

COMMERCIAL REAL ESTATE SERVICES

Company Resume & Information

2010



FLORIDA KEYS & KEY WEST, FLORIDA

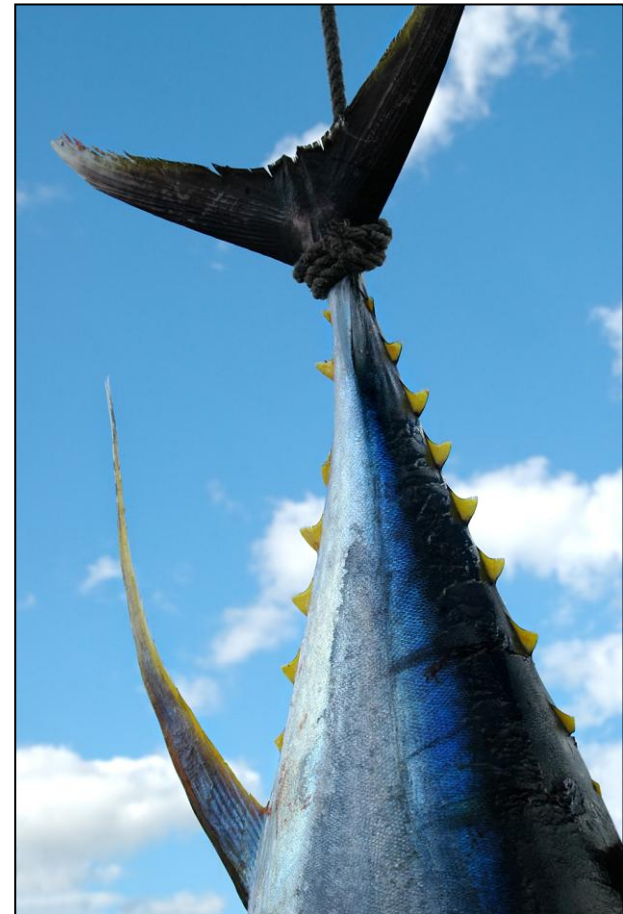


Prudential

**Knight & Gardner
Realty**

TABLE OF CONTENTS

1. INTRODUCTION
2. SERVICES OVERVIEW
3. HOTEL, RESORT & GUESTHOUSE TRANSACTIONS
4. RESTAURANT TRANSACTIONS
5. ADDITIONAL TRANSACTIONS
6. LEASING & MANAGEMENT TRANSACTIONS
7. CONTACT INFORMATION



INTRODUCTION

Thank you for considering our firm to market your commercial property. Prudential Knight & Gardner Realty has been the market leader in commercial real estate sales and leasing over the past decade in the Florida Keys. These are not talking points, they are verified facts supported by the Key West and Florida Keys Multiple Listing Services. Our firm has participated in the largest commercial real estate sales and leasing transactions in the Florida Keys and Key West. Selling or leasing a commercial real estate property is a complicated process. Finding a buyer or user is just the beginning. Commercial real estate professionals need to be experienced in all aspects of a commercial real estate transaction. Without experience in the field, some residential agents struggle to maintain the knowledge and expertise necessary to successfully manage a commercial transaction to a successful close. Stability in commercial real estate companies is also very important. Prudential Knight & Gardner Realty is dedicated to commercial real estate and our top commercial professionals have been with the firm consistently for more than ten years. This standard of commitment, experience, stability and continuity gives us and our clients a distinct advantage leading to almost \$400 million in transaction sales over the past ten years. This is tops among all Keys firms.



COMMERCIAL SERVICES OVERVIEW

At Prudential Knight & Gardner Realty no commercial sale, leasing, or management project is too large or too small. Our firm can provide you and/ or your company with a range of commercial real estate services from limited to full service representation and consultation. Contact one of our commercial professionals today for any of these commercial real estate needs:

- FULL SERVICE COMMERCIAL PROPERTY MARKETING
- FULL SERVICE COMMERCIAL PROPERTY LEASING
- FULL OR LIMITED SERVICE COMMERCIAL PROPERTY MANAGEMENT
- LANDLORD REPRESENTATION
- TENANT REPRESENTATION
- COMMERCIAL PROPERTY BROKER PRICE OPINIONS
- MUNICIPAL CONSULTATION AND PERMITTING
- BUSINESS BROKERAGE
- 1031 TAX DEFERED EXCHANGE SALES AND CONSULTATION



