

Analysis Matrix

Site Name: HISPANIC UNITY, 5811 Johnson Street, Hollywood, FL 33021

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	Annual Operating Expenses Per Square Foot	Total Annual Lease Cost	Parking Availability	ADA Compliance Y/N	Rental Terms	Comments
5811 Johnson Street, Hollywood, FL 33021	Office Space	1978	2,417	\$18.48/SF	\$44,588.52	Modified Gross	\$44,588.52	Yes	Y	One Year	Current leased site
2205 Hollywood Blvd., Hollywood, FL 33020	Retail	1969	2,500 SF	\$24.00/SF	\$60,000	Modified Gross	\$60,000	Yes	Y	Negotiable	Offers 6 designated parking spaces; Building presently under renovation.
2001 Tyler Street, Hollywood, FL 33020	Retail / Office Space Class "A"	1958	3,000 SF	\$24.00/SF	\$72,000	Modified Gross	\$72,000	Yes	Y	Negotiable	Corner store; new construction; modern design.
2736 Hollywood Blvd., Hollywood, FL 33020	Retail	1957	4,868	\$24.00/SF	\$121,700	Modified Gross	\$121,700	Yes	Y	Negotiable	Located in a strip center; Offers 70 parking spaces.

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 Architecturally, these buildings are the least desirable and building infrastructure and technology is outdated.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.