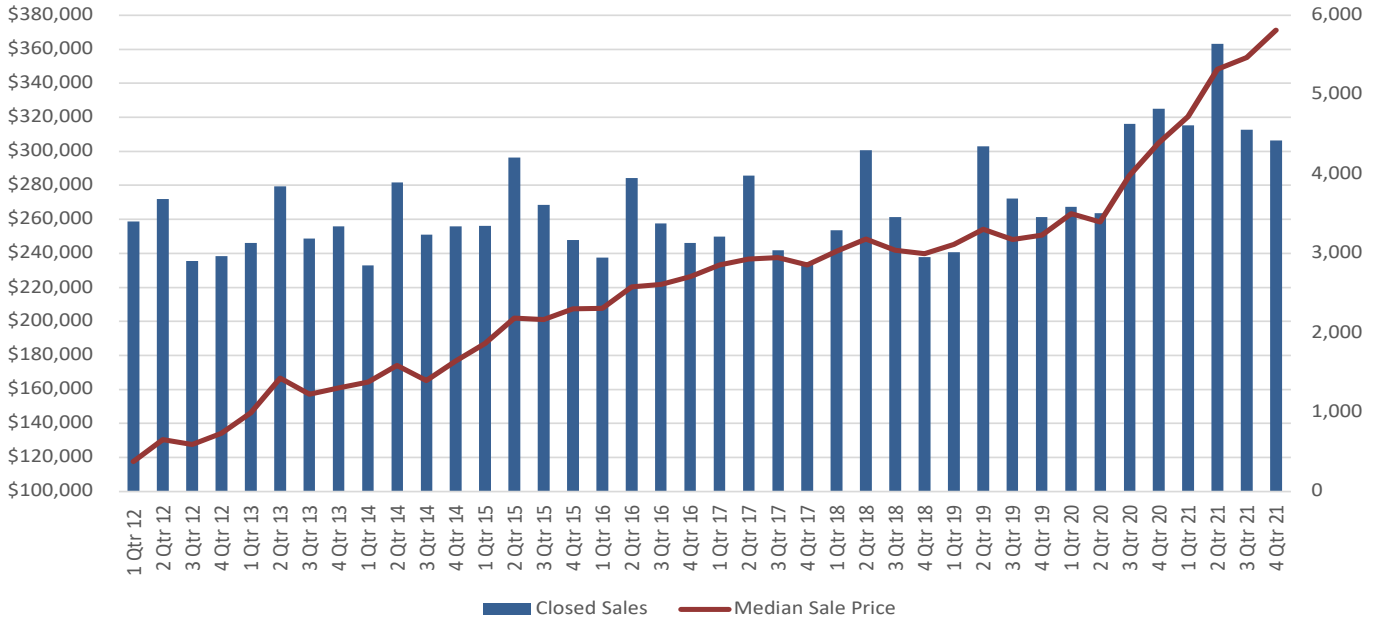
Months of Resale Inventory - 2020 v 2021



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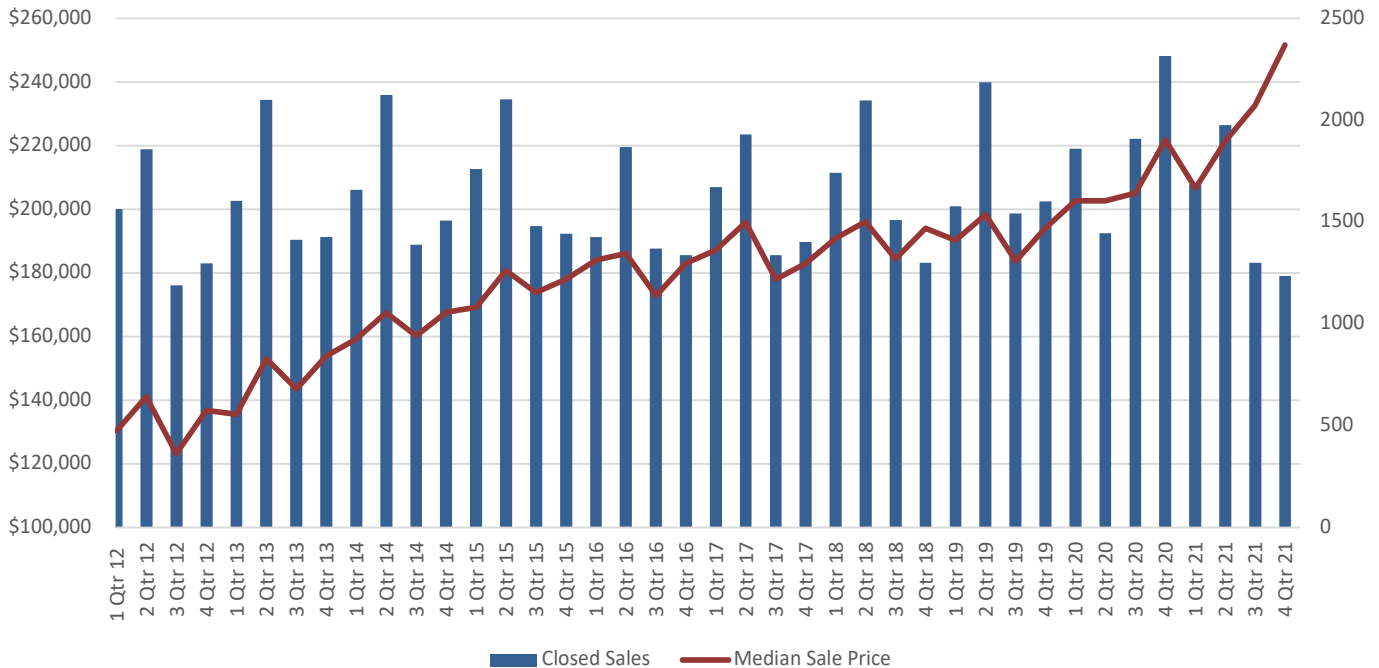
Closed Single Family Home Sales

Lee County - 2021



Closed Condo/Villa Home Sales

Lee County - 2021



RESIDENTIAL REAL ESTATE

Lee County Home Sales By City - 2021

(by homes sold)

Single Family

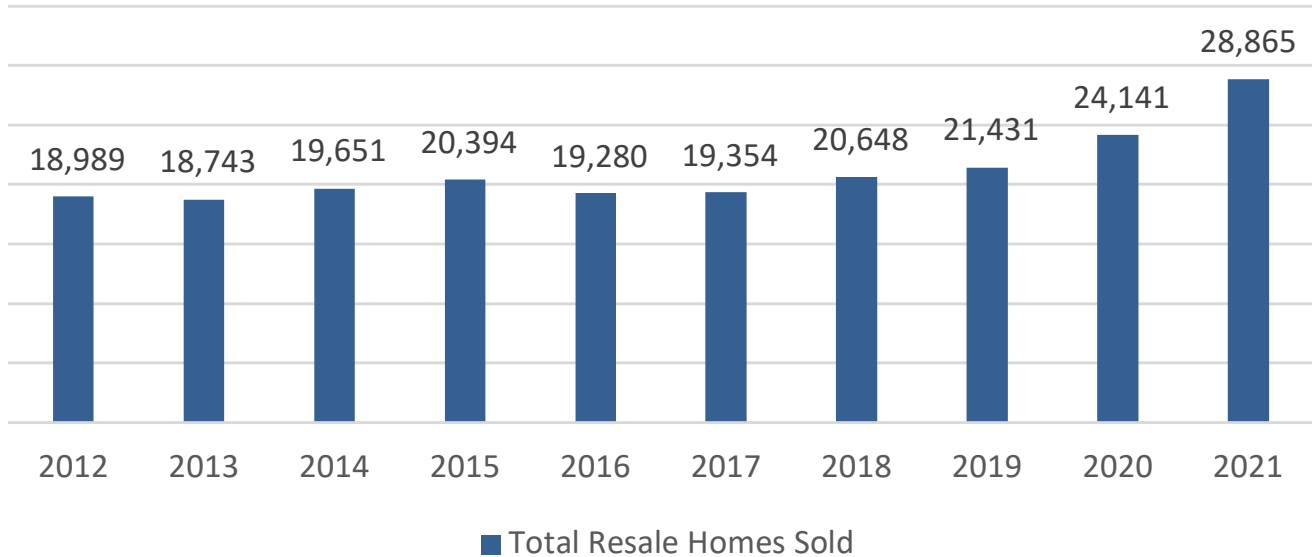
City	Sales	Market Value	Median Sale Price	Average Sale Price	Days On Market
Cape Coral	7,073	\$3,052,728,362	\$350,000	\$431,603	20
Fort Myers	4,561	\$2,104,972,129	\$375,000	\$461,515	28
Lehigh Acres	2,465	\$612,216,925	\$247,000	\$248,465	23
Bonita Springs	1,278	\$920,822,722	\$514,000	\$720,519	45
North Fort Myers	1,176	\$306,429,529	\$240,000	\$260,569	35
Estero	1,146	\$646,851,166	\$510,447	\$564,443	32
Sanibel	334	\$461,002,236	\$1,044,500	\$1,380,246	61
Fort Myers Beach	291	\$278,441,449	\$715,000	\$956,843	57
Alva	278	\$114,433,947	\$349,900	\$411,633	44
St. James City	219	\$94,688,735	\$340,500	\$432,369	44
Bokeelia	162	\$69,539,271	\$388,500	\$429,255	49
Captiva	55	\$164,959,930	\$2,250,000	\$2,999,271	199

Multi Family

City	Sales	Market Value	Median Sale Price	Average Sale Price	Days On Market
Fort Myers	4,546	\$1,102,094,796	\$219,950	\$242,485	31
Bonita Springs	1,415	\$688,291,072	\$339,900	\$486,425	46
Estero	981	\$315,020,487	\$290,000	\$321,122	31
Cape Coral	960	\$241,238,698	\$210,000	\$251,290	43
Fort Myers Beach	438	\$221,126,860	\$480,000	\$504,856	51
North Fort Myers	341	\$66,467,416	\$179,000	\$194,919	45
Sanibel	281	\$241,830,949	\$750,000	\$860,608	92
Lehigh Acres	258	\$34,002,524	\$130,000	\$131,793	33
Miromar Lakes	103	\$73,413,727	\$575,000	\$712,755	44
Punta Gorda	70	\$23,732,577	\$310,000	\$339,037	57
Captiva	44	\$37,776,900	\$549,000	\$878,533	137
Bokeelia	32	\$9,158,900	\$277,000	\$286,216	50

RESIDENTIAL REAL ESTATE

Lee County Total Resale Homes Sold



Lee County Top 20 Communities - 2021

Rank	Development	Sales	Market Value	Median Sale Price	Average Sale Price	Days On Market
1	Gateway	411	\$152,570,113	\$358,750	\$370,826	18
2	Bonita Bay	290	\$366,510,200	\$950,000	\$1,263,828	74
3	Paseo	198	\$59,838,254	\$279,000	\$302,213	29
4	Bella Terra	181	\$70,383,070	\$385,000	\$388,857	13
5	Miromar Lakes Beach And Golf Club	177	\$225,824,101	\$850,000	\$1,275,842	50
6	Pelican Landing	169	\$109,291,557	\$530,000	\$646,696	45
7	Colonial Country Club	165	\$46,267,598	\$250,000	\$280,410	29
8	Gulf Harbour Yacht And Country Club	162	\$107,175,100	\$532,500	\$661,575	45
9	Pelican Preserve	157	\$58,874,430	\$348,000	\$374,996	8
10	Verandah	140	\$67,605,795	\$464,205	\$482,899	27
11	Sandoval	122	\$49,407,289	\$389,900	\$404,978	17
12	Grandeza	119	\$59,170,013	\$420,000	\$497,227	35
13	Village Walk Of Bonita Springs	94	\$41,408,508	\$427,925	\$440,516	9
14	Spanish Wells	91	\$41,795,352	\$415,500	\$459,290	29
15	Shadow Wood At The Brooks	89	\$72,146,247	\$633,000	\$810,632	44
16	Vasari	84	\$35,784,600	\$339,000	\$426,007	54
17	West Bay Club	63	\$60,034,900	\$785,000	\$952,935	44
18	Palmira Golf And Country Club	63	\$34,227,200	\$500,000	\$543,289	25
19	Mediterra	44	\$68,099,500	\$1,600,000	\$1,871,503	125
20	Quail West	30	\$85,710,600	\$2,687,500	\$2,897,807	68

