

Cost Analysis Matrix											
Site Name: FLORIDA COMPUTER PARTNERS, LLC, 7853-7875 Pines Blvd., Suite 101, Pembroke Pines, FL 33024											
Comparable Rental Sites								Staff Recommendations/Comments			
								Logistics		Key Notes	
Site Location	Building Type/Class	Year Built	Total Rentable Square Foot	Annual Cost Per Square Foot	Annual Base Rent Per Square Foot	Annual Operating Expenses Per Square Foot	Total Annual Lease Cost	Parking Availability	ADA Compliance Y/N	Rental Terms	Comments
Subject Site 7853-7875 Pines Blvd. Suite 101 Pembroke Pines, FL 33024	Strip Center, Class "B"	1974	2,703 SF	\$22.93	\$16.58	\$6.35	\$44,815.80	Yes	Yes	3 year	Due to program growth, adding adjacent retail bay #7853. Base rent to increase 3% or annual CPI per year.
12277 Pembroke Road Pembroke Pines, FL 33027	Retail Strip Center Class "B"	1978	3,000 SF	\$21.65	\$16.00	\$5.65	\$64,950.00	Yes	Yes	5 year	50 parking spaces assigned Space formally a post office
Shoppes at Pembroke 11282-11300 Pines Blvd. Pembroke Pines, FL 33026	Strip Center Class "B"	1975	4,000 SF	\$29.00	\$22.00	\$7.00 NNN Lease	\$116,000.00	Yes	Yes	3 year	Open space with 500 space parking directly in front of entrance
Pill Box Plaza 1700 NW 122 Terrace Pembroke Pines, FL 33026	Office building, Class "B"	1986	3,000 SF	\$22.75	\$15.00	\$7.75 NNN Lease	\$68,250.00	Yes	Yes	3 year	Neighborhood Center Near public transportation and Highway Space was renovated in 2013

Building Class

A - These buildings represent the highest quality buildings in their market. They are generally the best looking buildings with the best construction, and possess high quality building infrastructure. Class A buildings also are well-located, have good access, and are professionally managed. As a result of this, they attract the highest quality tenants and also command the highest rents.

B - This is the next notch down. Class B buildings are generally a little older, but still have good quality management and tenants. Often times, value-added investors target these buildings as investments since well-located Class B buildings can be returned to their Class A glory through renovation such as façade and common area improvements. Class B buildings should generally not be functionally obsolete and should be well maintained.

C - The lowest classification of office building and space is Class C. These are older buildings (usually more than 20 years), and are located in less desirable areas and are in need of extensive renovations. Architecturally, these buildings are the least desirable and building infrastructure and technology is outdated. As a result, Class C buildings have the lowest rental rates, take the longest time to lease, and are often targeted as redevelopment opportunities.

NNN - Represents the three major "net" costs: property tax, property insurance and common area maintenance (CAM).