

COST ANALYSIS MATRIX (2017-2018)

SITE NAME: HISPANIC UNITY, 5811 JOHNSON STREET, HOLLYWOOD, FLORIDA 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	Total Annual Lease Cost	Parking Availability	ADA Compliance Y/N	Rental Terms	Comments
1 5811 Johnson Street, Hollywood, FL 33021	Office Space	1974	2,417	\$20.16	\$48,723.12	\$8,326.80	\$57,049.92	Yes	Y	One Year	Annual Operating Expenses include electrical, telephone and internet cost as defined in sec. 2.13 of the Lease Agreement
2 5555 Hollywood Blvd., FL 33921	Office Space	1974	1,000	\$18.20	\$18,200.00	\$0.00	\$18,200.00	Yes	Y	Varies	Annual Cost Per Square foot include \$2.00 CAM. Utilities are not included
3 5727-5733 Hollywood Blvd. Hollywood, FL 33021	Retail Space	1973	2,675	\$21.00	\$56,175.00	\$0.00	\$56,175.00	Yes	Y	Varies	TRIPLE NET RENT (NNN)+ Sales Tax (if applicable).
4 6101 Hollywood Blvd., Hollywood, FL 33024	Retail Space	2014	2,100	\$25.00	\$52,500.00	\$0.00	\$52,500.00	Yes	Y	Varies	TRIPLE NET RENT (NNN)+ Sales Tax (if applicable).
AVG				\$21.40							

Note:

- 1 Average (AVG) based on lease comparables No. 2-4.
- 2 The subject site Annual Cost Per Square Foot, Annual Base Rent and Annual Operating Expenses dollar amounts are based on the proposed lease agreement currently before you for approval.
- 3 The Total Annual Lease Cost do not include Community School South custodial, custodial supplies, instructional material/supply costs.