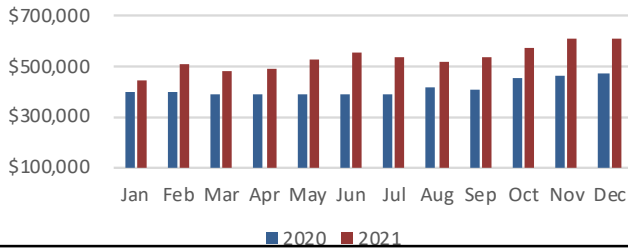
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Bonita Springs | Estero

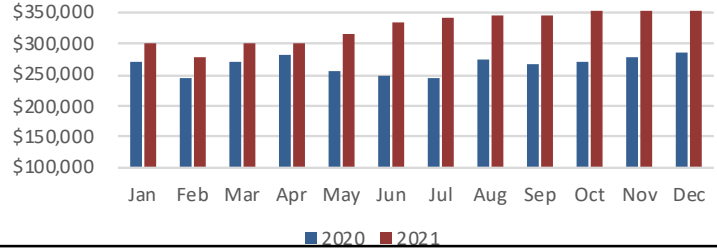
Zip Codes: 33928, 34133, 34134, 34135

	2020	2021	Yoy %	January 1st - December 31
Single Family Homes Sold (Demand)	2,000	2,380	19.0%	
Available SF Homes (Supply)	928	495	-46.7%	
Median Sale Price	\$395,875	\$533,384	34.7%	
Average Market Time (Days)	82	37	-55.5%	
Multi Family Homes Sold (Demand)	1,917	2,365	23.4%	
Available MF Homes (Supply)	907	444	-51.1%	
Median Sale Price	\$269,500	\$337,500	25.2%	
Average Market Time (Days)	76	35	-53.9%	
Total Residential Units Sold	3,917	4,745	21.1%	

Median Sale Price - Single Family



Median Sale Price - Multi Family

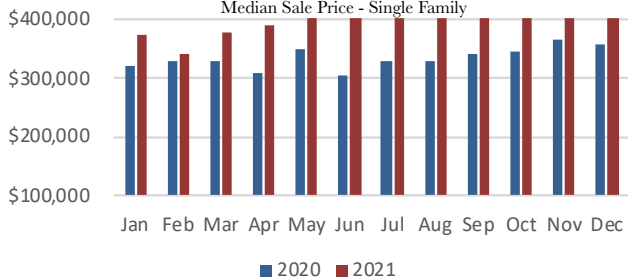


South Fort Myers | I-75

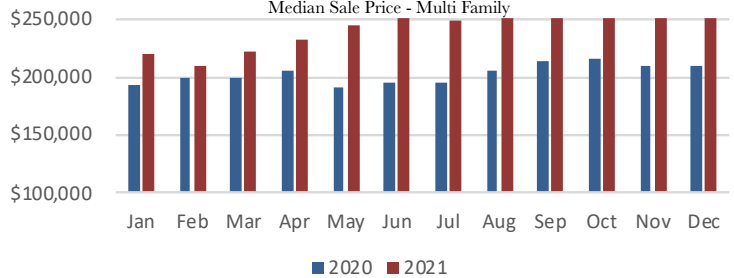
Zip Codes: 33912, 33913, 33966, 33967

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	1,953	2,237	14.5%	
Available SF Homes (Supply)	727	426	-41.3%	
Median Sale Price	\$329,500	\$408,750	24.1%	
Average Market Time (Days)	60	24	-59.5%	
Multi Family Homes Sold (Demand)	1,300	1,543	18.7%	
Available MF Homes (Supply)	517	257	-50.4%	
Median Sale Price	\$201,750	\$250,688	24.3%	
Average Market Time (Days)	67	26	-60.4%	
Total Residential Units Sold	3,253	3,780	16.2%	

Median Sale Price - Single Family



Median Sale Price - Multi Family

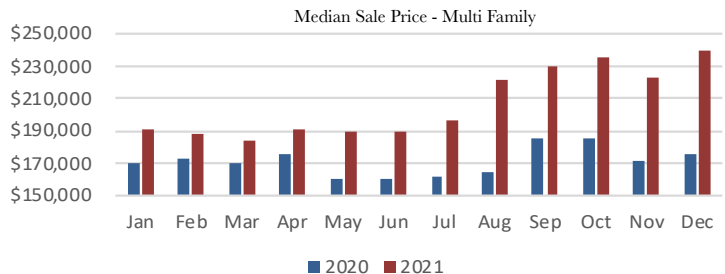
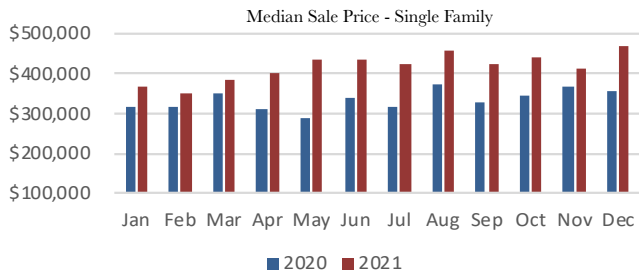


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South Fort Myers | Iona

Zip Codes: 33907, 33908, 33919

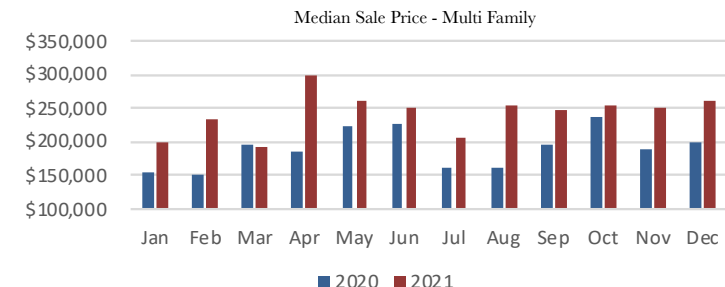
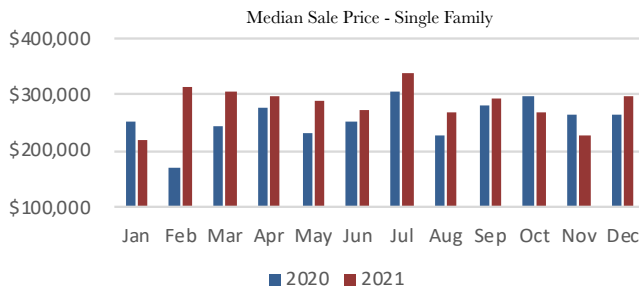
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	1,247	1,279	2.6%	
Available SF Homes (Supply)	505	264	-47.8%	
Median Sale Price	\$332,500	\$423,750	27.4%	
Average Market Time (Days)	74	32	-56.2%	
Multi Family Homes Sold (Demand)	1,875	2,383	27.1%	
Available MF Homes (Supply)	784	427	-45.6%	
Median Sale Price	\$170,750	\$193,625	13.4%	
Average Market Time (Days)	71	30	-58.5%	
Total Residential Units Sold	3,122	3,662	17.3%	



Central Fort Myers

Zip Codes: 33901, 33916

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	423	517	22.2%	
Available SF Homes (Supply)	184	147	-19.8%	
Median Sale Price	\$257,750	\$289,000	12.1%	
Average Market Time (Days)	65	30	-53.5%	
Multi Family Homes Sold (Demand)	405	655	61.7%	
Available MF Homes (Supply)	226	189	-16.4%	
Median Sale Price	\$190,807	\$250,250	31.2%	
Average Market Time (Days)	89	43	-51.7%	
Total Residential Units Sold	828	1,172	41.5%	

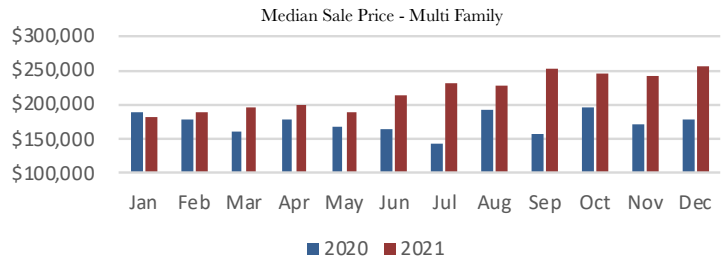
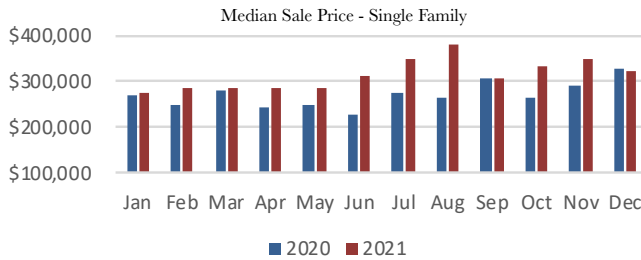


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East Fort Myers

Zip Codes: 33905, 33920

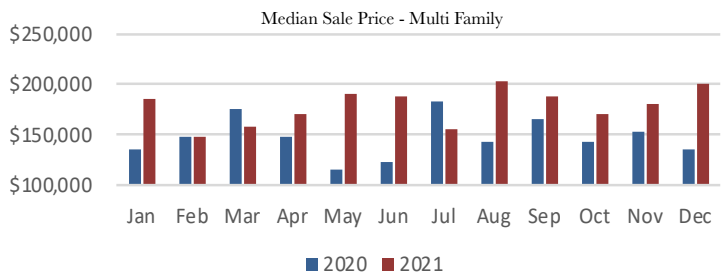
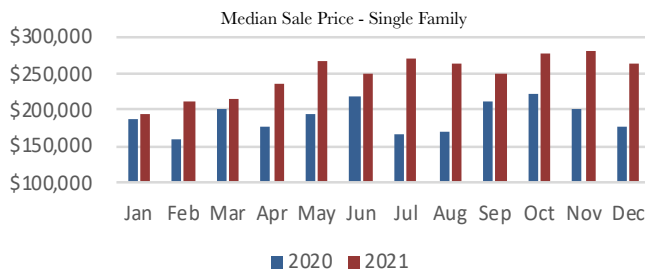
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	785	976	24.3%	
Available SF Homes (Supply)	322	317	-1.4%	
Median Sale Price	\$267,250	\$311,535	16.6%	
Average Market Time (Days)	66	37	-43.8%	
Multi Family Homes Sold (Demand)	80	135	68.8%	
Available MF Homes (Supply)	29	21	-27.7%	
Median Sale Price	\$175,375	\$221,000	26.0%	
Average Market Time (Days)	59	19	-68.7%	
Total Residential Units Sold	751	1,111	47.9%	



North Fort Myers

Zip Codes: 33903, 33917

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	963	1,178	22.3%	
Available SF Homes (Supply)	389	284	-27.2%	
Median Sale Price	\$190,750	\$257,288	34.9%	
Average Market Time (Days)	62	34	-44.6%	
Multi Family Homes Sold (Demand)	289	344	19.0%	
Available MF Homes (Supply)	136	70	-48.6%	
Median Sale Price	\$145,000	\$183,375	26.5%	
Average Market Time (Days)	96	40	-58.3%	
Total Residential Units Sold	1,252	1,522	21.6%	

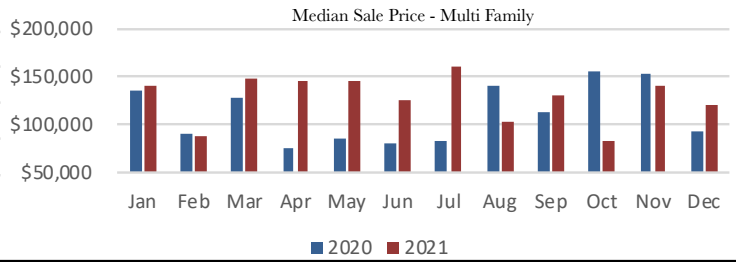
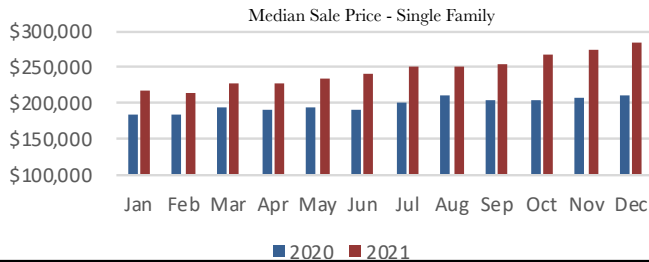


