

Cost Analysis Matrix (2019)

Gulfstream Early Learning Center of Excellence, 120 SW 4th Ave, Hallandale Beach, FL 33009

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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	Monthly Base Rent	Annual Operating Expenses Per Square Foot***	Total Annual Lease Cost	Parking Availability	ADA Compliance Y/N	Rental Terms	Comments
1B	120 SW 4th Ave. Hallandale Beach, FL 33009 (Early Learning Coalition)	School	1967	224	\$25.75	\$5,768.00	\$480.67	\$260.29	\$6,028.29	Yes	Y	Three Year	Currently occupy space at GELC****
2	400 S Dixie Hwy, Hallandale Beach, FL 33009	Office	1966	669	\$22.00	\$14,718.00		NNN*	\$14,718.00	Yes	N/A	Negotiable	
3	501 Golden Isles Drive, Hallandale Beach, FL 33009	Office	1990	1,500	\$27.00	\$40,500.00		Modified Gross**	\$40,500.00	Yes	N/A	Negotiable	
4	240 Old Federal Hwy Hallandale Beach, FL 33009	Office	1967	1,200	\$26.00	\$31,200.00		NNN*	\$31,200.00	Yes	N/A	Negotiable	
Average					\$25.00								

Note: The average square foot and cost per square foot is based on comparable sites 2 - 4.

on the west side was derived from the average of the comparable sites 2 - 4.

* NNN: Stands for net, net, net. NNN is a lease structure where the tenant is responsible for paying all operating expenses associated with the property.

**Modified Gross: Is a type of real estate agreement where the tenant pays base rent at the lease's inception but in subsequent years pays the base plus a proportional share of some of the cost associated with the property, such as property taxes, utilities, insurance and maintenance.

***The Annual Operating Expenses Per Square Foot is based on a 4 year average of electric and water at the Gulfstream Middle School site.

****Gulfstream Early Learning Center

N/A = Not Available