

Analysis Matrix

Lease Agreement Between The School Board of Broward County, Florida and MCA Promenade Owner LLC

Comparable Rental Sites

Staff Recommendations/Comments

Site Location	Building Type/Class	Monthly Base Rent	Rental Terms	Comments
1 Monarch High School (Parking Lot) 5050 Wiles Road Coconut Creek, Florida 33073	Parking Lot	\$120.96	Monthly	Three month agreement for 141 parking spaces
2 City Place One Parking, Inc 700 S Rosemary Avenue West Palm Beach, Florida 33401	Garage	\$95.00	Monthly	Monthly Rate applicable for non-tenant and residents
3 Deerfield Beach Place 123 NE 20th Avenue Deerfield Beach, Florida 33441	Garage	\$175.00	Monthly	Standard Monthly Rate
4 City of Fort Lauderdale GOV Gargage 150 SW 2 Street Fort Lauderdale, Florida 33301	Garage	\$150.00	Monthly	Standard Monthly Rate
5 Van Buren Garage 251 S 20th Avenue Hollywood, Florida	Garage	\$84.80	Monthly	Standard Monthly Rate
6 Ampco System Parking 1601 Biscayne Boulevard Miami, Florida 33132	Garage	\$100.00	Monthly	Monthly parking permit includes a \$15.00 processing fee. Monthly fees increase Jan 2017 to \$125.00

****Average \$120.96**

** The average dollar amounts are derived from properties 2 through 6.

NOTE 1: Amounts may vary due to dollar amount being rounded to the nearest decimal.