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Lehigh Acres

Zip Codes: 33936, 33971, 33972, 33973, 33974, 33976

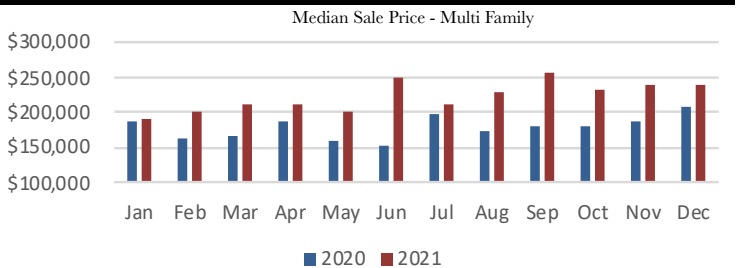
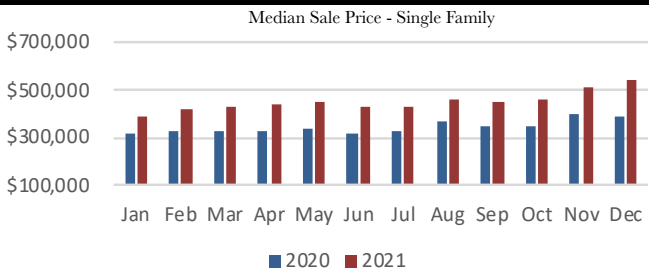
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	2,043	2,465	20.7%	
Available SF Homes (Supply)	747	709	-5.1%	
Median Sale Price	\$197,470	\$245,000	24.1%	
Average Market Time (Days)	54	23	-56.8%	
Multi Family Homes Sold (Demand)	220	259	17.7%	
Available MF Homes (Supply)	100	72	-28.3%	
Median Sale Price	\$102,725	\$135,000	31.4%	
Average Market Time (Days)	51	30	-40.8%	
Total Residential Units Sold	2,263	2,724	20.4%	



South Cape Coral

Zip Codes: 33904, 33914

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	2,497	2,841	13.8%	
Available SF Homes (Supply)	882	597	-32.4%	
Median Sale Price	\$335,415	\$444,875	32.6%	
Average Market Time (Days)	60	25	-57.8%	
Multi Family Homes Sold (Demand)	567	618	9.0%	
Available MF Homes (Supply)	239	119	-50.4%	
Median Sale Price	\$180,750	\$221,000	22.3%	
Average Market Time (Days)	78	34	-56.1%	
Total Residential Units Sold	3,064	3,459	12.9%	

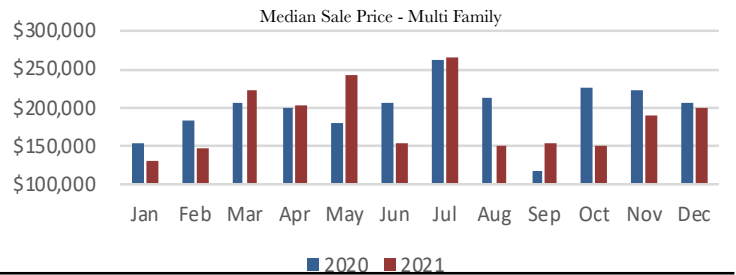
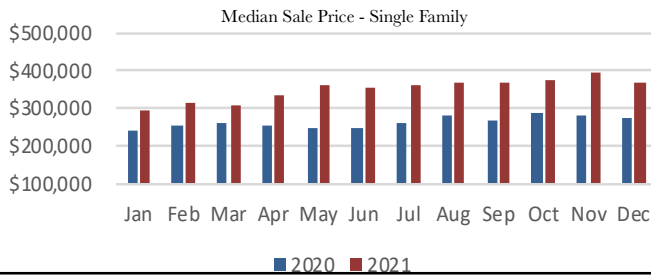


RESIDENTIAL REAL ESTATE

Central Cape Coral

Zip Codes: 33990, 33991

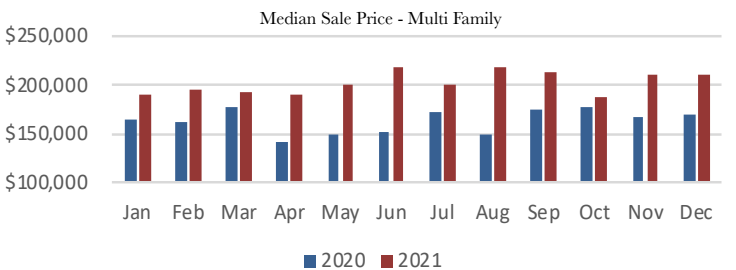
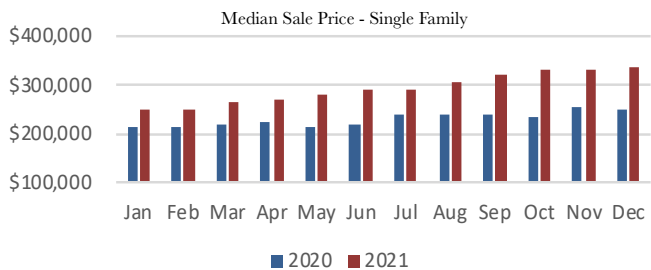
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	1,532	1,768	15.4%	
Available SF Homes (Supply)	486	379	-21.9%	
Median Sale Price	\$264,995	\$360,000	35.9%	
Average Market Time (Days)	49	17	-66.0%	
Multi Family Homes Sold (Demand)	103	135	31.1%	
Available MF Homes (Supply)	37	24	-35.3%	
Median Sale Price	\$205,000	\$170,825	-16.7%	
Average Market Time (Days)	52	19	-62.4%	
Total Residential Units Sold	1,635	1,903	16.4%	



North Cape Coral

Zip Codes: 33909, 33993

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	2,161	2,525	16.8%	
Available SF Homes (Supply)	855	758	-11.4%	
Median Sale Price	\$227,625	\$288,750	26.9%	
Average Market Time (Days)	66	19	-71.0%	
Multi Family Homes Sold (Demand)	102	207	102.9%	
Available MF Homes (Supply)	72	42	-41.5%	
Median Sale Price	\$166,200	\$200,500	20.6%	
Average Market Time (Days)	75	69	-7.5%	
Total Residential Units Sold	2,263	2,732	20.7%	

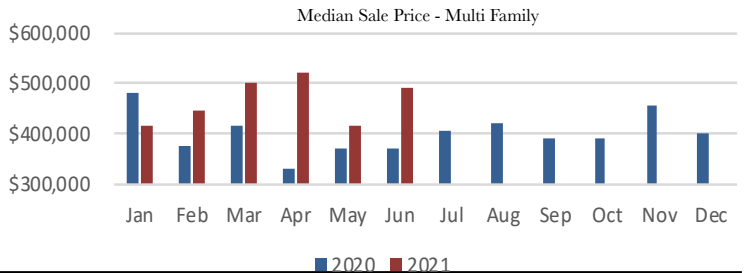
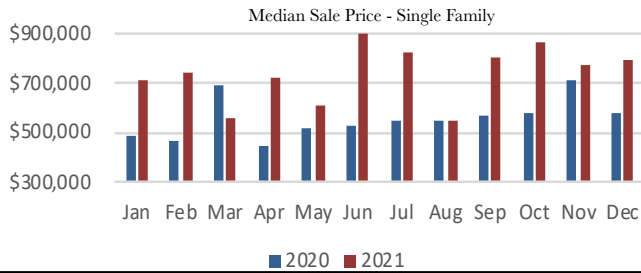


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Fort Myers Beach

Zip Codes: 33931

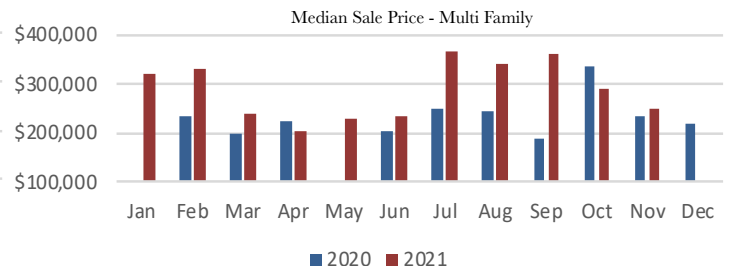
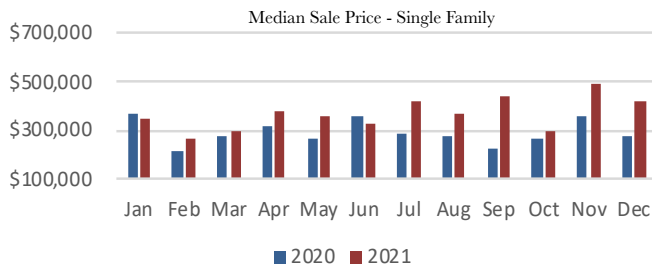
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	249	291	16.9%	
Available SF Homes (Supply)	140	82	-41.5%	
Median Sale Price	\$547,000	\$760,000	38.9%	
Average Market Time (Days)	97	53	-45.6%	
Multi Family Homes Sold (Demand)	353	459	30.0%	
Available MF Homes (Supply)	211	121	-42.9%	
Median Sale Price	\$396,850	\$495,000	24.7%	
Average Market Time (Days)	109	47	-57.2%	
Total Residential Units Sold	602	750	24.6%	



Pine Island

Zip Codes: 33945, 33956, 33922

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	321	383	19.3%	
Available SF Homes (Supply)	156	102	-34.4%	
Median Sale Price	\$277,225	\$363,000	30.9%	
Average Market Time (Days)	100	47	-53.3%	
Multi Family Homes Sold (Demand)	30	38	26.7%	
Available MF Homes (Supply)	16	7	-58.5%	
Median Sale Price	\$222,250	\$290,000	30.5%	
Average Market Time (Days)	133	51	-61.7%	
Total Residential Units Sold	351	421	19.9%	

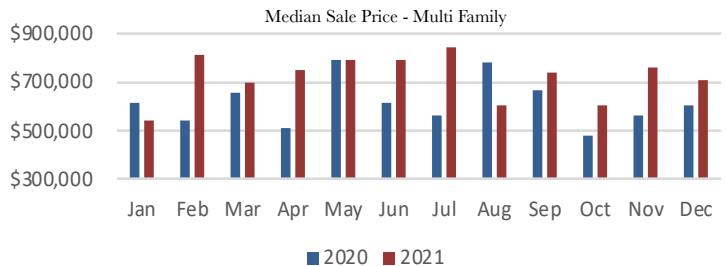
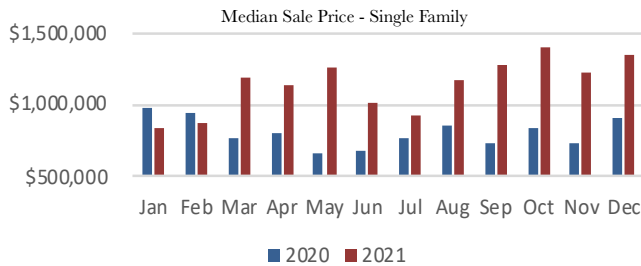


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Sanibel / Captiva Island

Zip Codes: 33957, 33924

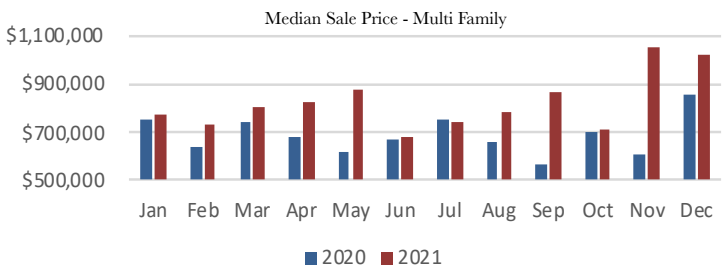
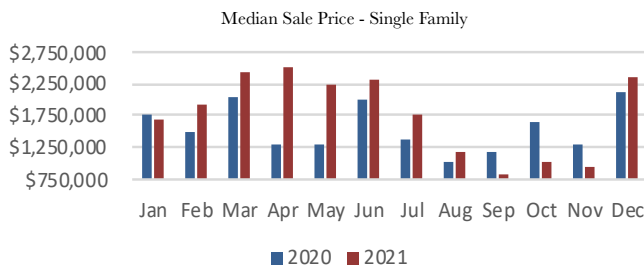
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	354	442	24.9%	
Available SF Homes (Supply)	282	136	-51.9%	
Median Sale Price	\$777,104	\$1,177,180	51.5%	
Average Market Time (Days)	147	80	-45.6%	
Multi Family Homes Sold (Demand)	250	340	36.0%	
Available MF Homes (Supply)	200	84	-57.8%	
Median Sale Price	\$607,000	\$744,750	22.7%	
Average Market Time (Days)	131	86	-34.4%	
Total Residential Units Sold	604	782	29.5%	



