



# Clínica Hispana

Investment Opportunity

4990 Golden Gate Pkwy, Naples, Florida 34116

[www.clinicahispana.org](http://www.clinicahispana.org)

## Background of Clínica Hispana

- The clinic initially opened in 2012
- The building was completely renovated in 2015
- The Hispanic clinic re-opened in April 2016 renewed.
- It has the capacity to attend between 40 and 50 patients a day
- They have general medicine services, complete laboratories and minor surgeries.
- They have an x-ray and ultrasound unit
- The clinic works with 2 doctors, 2 assistants, 2 receptionists and an administrator.

Business growth has been considerable, and at the beginning of 2019, the Hispanic Clinic opened a second medical office in East Naples.

### **Tabaré D. Tabar, PA-C**

Tabaré Tabar is a native of the Dominican Republic and arrived in the United States after graduating from high school almost 38 years ago. He joined the US Army where he was accepted to the prestigious Academy of Health Sciences through the University of Oklahoma in Fort Sam Houston, Texas. He graduated with distinctions in 1994.



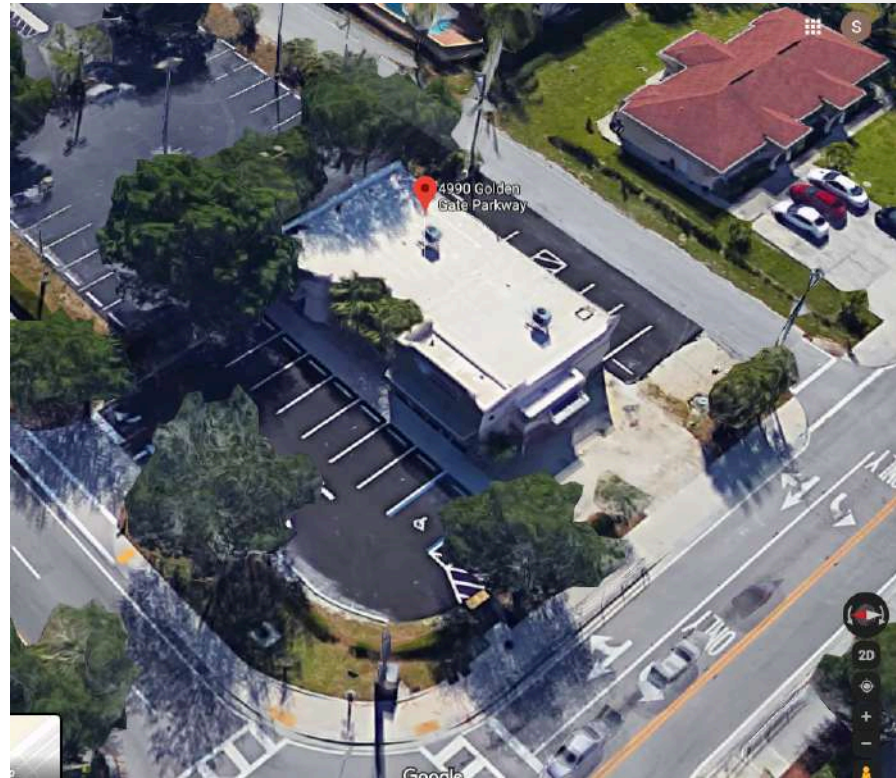
## About The Building

The Clínica Hispana is the current owner of the building, and was completely remodeled in 2016.

During 2016 and 2017 the air conditioners were changed, the roof was completely repaired, and improvements were made to the interior structure of the building.

Currently it does not have any structural, pipeline or electricity problem. It is modern and 100% operational.

The last appraisal was made in 2016 with a registered value of \$ 840,000. A current value is estimated in \$ 900,000.



## About Naples market growth

- Naples is among the 10 fastest growing areas of the nation
- Population increased by 8,671, which represents 2.5 percent in 2015 alone.
- People who move from the icy north - especially the Northeast - are largely responsible for the population increase, both in southwest Florida and throughout the rest of the state.
- Collier's population is expected to reach 800,000 in the next 50 to 70 years, which will create pressure for new and better infrastructure.

## Building Characteristics:

- 2 stores in one building
- 10 parking spots facing the main avenue
- 9 rear parking spaces for employees
- 1 floor
- It is a corner with wide visibility from both parts of the main avenue.
- It has 1 x-ray room, 1 surgery room, 1 ultrasound room, 4 patient rooms, 2 offices, 1 reception, 3 bathrooms, 1 waiting room, 1 nursing station and 1 kitchen.

