

Analysis Matrix											
Site Name: BROWARD EDUCATION FOUNDATION, 2300 W. Copans Road, Bay #5 Pompano Beach, FL 33069											
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
2300 W. Copans Road, Bay #5 Pompano Beach, FL 33069	Light Industrial - Office Showroom	1989	7,087	\$6.07/SF	\$43,050.72	Modified Gross \$3.54/SF	\$68,138.52	Yes	Y	One Year	Current leased site
1919 NW 40th Court, Pompano Beach, FL 33064	Heavy Industrial-Office Showroom	2000	7,500	7.50/SF	\$56,250	Modified Gross \$2.50/SF	\$75,000	Yes	Y	60 Months	24' high ceilings; 1,711 SF of Office space & 5,789 SF of Warehouse space.
1501 Green Road, Pompano Beach, FL 33064	Light Industrial - Office Showroom	2005	7,680	\$8.00/SF	\$61,440	Modified Gross \$2.75/SF	\$82,560	Yes	Y	60 Months	24' high ceilings; 5,873 SF of Office space & 1,807 SF of Warehouse space.
1301 W. Copans Road, Bldgs A-H, Pompano Beach, FL 33064	Industrial-Office Showroom	1982	8,355	12.00/SF	\$100,260	Modified Gross	\$100,260	Yes	Y	Negotiable	23' high ceilings; both Office and Warehouse space are 4,178 SF;

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.