Collier Coastal

Zip Codes: 34102, 34103, 34108

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	967	1,122	16.0%	
Available SF Homes (Supply)	581	340	-41.6%	
Median Sale Price	\$1,438,750	\$1,837,500	27.7%	
Average Market Time (Days)	124	61	-51.0%	
Multi Family Homes Sold (Demand)	1,337	1,995	49.2%	
Available MF Homes (Supply)	920	518	-43.7%	
Median Sale Price	\$675,500	\$793,750	17.5%	
Average Market Time (Days)	110	56	-49.1%	
Total Residential Units Sold	2,304	3,117	35.3%	

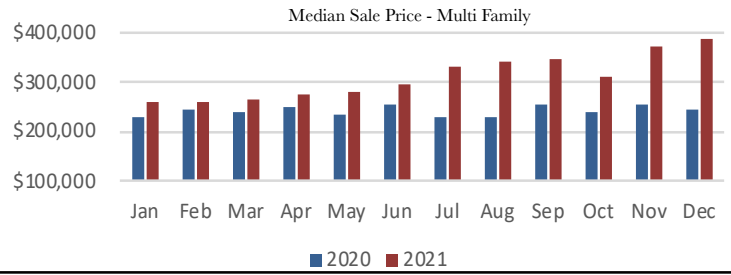
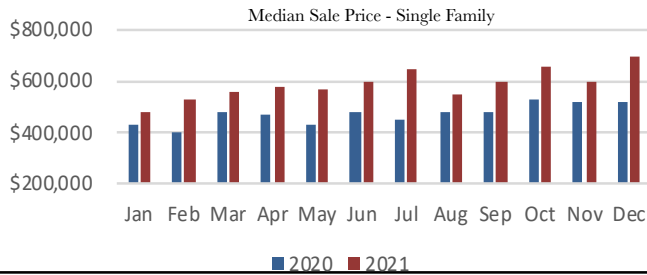


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Collier South

Zip Codes: 34112, 34113, 34114

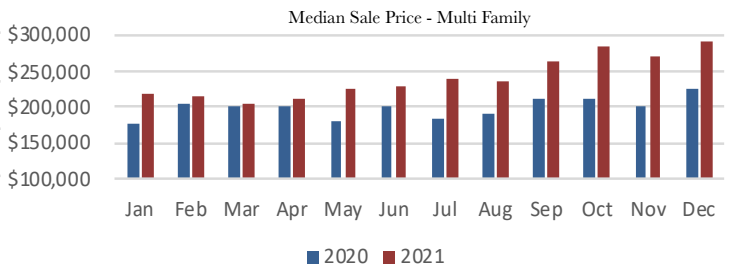
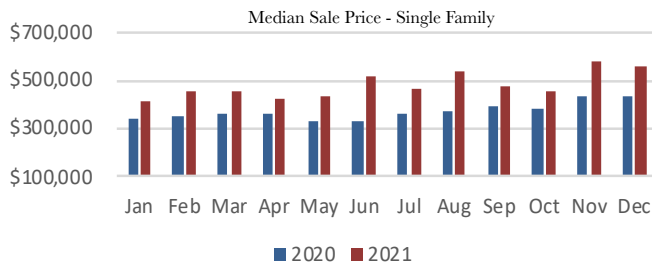
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	1,366	1,707	25.0%	
Available SF Homes (Supply)	729	450	-38.3%	
Median Sale Price	\$478,500	\$589,000	23.1%	
Average Market Time (Days)	94	41	-56.3%	
Multi Family Homes Sold (Demand)	1,832	2,528	38.0%	
Available MF Homes (Supply)	976	537	-44.9%	
Median Sale Price	\$242,975	\$304,450	25.3%	
Average Market Time (Days)	93	39	-58.5%	
Total Residential Units Sold	3,198	4,235	32.4%	



Collier Central

Zip Codes: 34104, 34105, 34116

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	794	1,003	26.3%	
Available SF Homes (Supply)	368	244	-33.8%	
Median Sale Price	\$365,125	\$457,500	25.3%	
Average Market Time (Days)	86	35	-59.8%	
Multi Family Homes Sold (Demand)	837	1,359	62.4%	
Available MF Homes (Supply)	467	276	-41.0%	
Median Sale Price	\$200,750	\$232,500	15.8%	
Average Market Time (Days)	78	37	-52.6%	
Total Residential Units Sold	1,631	2,362	44.8%	

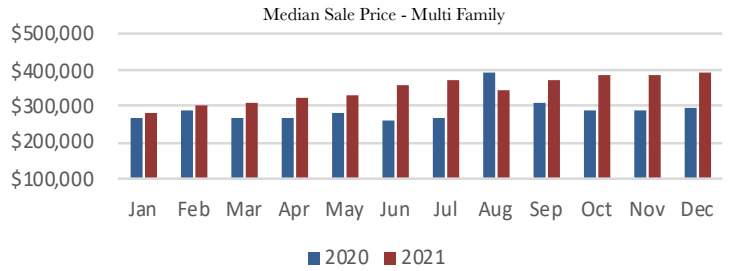
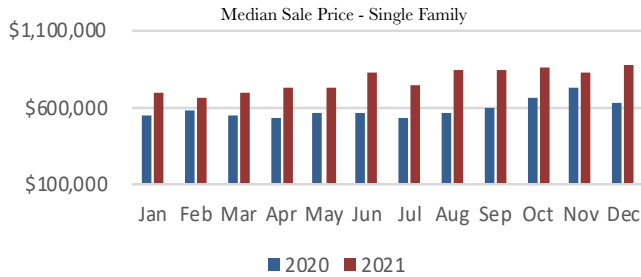


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Collier North

Zip Codes: 34102, 34109, 34110, 34119

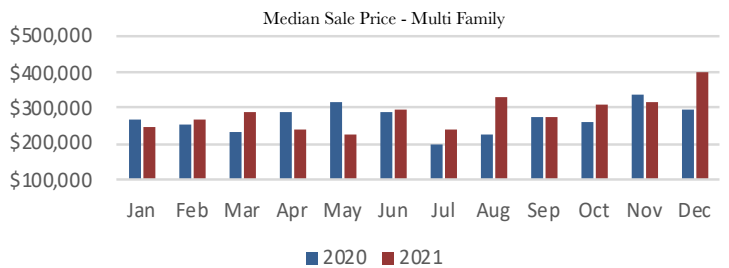
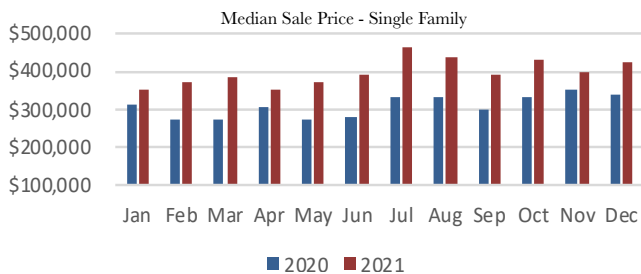
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	1,585	1,743	10.0%	
Available SF Homes (Supply)	739	402	-45.7%	
Median Sale Price	\$571,532	\$783,500	37.1%	
Average Market Time (Days)	88	35	-60.1%	
Multi Family Homes Sold (Demand)	1,772	2,249	26.9%	
Available MF Homes (Supply)	878	456	-48.1%	
Median Sale Price	\$281,625	\$352,125	25.0%	
Average Market Time (Days)	86	36	-58.6%	
Total Residential Units Sold	3,357	3,992	18.9%	



Englewood

Zip Codes: 34223, 34224, 33921, 33946, 33947, 33981

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	2,156	2,451	13.7%	
Available SF Homes (Supply)	567	214	-62.3%	
Median Sale Price	\$306,988	\$390,311	27.1%	
Average Market Time (Days)	76	37	-51.6%	
Multi Family Homes Sold (Demand)	524	527	0.6%	
Available MF Homes (Supply)	162	32	-80.1%	
Median Sale Price	\$271,375	\$280,375	3.3%	
Average Market Time (Days)	136	50	-63.4%	
Total Residential Units Sold	2,680	2,978	11.1%	

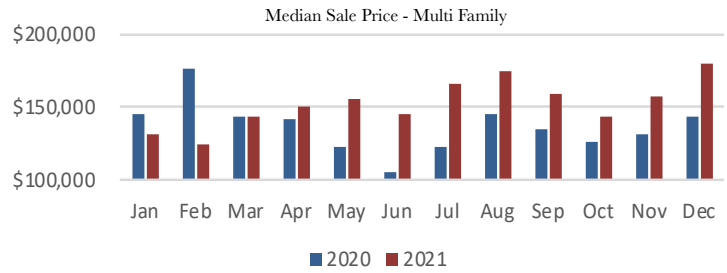
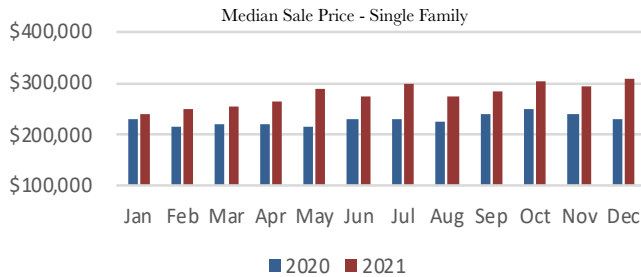


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Port Charlotte

Zip Codes: 33948, 33952, 33953, 33954, 33980, 33983

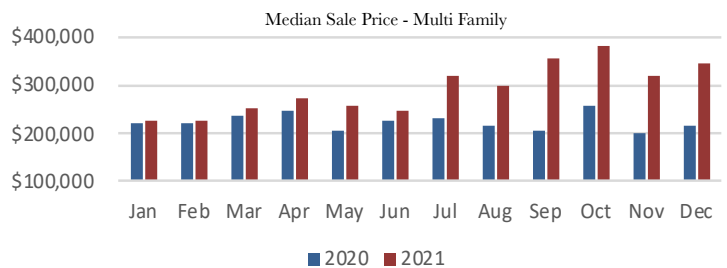
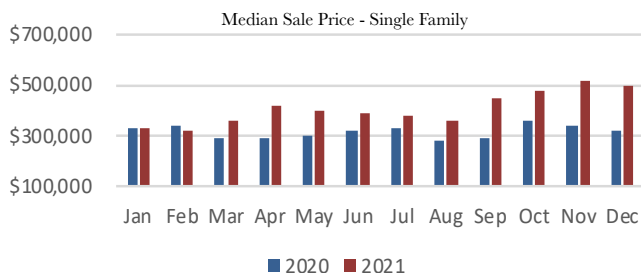
	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	2,524	3,145	24.6%	
Available SF Homes (Supply)	501	271	-45.9%	
Median Sale Price	\$228,748	\$279,250	22.1%	
Average Market Time (Days)	51	26	-49.8%	
Multi Family Homes Sold (Demand)	448	624	39.3%	
Available MF Homes (Supply)	125	40	-68.1%	
Median Sale Price	\$138,150	\$152,975	10.7%	
Average Market Time (Days)	65	36	-45.4%	
Total Residential Units Sold	2,972	3,769	26.8%	



Punta Gorda

Zip Codes: 33950, 33955, 33982

	2020	2021	YoY %	January 1st - December 31st
Single Family Homes Sold (Demand)	1,299	1,344	3.5%	
Available SF Homes (Supply)	340	145	-57.5%	
Median Sale Price	\$321,428	\$390,320	21.4%	
Average Market Time (Days)	78	34	-57.1%	
Multi Family Homes Sold (Demand)	469	654	39.4%	
Available MF Homes (Supply)	198	62	-68.5%	
Median Sale Price	\$220,388	\$287,613	30.5%	
Average Market Time (Days)	94	61	-34.8%	
Total Residential Units Sold	1,768	1,998	13.0%	