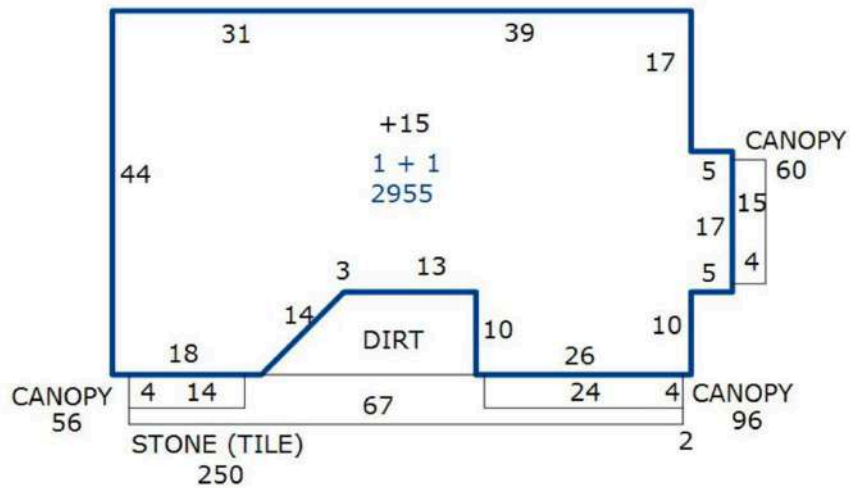
## Location

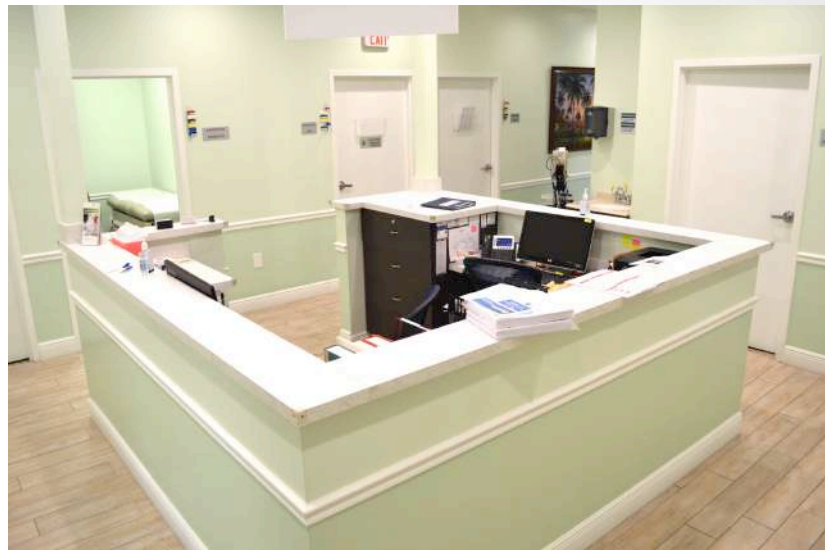
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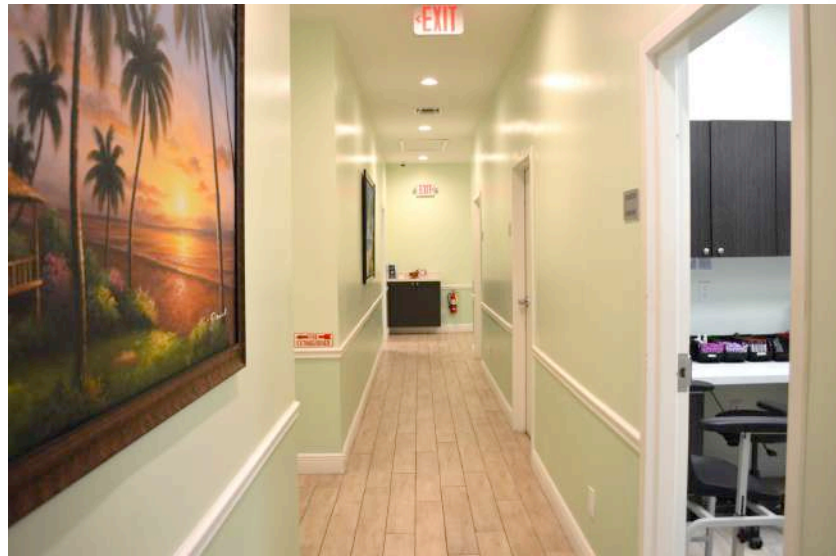
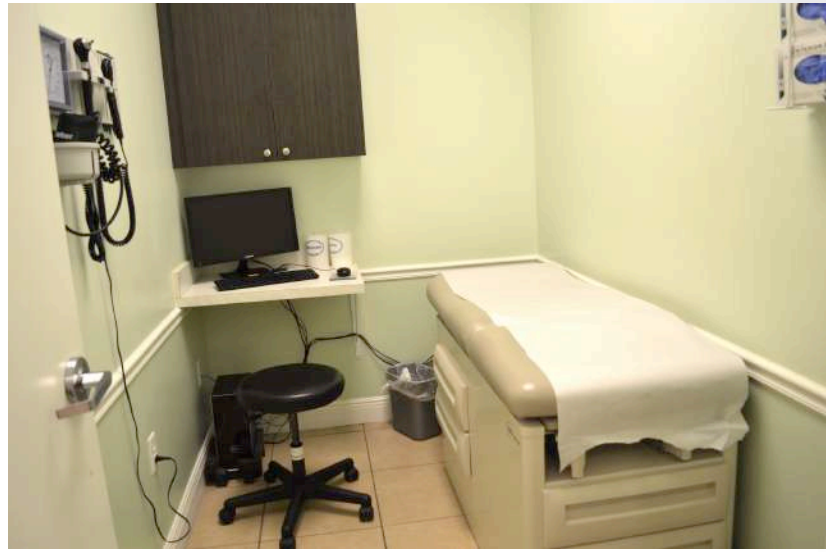
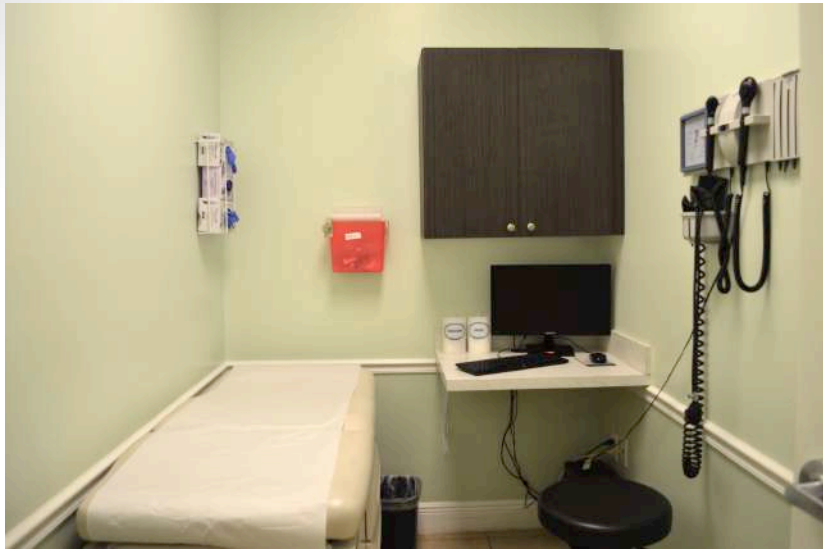
Total Area: 11.323 sq.ft