HOTEL, RESORT & GUESTHOUSE TRANSACTIONS



HAMPTON INN KEY WEST/ PARROT KEY RESORT
\$35,000,000 TRANSACTION



HOLIDAY INN BEACHSIDE/ MARRIOTT BEACHSIDE
\$17,170,000 TRANSACTION



CHELSEA HOUSE & RED ROOSTER GUESTHOUSE
\$9,900,000 TRANSACTION



RAMADA INN KEY WEST/ INN AT KEY WEST
\$8,875,000 TRANSACTION

**THE ARTIST HOUSE GUESTHOUSE
THE ISLANDER RESORT ISLAMORADA
DAYS INN KEY WEST
FARO BLANCO RESORT & MARINA MARATHON**

**QUALITY INN KEY WEST
AUTHORS GUESTHOUSE
SEAFARER RESORT KEY LARGO
HOLIDAY INN MARATHON**

RESTAURANT TRANSACTIONS



BILLIES BAR & RESTAURANT

\$10,000,000 TRANSACTION



MANGOES RESTAURANT & CATERING

\$4,100,000 TRANSACTION



LA TRATTORIA RESTAURANT AND VIRGIlios

\$1,500,000 BUSINESS TRANSACTION



GUY HARVEY'S ISLAND GRILL

20 YEAR LEASE TRANSACTION

**OPERA RESTAURANT
JACK FLAT'S SPORTS BAR
OUTBACK STEAKHOUSE
SARABETH'S KEY WEST
MO'S RESTAURANT**

**QUIZNO'S SUBS
THE QUAY RESTAURANT
THE GRAND RESTAURANT ON DUVAL (RE ONLY)
WAFFLE HOUSE
RED FISH BLUE FISH**

ADDITIONAL TRANSACTIONS



HOG'S BREATH SALOON BUILDING

\$6,000,000 TRANSACTION



CONCH PLAZA SHOPPING CENTER

\$6,600,000 TRANSACTION

ADDITIONAL TRANSACTIONS

**PEPPERS OF KEY WEST
UNITED METHODIST CHURCH
FLORIDA KEYS RV PARK KEY LARGO
WESLEY HOUSE FAMILY SERVICES
KEY WEST SURGERY CENTER
UNITED STATES POSTAL SERVICE
BLONDE GIRRAFE KEY LIME PIE COMPANY
MARATHON FERRY LANDING
ALTERMAN TRUCKING WAREHOUSE
PERRY'S PLAZA SHOPPING CENTER**

**PAT CROCE'S PIRATE MUSEUM
KEY WEST ALOE
KW AIRPORT GIFTSHOP
MARINE/ CENTENNIAL BANK ADMIN OFFICE
FIRST STATE BANK BRANCH OFFICE
FIDELITY INVESTEMENTS
COMMUNITY BLOOD CENTERS OF FLORIDA
STATE OF FLORIDA
SUDDATH WAREHOUSE BUILDING
EISENHOWER DEVELOPMENT LAND**

AND MANY MORE

LEASING & MANAGEMENT TRANSACTIONS



SEARSTOWN SHOPPING CENTER
EXCLUSIVE LEASING AGENTS SINCE 1995



KEY PLAZA SHOPPING CENTER
EXCLUSIVE LEASING AGENTS SINCE 1998



HABANA PLAZA SHOPPING CENTER
EXCLUSIVE LEASING AGENT SINCE 2007



400-408 DUVAL STREET CENTER
EXCLUSIVE LEASING AGENT SINCE 2007

**OUTBACK STEAKHOUSE
H & R BLOCK
PIER 1 IMPORTS
ECKERD DRUGS/ CVS
WAFFLE HOUSE
DOLLAR TREE STORES**

**AMERICAN APPAREL
DOMINO'S PIZZA
QUIZNOS SUBS
BEALL'S OUTLET STORES
CURVES FITNESS
CIRCLE K STORES**

CONTACT INFORMATION

CLAUDE J. GARDNER, JR.

BROKER/ PARTNER

PRUDENTIAL KNIGHT & GARDNER REALTY

336 DUVAL STREET KEY WEST FLORIDA

305.294.5155 | OFFICE

305.766.3133 | MOBILE

305.292.1116 | FAX

CLAUDE@KEYSREALESTATE.COM | E-MAIL

WWW.KEYSREALESTATE.COM | WEBSITE

EDWARD B. KNIGHT, P.A.

BROKER/ PARTNER

PRUDENTIAL KNIGHT & GARDNER REALTY

336 DUVAL STREET KEY WEST FLORIDA

305.294.5155 | OFFICE

305.304.7284 | MOBILE

305.292.1116 | FAX

EDWARD@KEYSREALESTATE.COM | E-MAIL

WWW.KEYSREALESTATE.COM | WEBSITE