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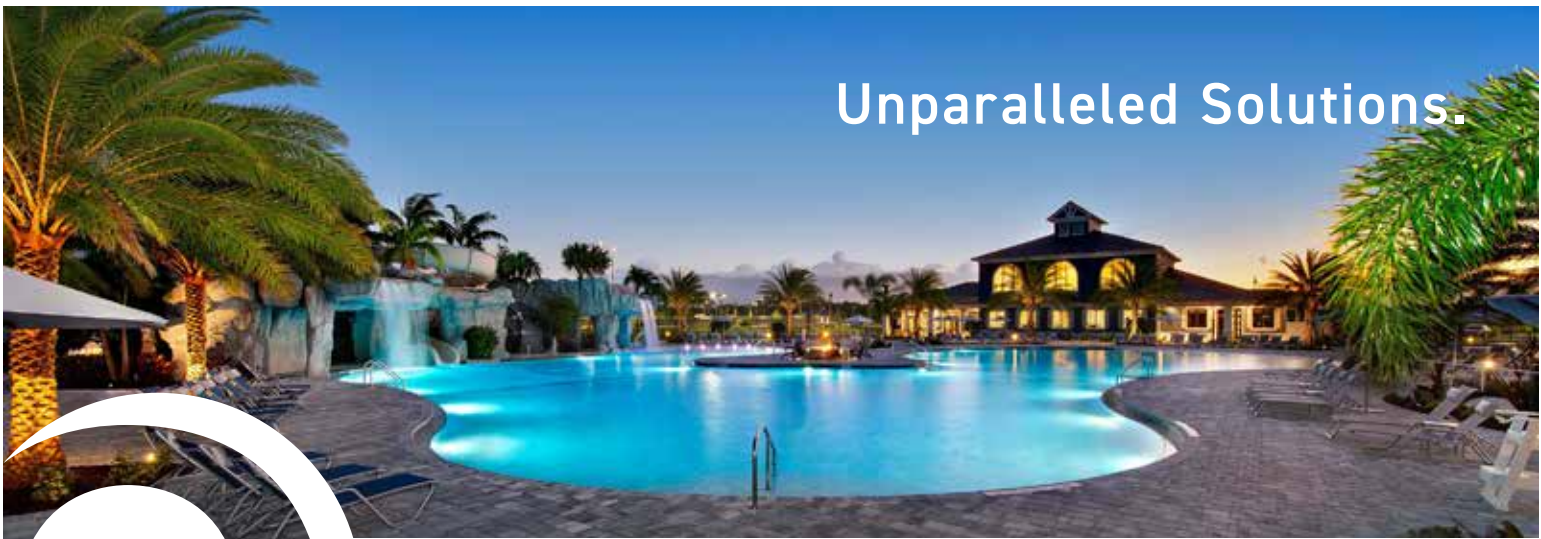
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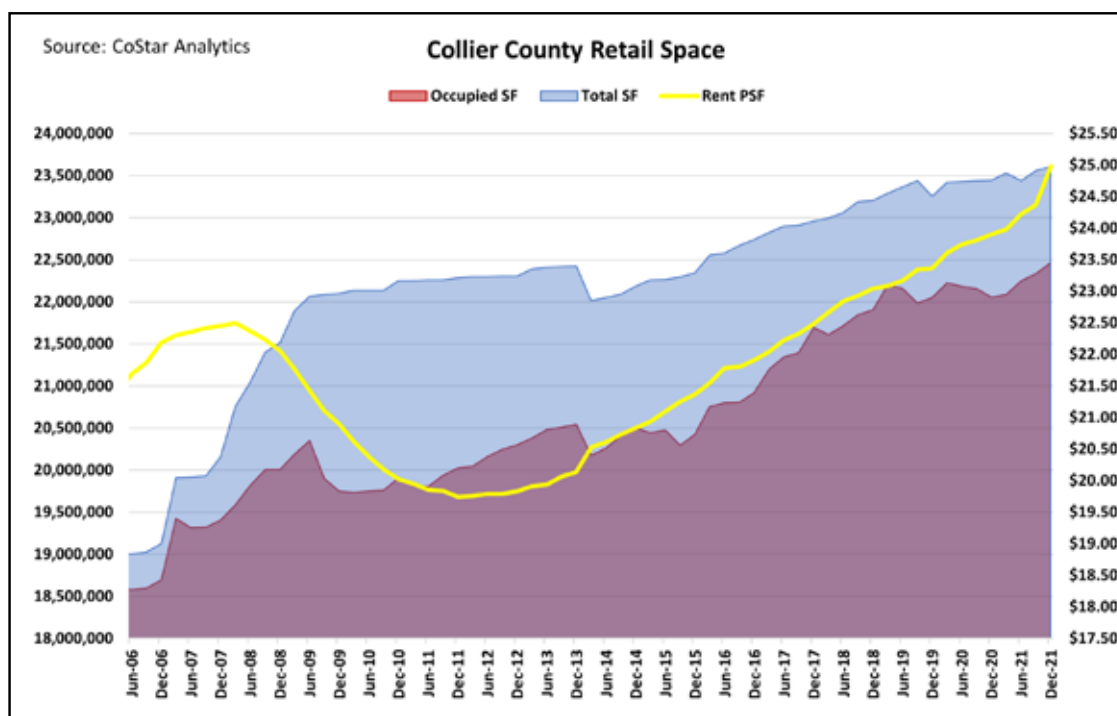
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COSTAR ANALYTICS 4Q 2021		TOTAL SQ. FT.	PHYSICAL OCCUPANCY	ASKING RENT
RETAIL MARKET	COLLIER	23,605,776	95.2%	\$24.98
	LEE	48,590,213	96.1%	\$18.55
	CHARLOTTE	10,873,333	97.8%	\$16.02

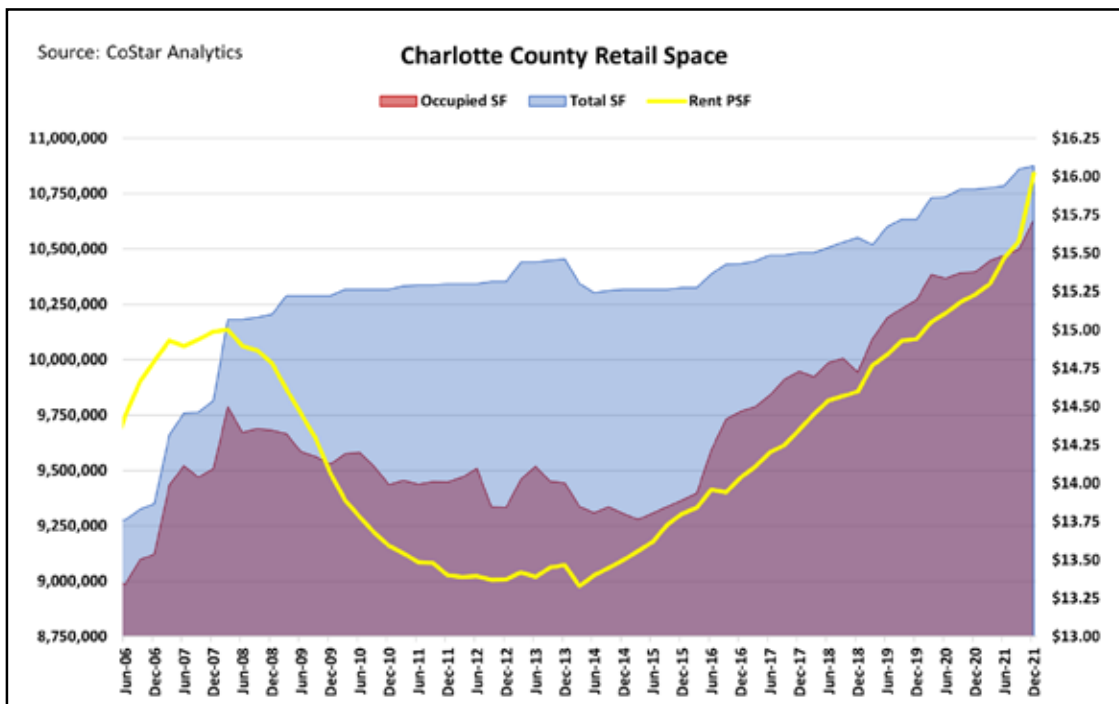
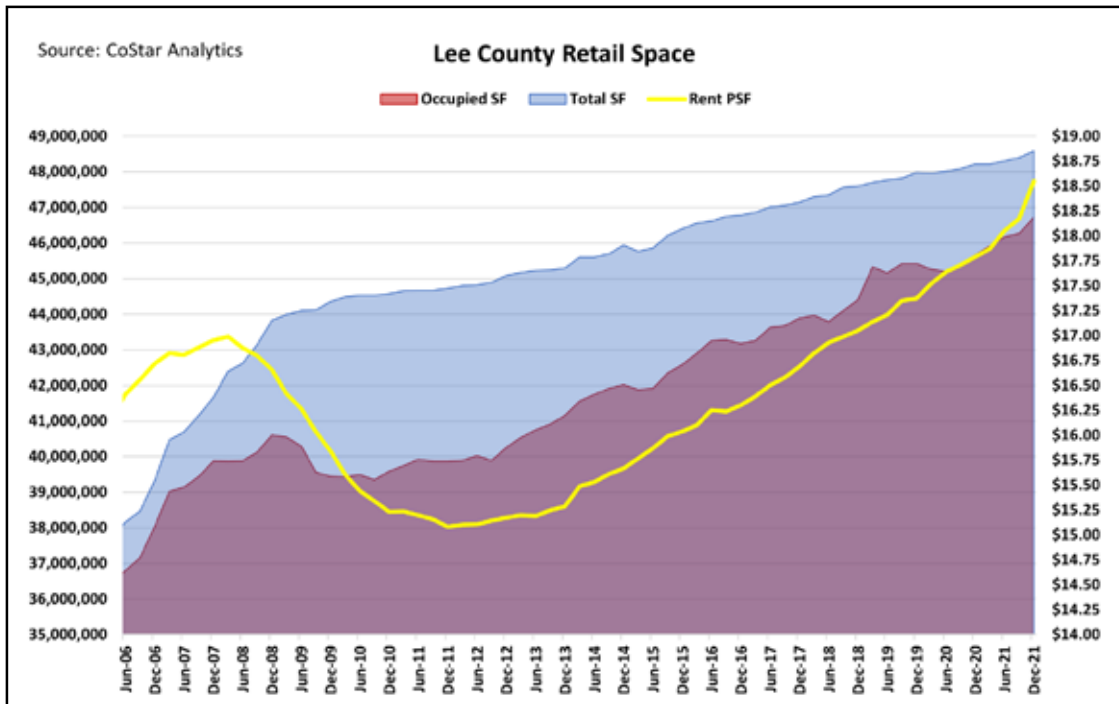
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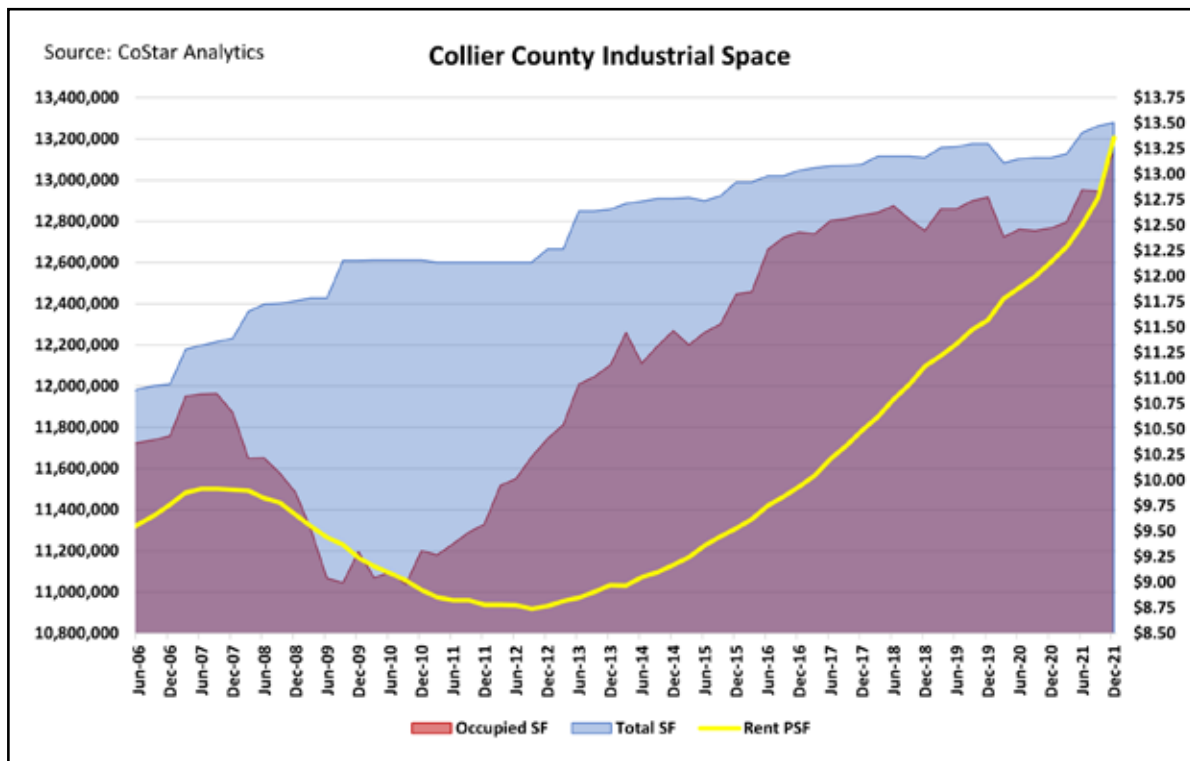
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COSTAR ANALYTICS 4Q 2021		TOTAL SQ. FT.	PHYSICAL OCCUPANCY	ASKING RENT
INDUSTRIAL MARKET	COLLIER	13,278,906	98.9%	\$13.36
	LEE	35,837,392	97.9%	\$9.81
	CHARLOTTE	4,864,943	99.1%	\$9.82

