

## Cost Analysis Matrix (2016-2017)

**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	1974	2,417	\$19.00/SF	\$45,926.16	Modified Gross	\$45,926.16	Yes	Y	One Year	Total Annual Lease Cost includes site CAM and certain utilities as defined in sec. 2.13 of the Lease Agreement
3325 Hollywood Blvd., Hollywood, FL 33020	Office	1966	1,364	\$23.00/SF	\$31,372.00	Modified Gross	\$31,375.00	Yes	Y	Negotiable	Newly Renovated.
4322 Hollywood Blvd, Suite 110, Hollywood, FL 33021	Retail	1988	2,058	\$24.00/SF	\$49,392.00	Modified Gross	\$49,392.00	Yes	Y	Negotiable	Located in a strip center; Offers 31 parking spaces.
2736 Hollywood Blvd., Hollywood, FL 33020	Retail	1950	4,868	\$20.00/SF	\$97,360.00	Modified Gross	\$97,360.00	Yes	Y	Negotiable	Located in a strip center; Offers 70 parking spaces.