

Lease Analysis Matrix

Lease Agreement between The School Board of Broward County, Florida and BrightStar Credit Union

Comparable Rental Sites											Staff Recommendations/Comments			
											Logistics		Key Notes	
Site Location	Building Type/Class	Year Built	Total Rentable Square Foot	Cost Per Square Foot	Monthly Base Rent	Annual Base Rent	Operating Expenses Per Square Foot	Monthly Operating Expense	Annual Operating Expense	Total Annual Lease Cost	Parking Availability	ADA Compliance Y/N	Rental Terms	Comments
Kathleen C. Wright Administrative Complex (KCW) 600 SE 3rd Avenue Fort Lauderdale, FL 33301 (2016 Number)	Office Building/Office	1991	1,426	\$27.46	\$3,263.55	\$39,162.60	\$12.54	\$1,489.88	\$17,878.56	\$57,041.16	Yes	Yes	36 Months	Annual increase minimum of 3% or Consumer Price Index(CPI) for both base rent and operational cost
1 2455 E Sunrise Boulevard - 4th Floor Fort Lauderdale, FL 33304	Office Building/Office	1969	1,431	\$23.50	\$2,802.38	\$33,629	N/A	N/A	N/A	\$33,628.50	Yes	N/A	36 Months	Full Service Gross Rent Four (4) Surface Parking Spaces are available.
2 1800 Eller Drive #222 Fort Lauderdale, FL 33316	Office Building/Office	1983	1,556	\$28.20	\$3,656.60	\$43,879	N/A	N/A	N/A	\$43,879.20	Yes	N/A	180 Months	Full Service Gross Rent Parking ratio 4.80/1,000SF
3 600 S. Andrews Avenue, 1st Floor Fort Lauderdale, FL 33301	Office Building/Office	1987	1,792	\$27.00	\$4,032.00	\$50,435.00	\$6.79	\$1,013.97	\$12,167.68	\$62,602.68	Yes	N/A	240 Months	Modified Gross Rent Parking Ratio of 5.00/1,000SF
4 633 S Andrews Avenue, 2nd Floor Fort Lauderdale, FL 33301	Office Building/Office	1983	1,636	\$23.00	\$3,135.67	\$50,435	N/A	N/A	N/A	\$50,435.00	Yes	N/A	60 Months	Modified Gross Rent Parking Ratio 4.90/1,000SF
Average:				\$25.43	\$3,406.66	\$44,594.43				\$47,636.35				

Notes:

Lease Comparable Operating Expenses are estimates derived from prior years expenses (excludes applicable taxes)

Average cost per square foot amounts are derived from comparable site locations No. 1 through 4

Individual calculated amount(s) may vary due to dollar figure rounding to the nearest decimal