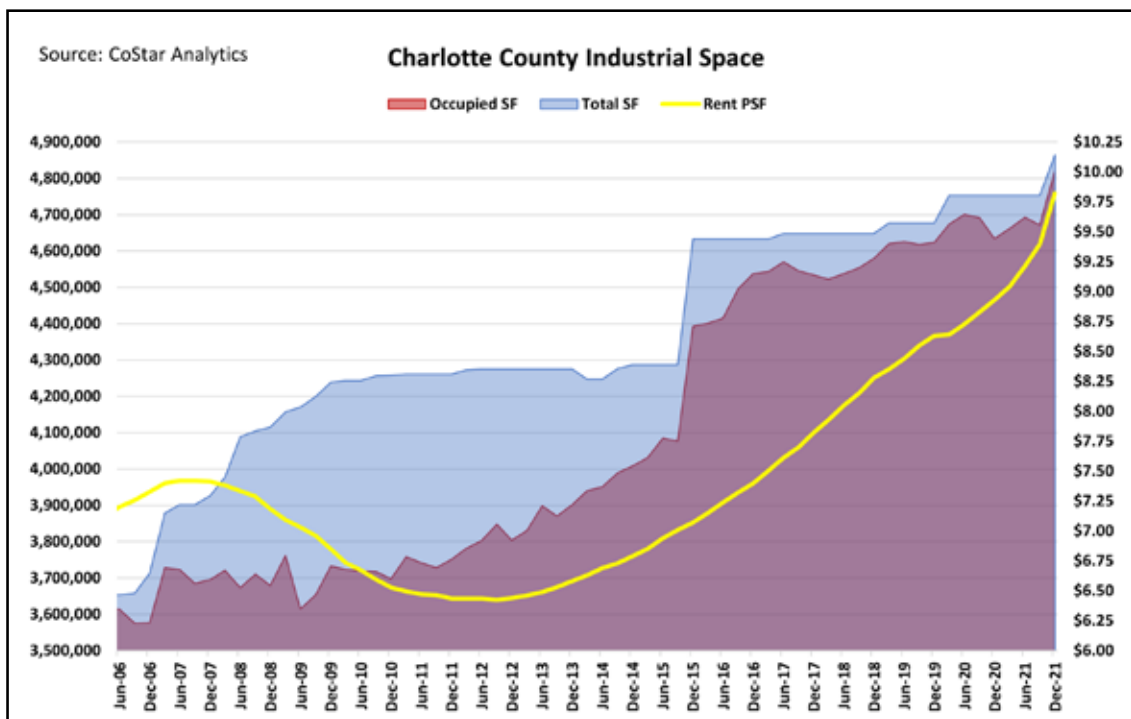
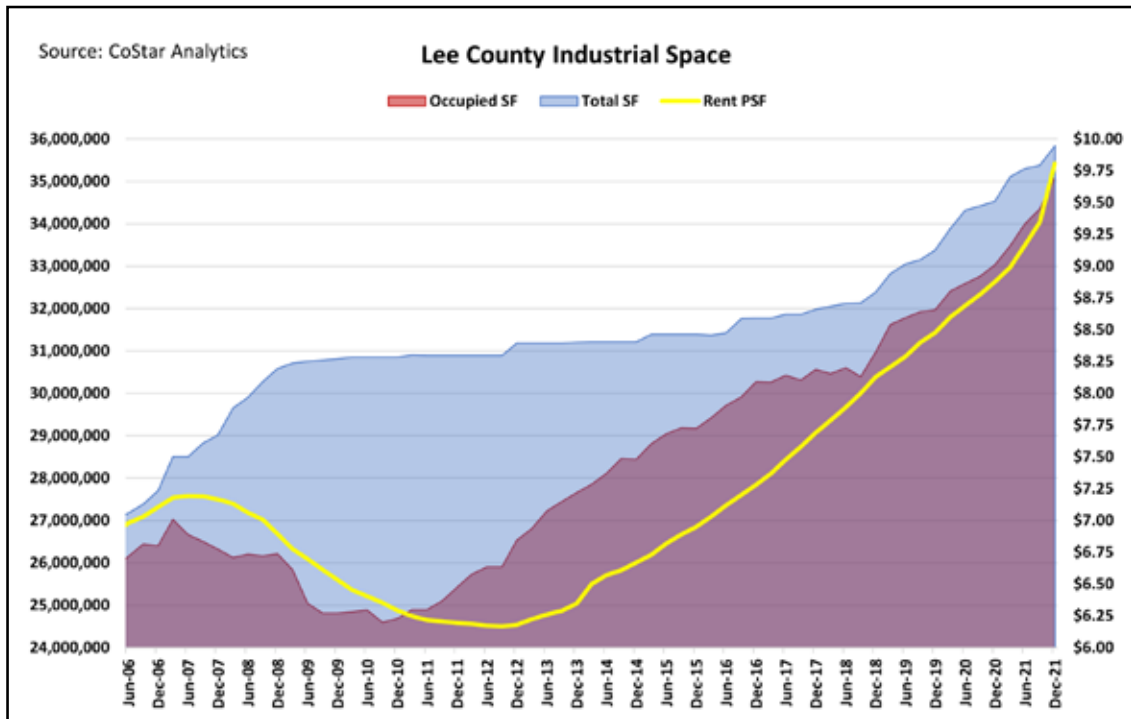
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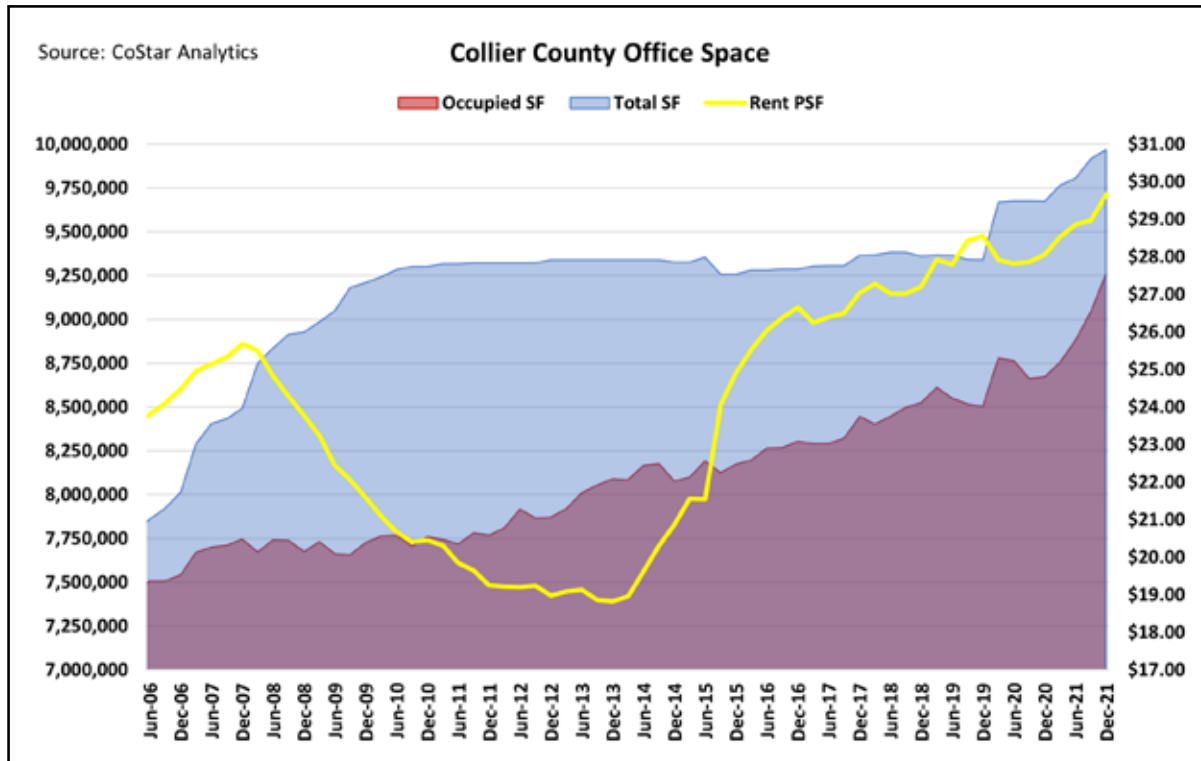
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COSTAR ANALYTICS 4Q 2021		TOTAL SQ. FT.	PHYSICAL OCCUPANCY	ASKING RENT
OFFICE MARKET	COLLIER	9,968,522	92.9%	\$29.67
	LEE	21,268,392	95.5%	\$20.65
	CHARLOTTE	4,135,378	96.9%	\$18.98

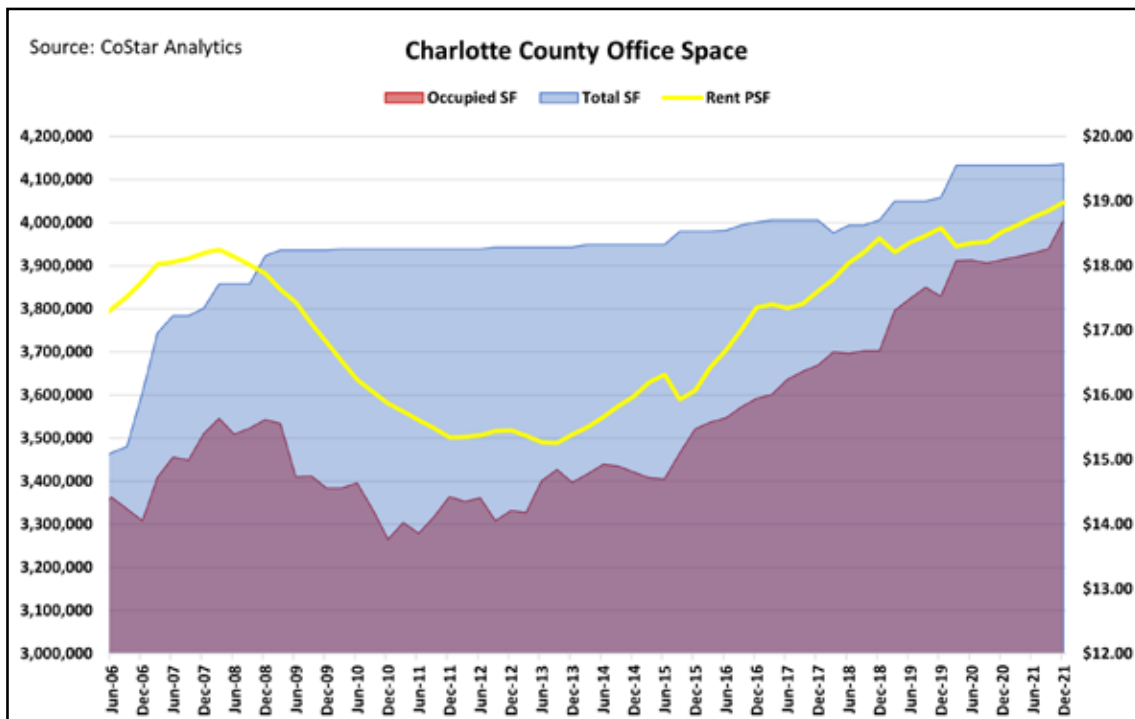
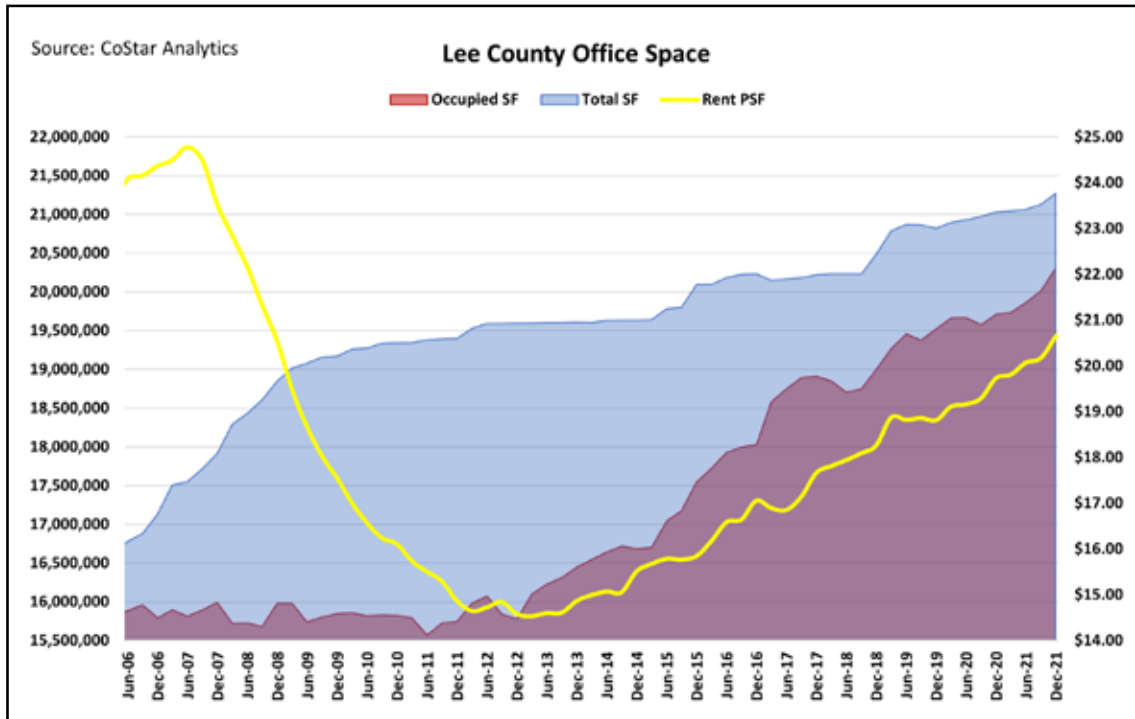
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COMMERCIAL PERMITTING ACTIVITY COLLIER COUNTY | 2021