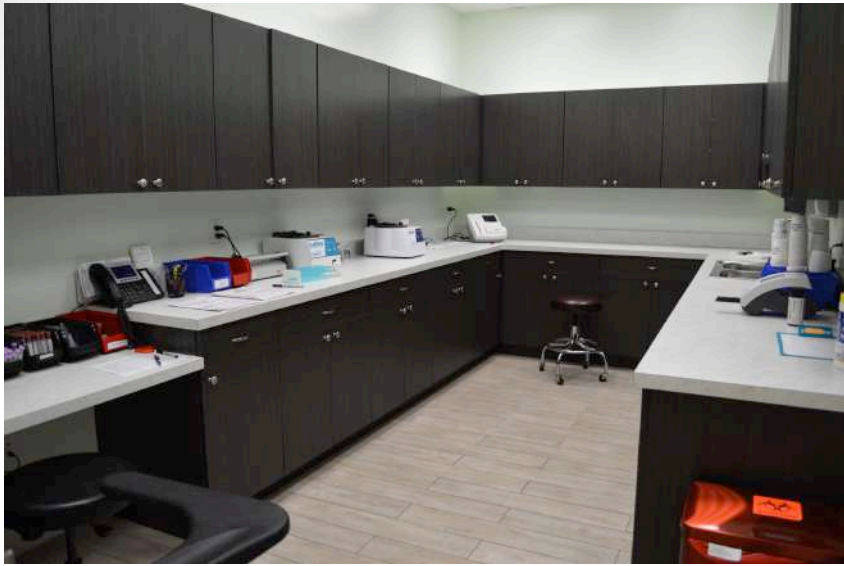
Building area: 3.498 sq.ft

















## Investment Opportunity (*Approx Values*)

### Initial Investment

US\$900.000 Includes the purchase of the building.

### Annual Income (Approx)

US\$ 72.000 Annual income for renting.

A lease will be made to Dr. Tabare Tabar for \$ 6,000 a month for 120 months (10 years). This lease may be year to year or as agreed by the parties.

### Annual Outcome (Approx)

US\$ 6.000 Taxes

US\$ 8.000 Building Insurance

US\$ 3.000 Flood Insurance

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US\$ 17.000 Total Outcome

### **ROI (Approx)**

\$900.000 Building Cost

\$ 57.000 Net Annual Income (\$ 72.000 Income - \$17.000 Outcome)

**6.33% ROI (Approx)**

## NEXT STEP:

1. Contact us.
2. Extend an Offer through us.
3. After submitting your offer, you have 30 to 45 days to perform an inspection of the building, make a new appraisal, and define the rental conditions of the property.
4. Closing after the conditions between the parties have been accepted.

Contact Information for any question or comment:



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