Collier County Commercial Permit Report

Date	Sector	Building Type	Project Name	Permit Value	Building Area (Sq. Ft.)	Site Address
Aug-21	Industrial	Distribution	Uline Distribution Center	\$82,049,857	936,182	3830 Uline Dr.
Mar-21	Industrial	Warehouse	Standalone Warehouse	\$695,000	7,850	2435 Pine Street
Apr-21	Industrial	Warehouse	Standalone Warehouse	\$950,000	12,075	3584 Plover Avenue
Jun-21	Industrial	Warehouse	Warehouse and Office Building	\$3,900,000	40,971	280 Commercial Boulevard
Oct-21	Industrial	Warehouse	Southern Corporate Packers Warehouse	\$700,000	24,858	2062 Commerce Ave.
Aug-21	Medical	Freestanding	Physical Therapy Building	\$1,700,000	6,440	2198 Viewpoint Dr.
Sep-21	Medical	Hospital	Rehabilitation Hospital	\$18,000,000	52,205	14305 Collier Blvd.
Jan-21	Office	Government	Collier County Government Center	\$11,000,000	22,365	15450 Collier Boulevard
Nov-21	Office	Office	Redevelopment of Office Site	\$4,260,000	36,392	3080 Tamiami Trl E.
Dec-21	Office	Professional	Professional Park	\$900,000	6,172	4690 Cardinal Way
Mar-21	Office	Medical	Portion of Southbrooke Medical Complex	\$2,000,000	19,986	6750 Immokalee Road
Feb-21	Residential	Residential Amenity	Wyndemere Golf Maintenance and Storage Facility	\$1,500,000	10,595	385 Edgemere Way N.
Apr-21	Residential	Residential Amenity	Allura Apartments Clubhouse	\$2,000,000	18,856	16210 Allura Circle
Apr-21	Residential	Residential Amenity	Addison Place Apartments Clubhouse	\$1,261,000	19,344	8660 Addison Place Drive
Jun-21	Residential	Residential Amenity	Clubhouse	\$450,000	4,663	1139 Tranquil Brook Drive
Jun-21	Residential	Residential Amenity	Riviera Golf Estates Clubhouse	\$400,000	925	400 Palm Haven Road
Jun-21	Residential	Residential Amenity	Esplanade Commercial Structure	\$500,000	640	9622 Montelancio Loop
Sep-21	Residential	Residential Amenity	Skysail Lakehouse	\$609,075	8,121	4225 Oil Well Rd.
Dec-21	Residential	Residential Amenity	Clubhouse	\$552,264	5,044	4640 Santa Barbara Blvd.
Dec-21	Residential	Residential Amenity	Wellness Center	\$2,500,000	10,452	8975 Kayak Dr.
Dec-21	Residential	Residential Amenity	Clubhouse	\$450,000	4,663	250 Tamarindo Ln.
Apr-21	Retail	Bank	Fifth Third Bank and Drive Through	\$450,000	2,400	2898 Tamiami Trail
Apr-21	Retail	Car Dealership	Rick Hendrick Chevrolet of Naples	\$10,000,000	60,967	5665 Airport Road.
Jan-21	Retail	C-Store	Mobil Gas Station	\$250,000	3,066	2495 Pine Ridge Road.
Feb-21	Retail	C-Store	Mobil Gas Station	\$350,000	3,454	14905 Tamiami Trail E.
Feb-21	Retail	Freestanding	Sunbelt Rental Building	\$780,000	11,649	2600 Davis Boulevard
Aug-21	Retail	Residential Amenity	Skysail Amenity Wellness	\$581,025	7,747	4229 Oil Well Rd.
Jul-21	Retail	Freestanding	Auto Parts Store	\$950,000	7,241	1004 N 15th Street
Aug-21	Retail	Oil-Change	Valvoline Quick Oil Change	\$1,000,000	5,530	1891 Pine Ridge Rd.
Mar-21	Specialty	Airport Hangar	Marco Island Airport Hangars	\$2,519,815	58,180	2006 Mainsail Drive
May-21	Specialty	Church	Christ the King Presbyterian Church	\$2,500,000	11,752	5510 Santa Barbara Boulevard
Jun-21	Specialty	Church	Covenant Presbyterian Church of Naples Admin Buildings	\$3,500,000	10,740	6990 Trail Boulevard
Sep-21	Specialty	Fitness	Fitness Center	\$315,000	3,246	11269 Daphne Ct.
Jul-21	Specialty	Government	Welcome Center - Office Space and Rec Space	\$2,000,000	12,656	3500 Thomasson Drive.
Sep-21	Specialty	Self Storage	Self Service Storage	\$7,145,020	120,752	750 Valley Stream Dr.
Dec-21	Specialty	Self Storage	Self Storage	\$7,608,324	105,000	8705 Addison Place Dr.
Dec-21	Specialty	Temple	Temple	\$5,750,000	21,575	4720 Pine Ridge Rd.

Source: LSI

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COMMERCIAL PERMITTING ACTIVITY LEE COUNTY | 2021

Lee County Commercial Permit Report

Date	Sector	Building Type	Project Name	Permit Value	Building Area (Sq. Ft.)	Site Address
May-21	Industrial	Distribution	Alico Distribution Building	\$33,000,000	278,670	8250 Logistics Drive
Jan-21	Industrial	Flex	TPI Aluminum Office/Warehouse	\$250,000	5,000	8964 High Cotton lane
Jan-21	Industrial	Flex	Plantation Corporate Park Office/Warehouse	\$720,000	9,520	6464 Corporate Park Circle
Jan-21	Industrial	Flex	Warehouse shell	\$1,500,000	28,800	17081 Cam Court
Jun-21	Industrial	Flex	USA Industrial Park	\$825,000	22,500	8043 Ironside Drive
Jun-21	Industrial	Flex	Centerlinks Building 4	\$1,200,000	37,741	16810 Oriole Road
Jul-21	Industrial	Flex	Multi-Tenant Flex Building	\$400,000	15,000	16310 Old Olga Road
Jul-21	Industrial	Flex	Centerlinks Building 5	\$1,500,000	50,541	9131 Centerlinks Commerce Drive
Sep-21	Industrial	Flex	St. Raphael Roofing	\$687,000	9,161	7911 Drew Cir
Jun-21	Industrial	Not Specified	17943 San Carlos LLC Commercial Center	\$1,400,000	9,800	16804 McGregor Boulevard
Oct-21	Industrial	Vehicle Storage	Island Storage Suites Phase 3	\$350,000	7,500	16291 Pine Ridge Rd
Oct-21	Industrial	Vehicle Storage	Island Storage Suites Phase 4	\$250,000	6,600	16291 Pine Ridge Rd
Jun-21	Industrial	Warehouse	Amedicus Partners Warehouse	\$100,000	2,150	16100 Lee Road
Jul-21	Industrial	Warehouse	Alico Distribution Building	\$35,000,000	181,500	16300 Lee Road
Jul-21	Industrial	Warehouse	Linder Industrial Machinery Office / Shop	\$1,750,000	19,025	16878 Domestic Avenue
Jul-21	Industrial	Warehouse	Wayne Wiles Warehouse	\$200,000	11,900	16800 Link Court
Jul-21	Industrial	Warehouse	WhiteCap Office/Warehouse	\$648,890	45,000	16542 Oriole Road
Jul-21	Industrial	Warehouse	Crane Warehouse	\$240,150	18,000	16542 Oriole Road
Sep-21	Industrial	Warehouse	Meridian Center South	\$8,500,000	161,090	10411 Meridian Center Pkwy
Sep-21	Industrial	Warehouse	Lot 11	\$989,000	11,840	7851 Drew Cir
Sep-21	Industrial	Warehouse	Innovation at ITEC Bldg A	\$1,700,000	20,666	16340 Innovation Ln
Sep-21	Industrial	Warehouse	Innovation at ITEC Bldg B	\$1,700,000	20,666	16340 Innovation Ln
Sep-21	Industrial	Warehouse	Innovation at ITEC Bldg C	\$1,700,000	21,918	16340 Innovation Ln
Nov-21	Industrial	Loading Dock	RSW Terminal Expansion	\$6,245,000	16,560	11000 Terminal Access Road
Dec-21	Industrial	Maintenance Facility	LCEC Fleet Service	\$5,000,000	18,671	4980 Bayline Dr
Aug-21	Industrial	Warehouse	Westgate Industrial Properties II	\$550,000	11,250	201 Wallace Ave N
Dec-21	Industrial	Warehouse	Alico Business Park 2	\$2,500,000	58,983	16321 Domestic Ave
Dec-21	Industrial	Warehouse	Alico Business Park 4	\$1,250,000	30,000	16301 Domestic Ave
Dec-21	Industrial	Warehouse	Premier Airport Park 4B/C	\$7,564,740	252,000	16220/16210 Airport Park Rd
Sep-21	Office	Flex	Rice Insulation - Office/Warehouse	\$1,547,549	35,250	8951 Alico Trade Center Rd
Feb-21	Office	Medical	Frantz Eye Care Three Oaks Office	\$16,000,000	64,312	9617 Gulf Research Lane
Mar-21	Office	Medical	Animal Clinic	\$450,000	2,971	18011 Old Bayshore Road
Oct-21	Office	Medical	Barkley Pediatric Dentistry	\$2,500,000	7,247	8695 College Parkway
Apr-21	Office	Medical / Office	Stevens Construction Office + Medical	\$3,500,000	22,127	14541 Hope Center Loop
Jun-21	Office	Office	Gateway Services Office Building	\$150,000	1,440	13244 Griffin Drive
Feb-21	Office	Professional	Alta HQ 3-Story at Skyplex	\$20,000,000	97,008	13180 Paul J. Doherty
Sep-21	Office	Professional	Hope Preserve Phase 2	\$3,300,000	27,896	14551 Hope Center Loop
Feb-21	Public	Fire Station	Lehigh Acres Station 102	\$4,500,000	9,000	44 Homestead Road
Apr-21	Residential	Residential Amenity	Verdana Village Community Pro-Shop	\$235,000	3,082	20062 Verdana Village Blvd
Feb-21	Retail	Bank	Fifth Thrid Bank College Parkway	\$750,000	2,756	9041 College Parkway
Mar-21	Retail	C-Store	7-11 Alico Road	\$1,329,500	5,838	17029 Centerplace Boulevard
Mar-21	Retail	Freestanding	Rick Johnson Auto & Tire	\$700,000	6,690	9400 Daniels Parkway
Apr-21	Retail	Grocery	Publix - Calusa Cay Pine Island (added space)	\$899,463	7,000	5100 Pine Island Road
Jun-21	Retail	Grocery	SR 80 Grocery Store	\$400,000	4,428	4721 Palm Beach Boulevard
Oct-21	Retail	Restaurant	Starbucks Shell	\$350,000	2,555	11129 Summer Ridge Ln
Dec-21	Retail	Restaurant	Hungry Howies Pizza	\$750,000	1,860	800 Leonard Blvd.
Jan-21	Retail	Shopping Center	Publix Grocery and Inline Space - Riverdale	\$3,861,000	50,439	14561 Palm Beach Court
May-21	Self Storage	Self Storage	ACCAM Storage Building	\$350,000	10,050	15790 Chief Court
Mar-21	Self Storage	Vehicle Storage	Vehicle Fortress Storage Buildings	\$1,500,000	40,412	14702 Tarmac Court
Aug-21	Specialty	Car Wash	Clean Machine - Arborwood	\$1,200,000		13601 Goldenwood Dr
Jan-21	Specialty	Child Care	GCMC Child Development Center	\$5,300,000	17,735	13880 Plantation Road
Jan-21	Specialty	Child Care	GCMC Child Development Center	\$5,300,000	17,735	13880 Plantation Road
Apr-21	Specialty	Church	Parish Life Center	\$1,500,000	3,642	221 West Railroad Ave
Apr-21	Specialty	Church	Parish Life Center	\$1,500,000	3,642	221 West Railroad Ave
Dec-21	Specialty	Clubhouse	Timber Creek	\$5,000,000	22,038	11590 Timber Creek Dr
Feb-21	Specialty	Concrete Plant	Youngquist Concrete Ready Mix Plant	\$2,500,000		15101 Alico Road
Feb-21	Specialty	Concrete Plant	Youngquist Concrete Ready Mix Plant	\$2,500,000		15101 Alico Road
Jun-21	Specialty	Fire Station	Lehigh Acres Fire Station 106	\$3,000,000	8,713	4201 Palatina Way
Dec-21	Specialty	Fire Station	Estero Fire Station	\$6,300,000	18,372	18743 Corkscrew Rd
Nov-21	Specialty	Social Center	Wildblue	\$3,600,000	22,040	18721 Wildblue Blvd
Nov-21	Specialty	Wellness Center	Esplanade Lake Club Wellness Center	\$3,800,000		11501 Canal Grande Dr
Dec-21	Specialty	Boat Storage	Port Sanibel Marina Storage	\$5,000,000	31,949	14320 Port Comfort Rd

Source: LSI

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INCORPORATED FORT MYERS

City of Fort Myers Commercial Permit Report						
Date	Sector	Building Type	Project Name	Permit Value	Building (Sq. Ft.)	Site Address
Jan-21	Industrial	Warehouse	Warehouse Building	\$815,470	8,612	3804 Ironbridge Boulevard
Jun-21	Industrial	Warehouse	Industrial Warehouse	\$1,943,000	14,335	4317 Veronica Shoemaker
Jun-21	Industrial	Warehouse	2 Warehouse Buildings off Ironbrige	\$1,352,780	13,600	3560 Teeside Lane
Jul-21	Industrial	Warehouse	Church Building	\$3,796,399	20,963	2160 Veronica Shoemaker
Sep-21	Industrial	Warehouse	Steel Building	\$705,000	10,400	4661 Laredo Ave.
Nov-21	Industrial	Warehouse	New Commercial Building	\$2,450,734	25,000	3745 Ironbridge Blvd.
Sep-21	Industrial	Warehouse	Shell Warehouse Building	\$7,866,187	79,081	9351 Laredo Ave #100
Mar-21	Office	Medical	Florida Cancer Specialist Medical Facility	\$6,100,000	20,580	8981 Colonial Center Drive
Dec-21	Office	Office	Office	\$2,500,000	18,980	4650 Cummins Ct.
Oct-21	Public	City Structure	Electrical Building	\$1,204,000		1618 Matthew Dr.
Jan-21	Public	Fire Station	City of Fort Myers Fire Station 17	\$6,000,000	15,182	11000 Six Mile Cypress Parkway
Oct-21	Retail	Car Wash	Car Wash Facility	\$1,200,000		2811 Colonial Blvd.
Oct-21	Retail	Car Wash	Car Wash Facility	\$1,700,000	4,298	4510 Winkler Ave.
Mar-21	Retail	Freestanding	Tire Kingdom	\$795,800	2,500	10520 Colonial Boulevard
May-21	Retail	Freestanding	Care Care and Autobody Shop	\$2,500,000	11,375	4531 S. Cleveland Avenue
Oct-21	Retail	Strip Center	New Shell Building OP 3	\$1,076,240	10,048	7935 Dani Dr.
Oct-21	Retail	Strip Center	New Shell Building OP 4	\$1,076,240	10,048	7925 Dani Dr.
Jan-21	Self Storage	Self Storage	3-Story Climate Controlled	\$9,161,050	99,420	3660 Dr. Martin Luther King Jr. Blvd
Apr-21	Self Storage	Self Storage	4-Story Self Storage Facility	\$6,843,997	70,303	4340 Kernel Circle
Sep-21	Specialty	Car Wash	Car Wash Facility	\$1,200,000	3,058	11021 Colonial Blvd.
Dec-21	Specialty	Clubhouse	BLDC-006656-2021	\$1,123,533	6,906	12101 Grand Jardin Dr.
Jan-21	Specialty	Entertainment	Top Golf Driving Range	\$10,000,000	46,678	8599 Dani Drive
Aug-21	Storage	Storage	Storage Facility	\$2,000,000		11000 Ben C Pratt Six Mile Cypress

Source: LSI

ESTERO

Village of Estero Commercial Permit Report					
Date	Sector	Building Type	Project Name	Permit Value	Site Address
Jun-21	Retail	Freestanding	2 Commercial Buildings for Estero Crossing	\$4,000,000	10171 Estero Town Commons
Nov-21	Specialty	Car Wash	Clean Machine - New Car Wash	\$1,000,000	8030 Tyson Eye Way
Dec-21	Specialty	Shell Building	Coconut Trace Shell Building	\$1,500,000	22904 Lyden Dr.

Source: LSI

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COMMERCIAL PERMITTING ACTIVITY CAPE CORAL | 2021

Cape Coral Commercial Permit Report

Date	Sector	Building Type	Project Name	Site Address
Aug-21	Industrial	Boat Storage	Docks and Decks RV Storage	1921-1941 SW PINE ISLAND RD.
Aug-21	Industrial	Industrial	ABC Supply	760 NE 19th PL.
Dec-21	Industrial	Storage Facility	HPI Home Storage Bldg.	1111 SW Pine Island Road
Sep-21	Industrial	Storage Facility	Burnt Store Hide-Away Bldg. 4000	708 Burnt Store Rd N.
Sep-21	Industrial	Storage Facility	Burnt Store Hide-Away Bldg. 5000	708 Burnt Store Rd N.
Sep-21	Industrial	Storage Facility	Burnt Store Hide-Away Bldg. 6000	708 Burnt Store Rd N.
Sep-21	Industrial	Storage Facility	Burnt Store Hide-Away Bldg. 1000	708 Burnt Store Rd N.
Sep-21	Industrial	Storage Facility	Burnt Store Hide-Away Bldg. 2000	708 Burnt Store Rd N.
Sep-21	Industrial	Storage Facility	Burnt Store Hide-Away Bldg. 3000	708 Burnt Store Rd N.
Oct-21	Industrial	Storage Facility	Diplomat RV & Boat Storage	2890/2900 Diplomat Pkwy E
Jul-21	Medical	Freestanding	Fawcett Memorial 10,860 SF ER Facility	322 SW Pine Island Rod
Aug-21	Office	Daycare	The Learning Experience	1628 SKYLINE BLVD.
Jun-21	Office	Medical	Encompass Health Rehabilitation Hospital	1730 Pine Island Road
Apr-21	Residential	Storage	Ceitus Community Condo Storage	1409 Ceitus Ter.
May-21	Retail	Freestanding	Farmer Joe's	1401 SW Pine Island Road
Jun-21	Retail	Freestanding	Santa Barbara Center (Store + Cust Serv)	160 Santa Barbara Boulevard
Feb-21	Retail	QSR	Culvers Restaurant	2526 Skyline Boulevard
Oct-21	Retail	Store	Tire Kingdom	909 NE 15TH PL.
Nov-21	Retail	Store	Tire Kingdom	2521 Skyline Blvd.
Mar-21	Self Storage	Self Storage	RV & Self Storage Building 6	2555 NE Pine Island Road
May-21	Self Storage	Self Storage	Cube Smart Storage	2314 Skyline Boulevard
Jun-21	Self Storage	Self Storage	Cube Smart Storage	2314 Skyline Boulevard
Jun-21	Self Storage	Self Storage	Cube Smart Storage	2314 Skyline Boulevard
Aug-21	Specialty	Clubhouse	Palms at Cape Coral Clubhouse	701 725 LITTLE PALM CIR.
Jun-21	Specialty	Fire Station	Cape Coral Fire Station #12	2129 Chiquita Boulevard S.
Jun-21	Specialty	Fire Station	Cape Coral Fire Station #12	2129 Chiquita Boulevard S.
Aug-21	Storage	RV and Self Storage	E-Atlantic RV and Self Storage	2555 NE PINE ISLAND RD.
Aug-21	Storage	Storage	E-Atlantic Building 7 Storage	2555 NE PINE ISLAND RD.

Source: LSI

COMMERCIAL PERMITTING ACTIVITY 2021

BONITA SPRINGS

Bonita Springs Commercial Permit Report						
Date	Sector	Building Type	Project Name	Permit Value	Building Area (Sq. Ft.)	Site Address
Aug-21	Office	Office	Tenant Build Out	\$61,436	1,474	28089 VANDERBILT DR.
Sep-21	Office	Office	Office and Packing Build out	\$1,069,420	19,608	27090 Bay Landing Drive
Apr-21	Retail	Freestanding	West Terry Retail Center	\$1,925,775	17,656	27090 Bay Landing Drive
Aug-21	Storage	Storage	Citrus Park Pole Barn	\$159,232	3,200	25581 Trost Blvd

Source: LSI

CHARLOTTE COUNTY

Charlotte County Commercial Permit Report					
Date	Sector	Building Type	Project Name	Permit Value	Site Address
Oct-21	Industrial	Flex	Warehouse - Office Building	\$1,214,368	2013 Biscayne Drive
Jun-21	Industrial	RV Storage	Scenic View Storage Taylor Road	\$1,087,000	25361 Fortran Drive
Jul-21	Industrial	RV Storage	Scenic View Storage Taylor Road	\$571,857	25361 Fortran Drive
Apr-21	Industrial	Self Storage	We House Storage Condo Building A,B & C	\$2,100,000	7205 Gasparilla Road
Jun-21	Industrial	Self Storage	Phase II Self Storage Buildings	\$3,994,000	2936 S McCall Road
Sep-21	Industrial	Warehouse	3 Unit Metal Warehouse 12,000 SF total	\$470,000	18215 Paulson Dr.
Sep-21	Industrial	Warehouse	Steel Warehouse Building	\$232,036	4425 Placida
Feb-21	Medical	Freestanding	27,750 SF Two-Story Medical Office	\$4,800,000	2343 Aaron Street
Apr-21	Public	Fire station	Fire station Number 5	\$3,451,673	15200 Burnt Store Road
Apr-21	Public	Fire station	Fire station Number 2	\$1,520,922	17517 Seymour Ave.
Apr-21	Retail	Carwash	Tommy Express - Replacing Applebee's	\$2,000,000	19010 Murdock Circle
May-21	Retail	Carwash	Modwash Carwash	\$802,822	19250 Veterans Boulevard
Dec-21	Retail	Carwash	Commercial Car Wash	\$1,200,000	12561 S McCall Road
Mar-21	Retail	C-Store	Daybreak Market C-Store & Car Wash	\$814,656	19100 Peachland Boulevard
Jan-21	Retail	Freestanding	O'Reilly Auto Parts Store	\$854,800	14250 Chancellor Boulevard
Apr-21	Retail	Freestanding	103,004 SF BJ's Wholesale Club	\$12,945,543	19150 Quesada Avenue
Jul-21	Retail	Freestanding	Oil Change Facility	\$390,000	19205 Quesada Ave.
Dec-21	Retail	Freestanding	Salon & Spa	\$1,311,853	19669 Cochran Blvd.
May-21	Retail	QSR	Starbucks	\$500,000	2901 S. McCall Road
Aug-21	Self Storage	RV and Boat Storage	Century Boat Storage Covered Parking Lot	\$425,390	6300 Florida Street
Aug-21	Self Storage	RV and Boat Storage	Century Boat Storage F1	\$604,280	6301 Florida Street
Aug-21	Self Storage	RV and Boat Storage	Century Boat Storage F2	\$604,280	6302 Florida Street
Mar-21	Self Storage	RV Storage	19 Unit RV Storage Condominium	\$1,758,137	3560 Taylor Road
Mar-21	Specialty	Aviation Terminal	Terminal at Punta Gorda Airport	\$5,500,000	27450 Challenger Boulevard

Source: LSI

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